



## City of Sunnyvale

### Notice and Agenda City Council

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Tuesday, October 12, 2021

6:15 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15 | AT&T Channel 99

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**Special Meeting: Closed Session - 6:15 PM | Regular Meeting - 7 PM**

**Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/96111580540>**

*Because of the COVID-19 emergency and the “shelter in place” orders issued by Santa Clara County and the State of California, this meeting of the Sunnyvale City Council will take place by teleconference, as allowed by Government Code Subdivision 54953 (e); pursuant to state law, the City Council is scheduled to make the necessary findings on October 26, 2021.*

- *Watch the City Council meeting on television over Comcast Channel 15, AT&T Channel 99, at <http://youtube.com/SunnyvaleMeetings> or <https://sunnyvaleca.legistar.com/calendar.aspx>*
- *Submit written comments to the City Council up to 4 hours prior to the meeting to [council@sunnyvale.ca.gov](mailto:council@sunnyvale.ca.gov) or by mail to City Clerk, 603 All America Way, Sunnyvale, CA 94086.*
- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (\*9 on a telephone):*

*Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/96111580540>*

*Meeting call-in telephone number: 833-548-0276 | Meeting ID: 961 1158 0540*

*Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Office of the City Clerk may be reached at (408) 730-7483 or [cityclerk@sunnyvale.ca.gov](mailto:cityclerk@sunnyvale.ca.gov) (28 CFR 35.160 (b) (1)).*

**6:15 P.M. SPECIAL COUNCIL MEETING (Closed Session)****Call to Order**

*Call to Order via teleconference.*

**Roll Call****Public Comment**

*The public may provide comments regarding the Closed Session item(s). If you wish to address the Council, please refer to the notice at the beginning of this agenda. Closed Sessions are not open to the public.*

**Convene to Closed Session**

**A**     [21-0899](#)     Closed Session Held Pursuant to California Government Code Section 54957.6:

CONFERENCE WITH LABOR NEGOTIATORS, Agency designated representatives: Tina Murphy, Director of Human Resources

Employee organizations: Communications Officers Association (COA); Public Safety Managers Association (PSMA)

**Adjourn Special Meeting****7 P.M. COUNCIL MEETING**

*Pursuant to Council Policy, City Council will not begin consideration of any agenda item after 11:30 p.m. without a vote. Any item on the agenda which must be continued due to the late hour shall be continued to a date certain. Information provided herein is subject to change from date of printing of the agenda to the date of the meeting.*

**CALL TO ORDER**

*Call to Order via teleconference.*

**ROLL CALL****CLOSED SESSION REPORT**

**SPECIAL ORDER OF THE DAY**

- B     [21-0358](#)            Freedom from Workplace Bullying Week
- C     [21-0778](#)            Cybersecurity Awareness Month
- D     [21-0959](#)            Domestic Violence Awareness Month

**ORAL COMMUNICATIONS**

*This category provides an opportunity for members of the public to address the City Council on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Mayor) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow the Council to take action on an item not listed on the agenda. If you wish to address the Council, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.*

**CONSENT CALENDAR**

*All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.*

- 1.A    [21-0259](#)            Approve the List(s) of Claims and Bills Approved for Payment by the City Manager

**Recommendation:** Approve the list(s) of claims and bills.

- 1.B    [21-0651](#)            Award of Contract to Kimley Horn & Associates, Inc., for Safe Routes to School Improvements on Maude and Sunnyvale Avenues (F21-109)

**Recommendation:** Take the following actions:

- Award a Consultant Services Agreement in the amount not-to-exceed \$357,885.39 in substantially the same form as Attachment 1 to the report to Kimley Horn & Associates, Inc.;
- Approve a 10% contingency in the amount of \$35,789; and
- Authorize the City Manager to execute the contract when all necessary conditions have been met.

- 1.C    [21-0915](#)            Adopt Resolutions Approving Amendments to the City's

Contribution for CalPERS Medical Insurance for Management, Sunnyvale Employees' Association/International Federation of Professional and Technical Engineers (SEA/IFPTE Local 21), Confidential, and Service Employees International Union (SEIU) Employees and Annuitants (Retirees)

**Recommendation:** Adopt two resolutions: (1) Setting the employer's contribution under the Public Employees' Medical and Hospital Care Act ("PEMHCA") for 2022, and (2) Amending Salary Resolution No. 190-05, to modify the City's contribution for medical insurance for Management, SEA/IFPTE Local 21, Confidential, and SEIU employees and annuitants (retirees).

### **PUBLIC HEARINGS/GENERAL BUSINESS**

*If you wish to speak to a public hearing/general business item, please refer to the notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes. For land-use items, applicants are limited to a maximum of 10 minutes for opening comments and 5 minutes for closing comments.*

- 2      [21-0714](#)      Consider the Sunnyvale Historical Society and Museum Association's Proposed Addition to the Sunnyvale Heritage Park Museum and Find that the Project is Exempt from California Environmental Quality Act

**Recommendation:** Staff makes no recommendation.

- 3      [21-0528](#)      Approve Transfer from the Housing Mitigation Fund to the General Fund Related to Five Parcels Purchased with General Funds for the Downtown Specific Plan Area Block 15 Development for \$11,245,263 and Approve Budget Modification No. 9 in the Amount of \$11,245,263

**Recommendation:** Alternative 1: Approve the transfer of funds from the Housing Mitigation Fund to the General Fund related to five parcels purchased with General Funds for the Downtown Specific Plan Area Block 15 Development based on the Supplemental Review of the 2020 appraisal report for \$11,245,263 and approve the Budget Modification No. 9 for the amount of \$11,245,263.

### **COUNCILMEMBERS REPORTS ON ACTIVITIES FROM INTERGOVERNMENTAL COMMITTEE ASSIGNMENTS**



**NON-AGENDA ITEMS & COMMENTS**

-Council

-City Manager

**INFORMATION ONLY REPORTS/ITEMS**

Visit <http://Sunnyvale.ca.gov/TCMAC> to view the Tentative Council Meeting Agenda Calendar (TCMAC) online. The TCMAC is updated each Thursday afternoon.

<a href="#">21-0521</a>	Tentative Council Meeting Agenda Calendar
<a href="#">21-0535</a>	Board/Commission Meeting Minutes
<a href="#">21-0540</a>	Information/Action Items
<a href="#">21-0944</a>	Mayoral Announcement of Mayor-Appointed Ad Hoc Advisory Committee on City Manager Compensation (Information Only)

**ADJOURNMENT****NOTICE TO THE PUBLIC**

*The agenda reports to council (RTCs) may be viewed on the City's website at [sunnyvale.ca.gov](http://sunnyvale.ca.gov) after 7 p.m. on Thursdays or in the Office of the City Clerk located at 603 All America Way, prior to Tuesday City Council meetings. Any agenda related writings or documents distributed to members of the City of Sunnyvale City Council regarding any open session item on this agenda will be made available for public inspection in the Office of the City Clerk located at 603 All America Way, during normal business hours and in the Council Chamber on the evening of the Council Meeting, pursuant to Government Code §54957.5. Please contact the Office of the City Clerk at (408) 730-7483 to access City Hall to view these materials and for specific questions regarding the agenda.*

*PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the Office of the City Clerk at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a*

*90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure 1094.5.*

**Planning a presentation for a City Council meeting?**

*To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" available at <http://Sunnyvale.ca.gov/PublicComments>*

**Planning to provide materials to Council?**

*If you wish to provide the City Council with copies of your presentation materials, please provide 12 copies of the materials to the Office of the City Clerk. The City Clerk will distribute your items to the Council following the meeting.*

**Upcoming Meetings**

*Visit <https://sunnyvaleca.legistar.com> for upcoming Council, board and commission meeting information.*



# City of Sunnyvale

## Agenda Item

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**21-0899**

**Agenda Date:** 10/12/2021

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Closed Session Held Pursuant to California Government Code Section 54957.6:  
CONFERENCE WITH LABOR NEGOTIATORS, Agency designated representatives: Tina Murphy,  
Director of Human Resources

Employee organizations: Communications Officers Association (COA); Public Safety Managers  
Association (PSMA)



# City of Sunnyvale

## Agenda Item

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**21-0358**

**Agenda Date:** 10/12/2021

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Freedom from Workplace Bullying Week



# City of Sunnyvale

## Agenda Item

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**21-0778**

**Agenda Date:** 10/12/2021

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Cybersecurity Awareness Month



# City of Sunnyvale

## Agenda Item

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**21-0959**

**Agenda Date:** 10/12/2021

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Domestic Violence Awareness Month



# City of Sunnyvale

## Agenda Item

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**21-0259**

**Agenda Date: 10/12/2021**

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### **REPORT TO COUNCIL**

#### **SUBJECT**

Approve the List(s) of Claims and Bills Approved for Payment by the City Manager

#### **BACKGROUND**

Pursuant to Sunnyvale Charter Section 802(6), the City Manager has approved for payment claims and bills on the following list(s); and checks have been issued.

<u>List No.</u>	<u>Date</u>	<u>Total Disbursements</u>
093	09-12-21 through 09-18-21	\$5,582,512.32
094	09-19-21 through 09-25-21	\$7,927,818.11

Payments made by the City are controlled in a variety of ways. In general, payments are reviewed by the appropriate City staff for compliance with the goods or services provided. Any discrepancies are resolved and re-submitted for payment. Different levels of dollar amounts for payments require varying levels of approval within the organization. Ultimately payments are reviewed and processed by the Finance Department. Budgetary control is set by Council through the budget adoption resolution.

#### **ENVIRONMENTAL REVIEW**

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(4) in that it is a fiscal activity that does not involve any commitment to any specific project which may result in a potential significant impact on the environment.

#### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website.

#### **RECOMMENDATION**

Approve the list(s) of claims and bills.

Prepared by: Tim Kirby, Director of Finance  
Reviewed by: Jaqui Guzmán, Deputy City Manager  
Approved by: Kent Steffens, City Manager

#### **ATTACHMENTS**

1. List(s) of Claims and Bills Approved for Payment



City of Sunnyvale

**LIST # 093**

**List of All Claims and Bills Approved for Payment  
For Payments Dated 09/12/2021 through 09/18/2021**

**Sorted by Payment Type, Payment Number and Invoice Number**

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
CHECK	XXXXX4966	09/14/2021	Superion LLC	94,500.00	325374	NaviLine 6/1/21-5/31/22	94,500.00	0.00	\$94,500.00
	XXXXX4967	09/14/2021	P&R Paper Supply Co Inc	106.66	30354002-03	Credit Memo 3038181-00	106.66	0.00	\$57.88
				57.88	30384512-02	Stores Inventory	57.88	0.00	
				801.63	30387880-00	Cr Memo 30388180-00	801.63	0.00	
				-801.63	30388180-00	Inv 30387880-00	-801.63	0.00	
				-106.66	30388181-00	Inv 30384002-03	-106.66	0.00	
	XXXXX4968	09/14/2021	Pacific Gas & Electric Co	102.12	9129031168-6 0821	1382 Kifer Rd/Kifer Lift Station	102.12	0.00	\$102.12
	XXXXX4969	09/14/2021	Peninsula Battery Inc	287.57	136836	Stores Inventory	287.57	0.00	\$287.57
	XXXXX4970	09/14/2021	Reeds Indoor Range	70.00	676878	June 2021 Lane Rental	70.00	0.00	\$112.00
				42.00	681103	July 2021 Lane Rental	42.00	0.00	
	XXXXX4971	09/14/2021	SFO Reprographics	532.09	70831	Photocopying, collating, and bindery services	532.09	0.00	\$641.22
				109.13	71756	Logo For Theatre Podium	109.13	0.00	
	XXXXX4972	09/14/2021	Shawn Spano	6,550.00	21-3	9/3/2021 Executive Management Team Retreat	6,550.00	0.00	\$6,550.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX4973	09/14/2021	Shred-It USA LLC	111.55	8182308461	13177717 6/24/2021 Svc	111.55	0.00	\$222.54
				110.99	8182528255	13177717 7/22/2021 Svc	110.99	0.00	
	XXXXX4974	09/14/2021	California Newspapers Partnership	140.00	0006598545		140.00	0.00	\$1,026.20
				886.20	0006601050		886.20	0.00	
	XXXXX4975	09/14/2021	SiteOne Landscape Supply LLC	254.81	112560329-001	Supplies	254.81	0.00	\$592.15
				337.34	112632505-001	Supplies	337.34	0.00	
	XXXXX4977	09/14/2021	SSA Landscape Architects Inc	54,874.61	7129	Park Playground Replacement 6/26-7/25/2021	54,874.61	0.00	\$54,874.61
	XXXXX4978	09/14/2021	Steven C Dolezal PhD	3,500.00	July2021	Psychology Services DPS	3,500.00	0.00	\$3,500.00
	XXXXX4979	09/14/2021	Studio Em Graphic Design	294.64	18327	WPCP Recruitment Flyer	294.64	0.00	\$294.64
	XXXXX4980	09/14/2021	Sun Mountain	772.58	772816	Resale Merchandise \$21.42 Discount By 10/4/21	794.00	21.42	\$772.58
	XXXXX4981	09/14/2021	Sunnyvale Ford	451.76	193536FOW	Stores Inventory	451.76	0.00	\$451.76
	XXXXX4982	09/14/2021	Sustainable Turf Science Inc	1,947.88	5911	Supplies	1,947.88	0.00	\$1,947.88
	XXXXX4983	09/14/2021	TaylorMade Golf Co	489.60	34773454	Resale Merchandise	489.60	0.00	\$2,959.09
				2,469.49	35285832	Resale Merchandise \$49.41 Discount By 9/18/21	2,518.90	49.41	
	XXXXX4984	09/14/2021	The Home Depot Pro	540.82	639799014	Supplies	540.82	0.00	\$2,190.79
				707.13	640103719	Supplies	707.13	0.00	
				942.84	640103727	Supplies	942.84	0.00	
	XXXXX4985	09/14/2021	Tripepi, Smith and Associates Inc	450.00	6736	Redistricting Svc	450.00	0.00	\$450.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX4986	09/14/2021	Turf & Industrial Equipment Co	45.77	IV40441	Stores Inventory	45.77	0.00	\$45.77
	XXXXX4987	09/14/2021	United Language Group LLC	843.95	166459	Translation Svc July 2021	843.95	0.00	\$1,884.40
				1,040.45	170275	Translation Svc Aug 2021	1,040.45	0.00	
	XXXXX4988	09/14/2021	W A Krauss & Co Inc	167.75	202108	Aug 2021	167.75	0.00	\$167.75
	XXXXX4989	09/14/2021	West Valley Staffing Group	2,368.44	301679	Margaret Netto W/E 9/5/2021	2,368.44	0.00	\$2,368.44
	XXXXX4990	09/14/2021	Western States Tool & Supply Corp	319.52	199981	Stores Inventory	319.52	0.00	\$319.52
	XXXXX4991	09/14/2021	Western States Oil	22,689.18	821347	Stores Inventory	22,689.18	0.00	\$22,689.18
	XXXXX4992	09/14/2021	Anixter Inc	1,169.65	22K418904	Parts	1,169.65	0.00	\$1,169.65
	XXXXX4993	09/14/2021	Banksia Landscape Inc	1,021.00	10514	Landscape Maintenance Services August 2021	1,021.00	0.00	\$1,021.00
	XXXXX4994	09/14/2021	Park Consulting Group Inc	43,000.00	COSUN2020 7	EnerGov Permitting System Implementation Jul 21	43,000.00	0.00	\$43,000.00
	XXXXX4995	09/14/2021	California Steel and Fence Supply Inc	1,584.52	118594	Stores Inventory	1,584.52	0.00	\$1,584.52
	XXXXX4996	09/14/2021	Core & Main LP	3,603.31	P392611	Supplies	3,603.31	0.00	\$3,863.55
				260.24	P494791	Parts	260.24	0.00	
	XXXXX4997	09/14/2021	BTAC Acquisition Corp	25.53	H56523130		25.53	0.00	\$370.19
				34.81	H56792850		34.81	0.00	
				35.63	H56942350		35.63	0.00	
				15.49	H56942400		15.49	0.00	
				34.86	H57012200		34.86	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				111.00	H57084900		111.00	0.00	
				77.46	H57154590		77.46	0.00	
				11.14	H57225560		11.14	0.00	
				11.14	H57225820		11.14	0.00	
				13.13	H57263090		13.13	0.00	
	XXXXX4998	09/14/2021	Grainger	1,065.52	9048948880	Supplies	1,065.52	0.00	\$3,246.95
				110.62	9937876762	Supplies	110.62	0.00	
				647.20	9949679683	Supplies	647.20	0.00	
				1,423.61	9949679691	Supplies	1,423.61	0.00	
	XXXXX4999	09/14/2021	CherryRoad Technologies Inc	435,500.00	3013561-IN	Oracle Cloud Services (9/1/2021-8/31/2022)	435,500.00	0.00	\$435,500.00
	XXXXX5000	09/14/2021	Alameda County Information Tech Dept	2,106.56	112-2107055	July 2021 AWS AC#955067	2,106.56	0.00	\$2,106.56
	XXXXX5001	09/14/2021	AT&T	723.19	000016999485	internet bandwidth increase	723.19	0.00	\$723.19
	XXXXX5002	09/14/2021	California Building Officials	70.00	14648	Training Course for Jeff Stemmerding	70.00	0.00	\$70.00
	XXXXX5003	09/14/2021	California Science and Tech University	600.00	166	WIOA #5641613 raining payment for participant #19-18-1170-09	600.00	0.00	\$600.00
	XXXXX5004	09/14/2021	HDR Engineering Inc	682.58	1200370075	Professional Serv.	682.58	0.00	\$682.58
	XXXXX5005	09/14/2021	Humane Society Silicon Valley	36,537.89	INV182	August 01, 2021 to August 31, 2021 Contract Service	36,537.89	0.00	\$36,537.89
	XXXXX5006	09/14/2021	Pavithra Ramesh Jayaraman	588.00	PR2021JA	Bombay Jam Jul/Aug	588.00	0.00	\$588.00
	XXXXX5007	09/14/2021	Sunnyvale Public Safety Officers Assn	4,998.00	Disability0921	LTD Reimbursement Sept 2021	4,998.00	0.00	\$4,998.00
	XXXXX5008	09/14/2021	T2 Development	3,260.52	186097-57992	Utility credit balance refund	3,260.52	0.00	\$3,260.52

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5009	09/14/2021	Acushnet Co	134.73	911728193	Disc \$2.58 if paid by 09/26/21	137.31	2.58	\$3,476.09
				3,341.36	911729546	Disc of \$166.80 if paid by 10/27/21	3,508.16	166.80	
	XXXXX5010	09/14/2021	AMA Golf	145.73	204390	Store Supplies	145.73	0.00	\$145.73
	XXXXX5011	09/14/2021	Apex Systems LLC	1,520.00	0006207176	Consulting	1,520.00	0.00	\$3,040.00
				1,520.00	0006220046	Consulting	1,520.00	0.00	
	XXXXX5012	09/14/2021	Ascent Environmental	9,437.75	20200230.01-4	1178 Sonora Court Environmental Checklist Apr 2021	9,437.75	0.00	\$23,029.35
				7,755.60	20200230.01-5	May 2021	7,755.60	0.00	
				5,836.00	20200230.01-6	Prof Serv, 06/01-06/30/21	5,836.00	0.00	
	XXXXX5013	09/14/2021	AT&T	307.76	000017012025	DOJ Contracts 08/10-09/09/21 AC#9391064476	307.76	0.00	\$307.76
	XXXXX5014	09/14/2021	Bellecci & Assoc Inc	9,032.00	20002-N	City wide water line replacement 2019	9,032.00	0.00	\$9,032.00
	XXXXX5015	09/14/2021	Berlitz Languages Inc	55.00	001-274-21-02717	Bi Lingual Testing Fee	55.00	0.00	\$55.00
	XXXXX5016	09/14/2021	Bibliotheca LLC	7,983.98	INV-US46976	eBooks, eAudiobooks Aug 21	7,983.98	0.00	\$7,983.98
	XXXXX5017	09/14/2021	BMI Imaging Systems	14,654.95	316098	Scanning, Paper	14,654.95	0.00	\$14,654.95
	XXXXX5018	09/14/2021	Cal-Vet Services Inc	1,529.00	12769	Equipment Rental	1,529.00	0.00	\$1,529.00
	XXXXX5019	09/14/2021	Callander Associates Landscape Architec	576.93	18054-23	Preparing revised SOP report and LSAP report	576.93	0.00	\$576.93
	XXXXX5021	09/14/2021	Cintas Loc #38K	9.93	1902408582		9.93	0.00	\$2,092.02
				17.08	4092080417		17.08	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				17.08	4092080454		17.08	0.00	
				18.95	4092085971		18.95	0.00	
				36.67	4092086314		36.67	0.00	
				100.14	4092086426		100.14	0.00	
				174.64	4092086446		174.64	0.00	
				9.93	4092086525		9.93	0.00	
				86.05	4092086541		86.05	0.00	
				22.56	4092086683		22.56	0.00	
				17.75	4092086697		17.75	0.00	
				17.08	4092793324		17.08	0.00	
				17.08	4092793355		17.08	0.00	
				18.95	4092795200		18.95	0.00	
				36.67	4092795237		36.67	0.00	
				36.47	4092795263		36.47	0.00	
				174.64	4092795278		174.64	0.00	
				22.56	4092795281		22.56	0.00	
				9.93	4092795324		9.93	0.00	
				100.14	4092795342		100.14	0.00	
				86.05	4092795343		86.05	0.00	
				17.75	4092795367		17.75	0.00	
				17.08	4093412581		17.08	0.00	
				17.08	4093412687		17.08	0.00	
				18.95	4093418425		18.95	0.00	
				36.67	4093418572		36.67	0.00	
				100.14	4093418611		100.14	0.00	
				174.64	4093418731		174.64	0.00	
				111.16	4093418804		111.16	0.00	
				22.56	4093418859		22.56	0.00	
				17.75	4093418907		17.75	0.00	
				17.08	4094071368		17.08	0.00	
				17.08	4094071388		17.08	0.00	
				36.47	4094076711		36.47	0.00	
				18.95	4094076718		18.95	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				36.67	4094076832		36.67	0.00	
				174.64	4094076877		174.64	0.00	
				100.14	4094076900		100.14	0.00	
				22.56	4094077008		22.56	0.00	
				86.55	4094077017		86.55	0.00	
				17.75	4094077116		17.75	0.00	
	XXXXX5022	09/14/2021	Coast Counties Peterbilt	-195.51	01135603P	Return part from invoice 01133342P	-195.51	0.00	\$692.39
				450.00	0135094S	Filter servicing	450.00	0.00	
				437.90	01356695	Engine system Service	437.90	0.00	
	XXXXX5023	09/14/2021	Cooke & Associates	175.00	192725	Polygraph C Luu	175.00	0.00	\$14,219.57
				2,493.62	192726	Polygraph, Notary, Background check M Lewis-Soper	2,493.62	0.00	
				2,240.00	192778	Polygraph, Notary J Lin	2,240.00	0.00	
				1,963.95	192791	Polygraph, Notary	1,963.95	0.00	
				1,875.00	192792	Non-Sworn Animal Control J Zabalza	1,875.00	0.00	
				1,875.00	192793	Non Sworn Public Safety Specialist G Cortez	1,875.00	0.00	
				1,905.00	192794	Polygraph , Notary D Preciado	1,905.00	0.00	
				1,517.00	192849	Non-Sworn Public Safety Officer-Withdrew D Rodrigues	1,517.00	0.00	
				175.00	192874	Polygraph J Gomez	175.00	0.00	
	XXXXX5024	09/14/2021	Creative Security Company Inc	2,014.00	66013	Patrol Service	2,014.00	0.00	\$2,014.00
	XXXXX5025	09/14/2021	Delta Dental	1,242.48	BE004535144	August 2021 Delta	1,242.48	0.00	\$1,242.48



Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
			Insurance Co			Dental DMO Premium			
	XXXXX5026	09/14/2021	Esbro	1,345.51	86281	Chemicals	1,345.51	0.00	\$1,345.51
	XXXXX5027	09/14/2021	FitPros	14,034.00	1909	Art Therapy, Health Talk	14,034.00	0.00	\$29,035.00
				14,356.00	1910	Health Talk	14,356.00	0.00	
				645.00	1911	Fitness Class	645.00	0.00	
	XXXXX5028	09/14/2021	Foster Bros Security Systems Inc	79.70	329161		79.70	0.00	\$79.70
	XXXXX5029	09/14/2021	Gardenland Power Equipment	179.41	865920		179.41	0.00	\$1,068.06
				279.73	871482	Parts	279.73	0.00	
				65.52	871487	Parts	65.52	0.00	
				543.40	872901	Parts	543.40	0.00	
	XXXXX5030	09/14/2021	BKF Engineers	4,802.40	21011080R	Sunnyvale Pavement Rehab. 11/23-12/27/20	4,802.40	0.00	\$9,188.90
				2,011.50	21041086	Sunnyvale Pavement Rehab.02/22-03/28/21	2,011.50	0.00	
				1,503.00	21050914	Pavement Rehab 2020 03/29-04/25/21	1,503.00	0.00	
				872.00	21080195	06/28-07/25/21	872.00	0.00	
	XXXXX5031	09/14/2021	GCS Environmental Equipment Services Inc	241.55	23439	Parts	241.55	0.00	\$241.55
	XXXXX5032	09/14/2021	Genuent Global LLC	8,525.00	872699	Consulting Aug 2021	8,525.00	0.00	\$8,525.00
	XXXXX5033	09/14/2021	The Goodyear Tire & Rubber Co	2,100.82	189-1107334	Tires	2,100.82	0.00	\$2,100.82
	XXXXX5034	09/14/2021	Granicus Inc	10,311.95	140967	govAccess-Maintenance, Hosting	10,311.95	0.00	\$10,311.95

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5035	09/14/2021	Hach Co Inc	88.50	12590991	Titrant EDTA	88.50	0.00	\$88.50
	XXXXX5036	09/14/2021	Hi-Tech Optical Inc	175.00	865878	June 2021	175.00	0.00	\$800.00
				175.00	865925	June 2021	175.00	0.00	
				125.00	866826	June 2021	125.00	0.00	
				125.00	866827	June 2021	125.00	0.00	
				200.00	868750	May - June	200.00	0.00	
	XXXXX5037	09/14/2021	Imperial Sprinkler Supply	333.53	4760155-01	Parts	333.53	0.00	\$333.53
	XXXXX5038	09/14/2021	Interstate Battery System of San Jose	1,292.69	10301462		1,292.69	0.00	\$1,292.69
	XXXXX5039	09/14/2021	Intex Auto Parts	623.82	2-54316-10	Parts	623.82	0.00	\$650.53
				26.71	2-54706-14	Parts	26.71	0.00	
	XXXXX5040	09/14/2021	Irvine & Jachens Inc	9,657.40	3650	Badges	9,657.40	0.00	\$11,809.06
				2,151.66	3651	Uniform Badge	2,151.66	0.00	
	XXXXX5041	09/14/2021	Jakes of Sunnyvale	153.05	72121	Meals for Chief's Meetings	153.05	0.00	\$153.05
	XXXXX5042	09/14/2021	Kanopy Inc	1,168.00	261593-PPU	Video Streaming	1,168.00	0.00	\$1,168.00
	XXXXX5043	09/14/2021	Keller Supply Company	1,648.30	S015821476.003	Supplies	1,648.30	0.00	\$1,834.36
				109.13	S015839895.002	Ref Cr Memo S015839895.003	109.13	0.00	
				-109.13	S015839895.003	Ref Inv S015839895.002	-109.13	0.00	
				186.06	S015842063.001	Supplies	186.06	0.00	
	XXXXX5044	09/14/2021	Kidz Love Soccer	18,844.16	KLS2021JCC	Soccer Camp 7/6/21-7/23/21	18,844.16	0.00	\$18,844.16
	XXXXX5045	09/14/2021	Kimley Horn & Assoc Inc	6,890.00	097318031-0721	Wolfe & Dartshire Svc Thru 7/31/2021	6,890.00	0.00	\$48,991.12
				36,038.62	19219198	Quick Build Svc Thru 6/30/2021	36,038.62	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				6,062.50	19451576	TS Spec Update Svc Thru 7/31/2021	6,062.50	0.00	
	XXXXX5046	09/14/2021	Lawson Products Inc	513.34	9308727595	Supplies	513.34	0.00	\$513.34
	XXXXX5047	09/14/2021	LC Action Police Supply	882.90	420409	Supplies	882.90	0.00	\$4,449.77
				882.90	420410	Supplies	882.90	0.00	
				139.90	420667	Supplies	139.90	0.00	
				381.50	420930	Supplies	381.50	0.00	
				882.90	420933	Supplies	882.90	0.00	
				450.01	421372	Supplies	450.01	0.00	
				450.01	421373	Supplies	450.01	0.00	
				55.54	421374	Supplies	55.54	0.00	
				15.83	421375	Supplies	15.83	0.00	
				15.83	421376	Supplies	15.83	0.00	
				152.55	421377	Supplies	152.55	0.00	
				139.90	421378	Supplies	139.90	0.00	
	XXXXX5048	09/14/2021	McMaster Carr Supply Co	1,414.34	63365130	Supplies	1,414.34	0.00	\$1,830.33
				632.88	63419050	Supplies	632.88	0.00	
				470.45	63428178	Supplies Cr Memo 64487457	470.45	0.00	
				-476.49	63802349	Inv 62817217	-476.49	0.00	
				-210.85	64487457	Inv 63428178	-210.85	0.00	
	XXXXX5049	09/14/2021	MediWaste Disposal LLC	50.00	0000131615	Medical Waste Removal 6/28/2021	50.00	0.00	\$50.00
	XXXXX5050	09/14/2021	Midwest Tape	4,362.39	500926723	Streaming Services Aug 2021	4,362.39	0.00	\$4,624.15
				261.76	500954851	Library Materials	261.76	0.00	
	XXXXX5052	09/14/2021	Mission Linen Service	79.75	515257339	Linen Rental	79.75	0.00	\$2,495.28
				88.02	515257363	Linen Rental	88.02	0.00	
				80.10	515267571	Linen Rental	80.10	0.00	
				65.46	515267572	Linen Rental	65.46	0.00	
				65.46	515267573	Linen Rental	65.46	0.00	
				120.36	515267574	Linen Rental	120.36	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				79.75	515301961	Linen Rental	79.75	0.00	
				80.10	515301985	Linen Rental	80.10	0.00	
				80.10	515310804	Linen Rental	80.10	0.00	
				65.46	515310805	Linen Rental	65.46	0.00	
				65.46	515310806	Linen Rental	65.46	0.00	
				115.06	515310807	Linen Rental	115.06	0.00	
				79.75	515345045	Linen Rental	79.75	0.00	
				84.06	515345069	Linen Rental	84.06	0.00	
				80.10	515354781	Linen Rental	80.10	0.00	
				65.46	515354782	Linen Supply	65.46	0.00	
				65.46	515354783	Linen Rental	65.46	0.00	
				115.06	515354784	Linen Rental	115.06	0.00	
				97.44	515391133	Linen Rental	97.44	0.00	
				85.40	515391157	Linen Rental	85.40	0.00	
				84.09	515398558	Linen Rental	84.09	0.00	
				66.53	515398559	Linen Rental	66.53	0.00	
				66.53	515398560	Linen Rental	66.53	0.00	
				117.02	515398561	Linen Rental	117.02	0.00	
				81.08	515434341	Linen Rental	81.08	0.00	
				85.40	515434365	Linen Rental	85.40	0.00	
				81.44	515434839	Linen Rental	81.44	0.00	
				66.53	515434840	Linen Rental	66.53	0.00	
				66.53	515434841	Linen Rental	66.53	0.00	
				122.32	515434842	Linen Rental	122.32	0.00	
	XXXXX5053	09/14/2021	Motorola	1,236,269.06	1162336064	Radio Upgrade Agreement Annual Payment	1,236,269.06	0.00	\$1,236,269.06
	XXXXX5054	09/14/2021	NI Government Services Inc	78.77	21082908851	Traffic Period Aug 2021	78.77	0.00	\$78.77
	XXXXX5055	09/14/2021	Nutrien AG Solutions Inc	1,220.80	46664206	Supplies	1,220.80	0.00	\$1,220.80
	XXXXX5056	09/14/2021	Office Depot Inc	61.62	191524206001	Debra Alvarez 8/31/2021	61.62	0.00	\$61.62

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5057	09/14/2021	OverDrive Inc	253.99	13449DA21329660	eBooks and eAudiobooks	253.99	0.00	\$2,184.42
				419.59	13449DA21345890	eBooks and eAudiobooks	419.59	0.00	
				31.95	13449DA21351387	eBooks and eAudiobooks	31.95	0.00	
				1,478.89	13449DA21355253	eBooks and eAudiobooks	1,478.89	0.00	
	XXXXX5058	09/16/2021	Valley Water	31,508.98	GM102965	Groundwater Extraction Chrgs Jul 21 Well ID#Serra Included	31,508.98	0.00	\$31,508.98
	XXXXX5059	09/16/2021	Sunny Hoa Nguyen	600.00	SN100921	10/9/21 State Of City Dragon Dance	600.00	0.00	\$600.00
	XXXXX5060	09/16/2021	Gopal Ravindhran	150.00	GR100921	10/9/21 State of City Music Performance	150.00	0.00	\$150.00
	XXXXX5061	09/16/2021	Aparna Thyagarajan	150.00	AT100921	10/9/2021 State Of City Music performance	150.00	0.00	\$150.00
	XXXXX5062	09/16/2021	Krishnamurthy Thyagarajan	150.00	KT100921	10/9/21 State pf City Music Performance	150.00	0.00	\$150.00
	XXXXX5063	09/16/2021	Core & Main LP	1,405.53	P267448	Parts	1,405.53	0.00	\$36,978.49
				1,734.16	P275056	Parts	1,734.16	0.00	
				987.37	P362841	Parts	987.37	0.00	
				65.48	P495359	Parts	65.48	0.00	
				32,115.49	P510653	Parts	32,115.49	0.00	
				319.19	P517947	Parts	319.19	0.00	
				190.97	P536100	Rubber Gasket	190.97	0.00	
				160.30	P575414	Parts	160.30	0.00	
	XXXXX5064	09/16/2021	BTAC Acquisition Corp	-7.86	0003242988	Incorrectly programmed RFID. Inv 415168072021V	-7.86	0.00	\$276.96
				284.82	H56616240		284.82	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5065	09/16/2021	Grainger	51.08	9013020491	Supplies	51.08	0.00	\$5,937.30
				537.32	9013020509	Supplies	537.32	0.00	
				609.85	9013620845	Supplies	609.85	0.00	
				309.09	9031978399	Supplies	309.09	0.00	
				89.98	9043176867	Supplies	89.98	0.00	
				257.75	9051535939		257.75	0.00	
				933.98	9953705317		933.98	0.00	
				174.60	9959813180	Supplies	174.60	0.00	
				1,713.48	9959813198	Supplies	1,713.48	0.00	
				101.48	9959813206		101.48	0.00	
				275.34	9965251615	Supplies	275.34	0.00	
				146.56	9966736812	Supplies	146.56	0.00	
				721.83	9969370296	Supplies	721.83	0.00	
				14.96	9973495444	Supplies	14.96	0.00	
	XXXXX5066	09/16/2021	Accruent LLC	32,344.86	US_INV0002 1795	MC Annual Technical Support - Renewal 10/03/21-10/20/22	32,344.86	0.00	\$32,344.86
	XXXXX5067	09/16/2021	AT&T	26,281.54	00001704245 1	08/13-09/12/21 BAN:9391023729	26,281.54	0.00	\$26,281.54
	XXXXX5068	09/16/2021	Bay Area Air Quality Management District	384.00	4KV08	Annual Permit Renewal PLANT #13689 09/21-09/22	384.00	0.00	\$384.00
	XXXXX5069	09/16/2021	Bay Area Water Supply & Conservation Agy	1,260.00	7691	August 2021 - Water Loss Control Program	1,260.00	0.00	\$1,260.00
	XXXXX5070	09/16/2021	California Joint Powers Risk Management	1,812.00	DRONE- SUNN-21/22	Drone Insurance	1,812.00	0.00	\$1,812.00
	XXXXX5071	09/16/2021	Canon Financial Services Inc	9,299.12	27355568	Contract Charge	9,299.12	0.00	\$9,299.12
	XXXXX5072	09/16/2021	Hach Co Inc	4,308.78	12529316	Chemicals	4,308.78	0.00	\$4,308.78
	XXXXX5073	09/16/2021	Hula Halau 'O Pi'ilani	819.00	09022021	Hula Class	819.00	0.00	\$819.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5074	09/16/2021	Jensen Instrument Co	3,136.15	20-03190		3,136.15	0.00	\$3,136.15
	XXXXX5075	09/16/2021	MSI Fuel Management Inc	875.00	5273	Underground Storage Tank Site Inspection Sept 2021	875.00	0.00	\$875.00
	XXXXX5076	09/16/2021	Pacific Gas & Electric Co	2,500.00	0008029010-9	Engineering Adv Traffic Signal Wolfe & Dartshire	2,500.00	0.00	\$2,500.00
	XXXXX5077	09/16/2021	Redgwick Construction Co	253,295.75	HmsteadRd@HmsteadHigh #04	TR-18-06	253,295.75	0.00	\$253,295.75
	XXXXX5078	09/16/2021	Brandon Vera-Bailey	59.13	21-177.	Reimbursement to NOVA Youth participant for required uniform. WIOA #2098163	59.13	0.00	\$59.13
	XXXXX5079	09/16/2021	3T Equipment Co Inc	1,683.88	69763	Supplies	1,683.88	0.00	\$1,683.88
	XXXXX5080	09/16/2021	All Star Glass	467.52	ISJ074879	Windsheild	467.52	0.00	\$880.88
				413.36	ISJ074880	Windsheild	413.36	0.00	
	XXXXX5081	09/16/2021	Amazon Capital Services Inc	65.46	14JX-DC4Y-W67W		65.46	0.00	\$1,190.03
				105.25	17PK-F3JR-FVJ7		105.25	0.00	
				431.22	1F4R-NYG1-G3VC		431.22	0.00	
				-26.18	1GRJ-4T7Y-G7FT	Credit for Inv 1YG3-YKLH-CKWJ	-26.18	0.00	
				156.32	1H9P-6TLV-MWQY		156.32	0.00	
				161.70	1JGY-7KLV-Y94Q		161.70	0.00	
				187.75	1P74-W1XR-		187.75	0.00	



Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
					GJHJ				
				21.78	1QX9-FQ4R-CL6N		21.78	0.00	
				60.55	1VYD-J94L-G3N1		60.55	0.00	
				26.18	1YG3-YKLH-CKWJ	Offsett with CM 1GRJ-4T7Y-G7FT	26.18	0.00	
	XXXXX5082	09/16/2021	AT&T	26,715.87	000016754831	06/13-07/12/91 BAN:9391023729	26,715.87	0.00	\$52,989.16
				26,273.29	000016900877	07/13-08/12/21	26,273.29	0.00	
	XXXXX5083	09/16/2021	Backflow Prevention Specialists Inc	3,252.02	10312	Parts	3,252.02	0.00	\$3,252.02
	XXXXX5084	09/16/2021	Best Best & Krieger LLP	871.50	914772	Re: Employee Benefits	871.50	0.00	\$871.50
	XXXXX5085	09/16/2021	Burtons Fire Inc	56.96	S53730	Grab Handle	56.96	0.00	\$259.29
				202.33	S54137	Valve	202.33	0.00	
	XXXXX5086	09/16/2021	Can-Am Technologies Inc	2,760.00	2021-47	System Integration Testing	2,760.00	0.00	\$2,760.00
	XXXXX5087	09/16/2021	Century Graphics	2,613.75	54115	Logos	2,613.75	0.00	\$4,784.39
				256.34	54118		256.34	0.00	
				1,914.30	54119		1,914.30	0.00	
	XXXXX5088	09/16/2021	Chemsearchfe	511.47	7455295	sUPPLIES	511.47	0.00	\$511.47
	XXXXX5089	09/16/2021	Coast Counties Peterbilt	68.95	01137510P	Oil Filter	68.95	0.00	\$518.95
				450.00	0136658S	Supplies	450.00	0.00	
	XXXXX5090	09/16/2021	Colantuono Highsmith & Whatley PC	300.00	48926	Proposition 218 Consulting	300.00	0.00	\$300.00
	XXXXX5091	09/16/2021	CSG Consultants Inc	67,343.75	B211434	Building Plan Review Services Aug 2021	67,343.75	0.00	\$67,343.75
	XXXXX5092	09/16/2021	D&D Compressor Inc	610.90	70396	Service Call	610.90	0.00	\$610.90

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5093	09/16/2021	Edges Electrical Group LLC	235.38	S5331999.00 1	Power supply	235.38	0.00	\$252.29
				16.91	S5331999.00 2	Freight	16.91	0.00	
	XXXXX5094	09/16/2021	EOA Inc	2,304.50	SU64-0721	Tech Support to Recycled Water Program	2,304.50	0.00	\$7,538.13
				5,233.63	SUN001-0721	Environmentally Related Forensic Services	5,233.63	0.00	
	XXXXX5095	09/16/2021	FitGuard Inc	195.00	0000179021	Service Call	195.00	0.00	\$195.00
	XXXXX5096	09/16/2021	Foster Bros Security Systems Inc	732.37	329996	Parts	732.37	0.00	\$1,057.37
				162.50	329997	Add hinges	162.50	0.00	
				162.50	329998	Look at Dog Park Strike	162.50	0.00	
	XXXXX5097	09/16/2021	Gardenland Power Equipment	12.96	867826	Parts	12.96	0.00	\$517.82
				262.31	869126	Supplies	262.31	0.00	
				242.55	869127	Supplies	242.55	0.00	
	XXXXX5098	09/16/2021	Garton Tractor Inc	162.16	CF21511	Parts	162.16	0.00	\$872.31
				710.15	CF22654		710.15	0.00	
	XXXXX5099	09/16/2021	Golden Gate Truck Center	-11.99	FA005059178 :01	Return part under invoice FA005058288:01	-11.99	0.00	\$941.84
				674.53	FA005073841 :01	Sensor	674.53	0.00	
				22.25	FA005077539 :01	Parts	22.25	0.00	
				-109.81	FA005077838 :01	Core Return credit under Inv- FA005077838	-109.81	0.00	
				179.47	FA005077842 :01	Valvepark	179.47	0.00	

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				62.46	FA005079004:01	Sensor	62.46	0.00	
				124.93	FA005079607:01	Parts	124.93	0.00	
	XXXXX5100	09/16/2021	The Goodyear Tire & Rubber Co	878.74	189-1107305	Tires	878.74	0.00	\$878.74
	XXXXX5101	09/16/2021	Granicus Inc	61,523.05	141801	Software	61,523.05	0.00	\$61,523.05
	XXXXX5102	09/16/2021	Graniterock Co	2,221.37	1322356	SUpplies	2,221.37	0.00	\$2,221.37
	XXXXX5103	09/16/2021	Hybrid Commercial Printing Inc	216.08	27326	Business Cards	216.08	0.00	\$1,343.39
				86.21	27328	Business Cards	86.21	0.00	
				86.21	27333	DPS Business Card	86.21	0.00	
				954.89	27334	Paper Signs	954.89	0.00	
	XXXXX5104	09/16/2021	Iconix Waterworks	156.54	U2116040470	Parts	156.54	0.00	\$156.54
	XXXXX5105	09/16/2021	Innovative Interfaces Inc	57,260.09	INV-INC28904	Sierra Maintenance	57,260.09	0.00	\$112,068.33
				54,808.24	INV-INC28905	Sierra Cloud Hosting/INN-Reach Subscription	54,808.24	0.00	
	XXXXX5106	09/16/2021	IPS Group Inc	130.33	#INV63427		130.33	0.00	\$130.33
	XXXXX5107	09/16/2021	Level 3 Communications LLC	4,723.53	242224448	AC#1-EY3E51 Sept 2021	4,723.53	0.00	\$4,723.53
	XXXXX5108	09/16/2021	Mallory Safety & Supply LLC	953.76	5176661	Stores Inventory	953.76	0.00	\$953.76
	XXXXX5109	09/16/2021	McMaster Carr Supply Co	53.80	63504619	Supplies	53.80	0.00	\$215.26
				161.46	63605202	Supplies	161.46	0.00	
	XXXXX5110	09/16/2021	Mid State Container Sales Inc	817.50	119695	Dec 2020 Reefer Rental	817.50	0.00	\$817.50
	XXXXX5111	09/16/2021	Mission Valley Ford Truck Sales Inc	823.35	759389	Parts	823.35	0.00	\$383.98
				-255.01	CM756976	Inv 756976	-255.01	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				-184.36	CM757310	Inv 757310	-184.36	0.00	
	XXXXX5112	09/16/2021	Municipal Maintenance Equipment Inc	4,063.77	0162886-IN	Parts	4,063.77	0.00	\$4,063.77
	XXXXX5113	09/16/2021	Office Depot Inc	138.38	189402836001	Jody Badiei 9/1/2021	138.38	0.00	\$4,330.44
				13.91	189402871001	Jody Badiei 9/1/2021	13.91	0.00	
				93.01	191893845001	Ian Clark 9/1/2021	93.01	0.00	
				32.73	191893848001	Ian Clark 9/1/2021	32.73	0.00	
				91.46	191976674001	Katrina Holden 9/1/2021	91.46	0.00	
				203.97	191976710001	Jaime Hernandez 9/1/2021	203.97	0.00	
				14.23	191976716001	Jaime Hernandez 9/1/2021	14.23	0.00	
				21.09	192325743001	Claire Garcia 9/2/2021	21.09	0.00	
				3,721.66	19581238	Stores Inventory Billing ID 35702910	3,721.66	0.00	
	XXXXX5114	09/16/2021	Otis Elevator Company	1,260.00	SJ26930001	8/2/2021 Library Elevator Service	1,260.00	0.00	\$1,260.00
	XXXXX5115	09/16/2021	P&R Paper Supply Co Inc	801.63	30388111-00	Stores Inventory	801.63	0.00	\$6,408.48
				5,606.85	30388316-00	Stores Inventory	5,606.85	0.00	
	XXXXX5116	09/16/2021	Pine Cone Lumber Co Inc	39.88	115227	Supplies	39.88	0.00	\$39.88
	XXXXX5117	09/16/2021	PR Diamond Products Inc	1,430.00	0059673-IN	Supplies	1,430.00	0.00	\$1,430.00
	XXXXX5118	09/16/2021	Raimi + Associates Inc	71,319.09	21-4445	Moffett Park Specific Plan July 2021	71,319.09	0.00	\$71,319.09
	XXXXX5119	09/16/2021	Reed & Graham Inc	118.75	010100	Broken AC \$6.25	125.00	6.25	\$2,328.90

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
						Discount By 9/25/2021			
				2,210.15	010101	Asphalt \$116.32 Discount By 9/25/2021	2,326.47	116.32	
	XXXXX5120	09/16/2021	Safeway Inc	19.60	00664099	9/12/2021 Purchase	19.60	0.00	\$94.21
				74.61	00727543	9/1/2021 Purchase	74.61	0.00	
	XXXXX5121	09/16/2021	Sloan Sakai Yeung & Wong LLP	1,370.48	47005	Judieth Sullivan-Ojuola v SV 6/30-7/30/21	1,370.48	0.00	\$1,370.48
	XXXXX5122	09/16/2021	Smarsh Inc	112.92	INV00670568	Archiving Platform Content Usage 8/1-9/30/21	112.92	0.00	\$112.92
	XXXXX5123	09/16/2021	Spartan Tool LLC	896.16	IN00000977	Supplies	896.16	0.00	\$896.16
	XXXXX5124	09/16/2021	Stevens Creek Chrysler Jeep Dodge	108.31	373995	Parts	108.31	0.00	\$230.54
				122.23	374034	Parts	122.23	0.00	
	XXXXX5125	09/16/2021	Stop Processing Center	25.42	19409	Utility bill payment processing	25.42	0.00	\$25.42
	XXXXX5126	09/16/2021	The Home Depot Pro	126.15	640954608	Supplies	126.15	0.00	\$126.15
	XXXXX5127	09/16/2021	TRISTAR Risk Management	849.92	103378	Jul 2021 Work Comp Claims Admin Fees	849.92	0.00	\$1,699.84
				849.92	103759	Aug 2021 Work Comp Claims Admin Fees	849.92	0.00	
	XXXXX5128	09/16/2021	Turf & Industrial Equipment Co	99.04	IV40235	Parts	99.04	0.00	\$386.44
				83.70	IV40331	Parts	83.70	0.00	
				203.70	IV40352	Parts	203.70	0.00	
	XXXXX5129	09/16/2021	Turf Star Inc	374.97	7188431-00	Parts	374.97	0.00	\$374.97
	XXXXX5130	09/16/2021	Univar Solutions USA Inc	3,619.52	49372475	Supplies	3,619.52	0.00	\$7,735.19
				4,115.67	49434571	Supplies	4,115.67	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
EFT	XXXXX5131	09/16/2021	VWR International LLC	311.77	8805744310	Supplies	311.77	0.00	\$311.77
	XXXXX5132	09/16/2021	W G Fritz Construction Inc	5,656.92	4426	Project At Corp Yard	5,656.92	0.00	\$5,656.92
	XXXXX5133	09/16/2021	Water One Industries Inc	1,300.00	150072	Aug 2021 Water Treatment	1,300.00	0.00	\$1,300.00
	XXXXX5134	09/16/2021	Weck Laboratories Inc	31.84	W1H0953	Supplies	31.84	0.00	\$626.07
				31.84	W1H0954	Lab Service	31.84	0.00	
				562.39	W1H1007	Supplies	562.39	0.00	
	XXXXX5135	09/16/2021	Winsupply of Silicon Valley	64.80	027757 01	Supplies	64.80	0.00	\$64.80
	XXXXX5136	09/16/2021	WOWzy Creation Corp	192.22	94800	Retirement Plaques	192.22	0.00	\$1,111.56
				120.31	94940	Public Safety Retirement plaque	120.31	0.00	
				218.12	94943	Award Plaques	218.12	0.00	
				331.35	94976	Retirement plaques	331.35	0.00	
				249.56	95036	Personalized awards and plaques	249.56	0.00	
	XXXXX5137	09/16/2021	Net Transcripts Inc	31.50	NT5849	8/31/21 Transcription Svc	31.50	0.00	\$31.50
	XXXXX5138	09/16/2021	Basset Engineering	133,019.00	CityH2OLine2 019#01	PR-17-08	133,019.00	0.00	\$133,019.00
	XXXXX5139	09/16/2021	Farella Braun & Martel LLP	594.00	363559	Mary Ave. Overcrossing Project	594.00	0.00	\$594.00
	XXXXX5140	09/16/2021	Sacks, Ricketts & Case LLP	4,021.25	123511	Fees Thru 8/31/2021	4,021.25	0.00	\$4,021.25
	XXXXX5141	09/16/2021	DeSilva Gates Construction LP	168,794.04	PvmntRehab2 020#04	ST-18-09	168,794.04	0.00	\$236,286.82
				67,492.78	PvmntRehab2 020#05	ST-18-09	67,492.78	0.00	
	XXXXX5142	09/16/2021	Stommel, Inc	207.27	SI62603	Supplies	207.27	0.00	\$321.55
				114.28	SI63141	Supplies	114.28	0.00	
EFT	XXXXX5771	09/16/2021	Candi Yuri Latini	150.00	EXP0000202	PCard CLatini Aug21	150.00	0.00	\$150.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
					79906				
WIRE	XXXXX5682	09/14/2021	Public Employees Retirement System	1,761,953.19	100000016528349	September 2021 Medical Premium - Active & Retired Wire date 9/7/21	1,761,953.19	0.00	\$1,761,953.19
	XXXXX5683	09/14/2021	Wells Fargo	1,957.00	281002-2021-09-13	Paid on behalf of Johnson Tisha	1,957.00	0.00	\$225,872.15
				40.25	281003-2021-09-13	Paid on behalf of Gamble Deborah	40.25	0.00	
				90.00	281004-2021-09-13	Paid on behalf of Lopez Nelia	90.00	0.00	
				431.21	281005-2021-09-13	Paid on behalf of Berdeen Bryan	431.21	0.00	
				523.83	281006-2021-09-13	Paid on behalf of Dunn Leonard	523.83	0.00	
				880.49	281007-2021-09-13	Paid on behalf of Lofranco John	880.49	0.00	
				149.84	281008-2021-09-13	Paid on behalf of Huerta Rene	149.84	0.00	
				617.47	281009-2021-09-13	Paid on behalf of Wilson Rodney	617.47	0.00	
				436.48	281010-2021-09-13	Paid on behalf of Merrill Mark	436.48	0.00	
				1,953.28	281011-2021-09-13	Paid on behalf of Hill Trenton	1,953.28	0.00	
				-1,080.80	281012-2021-09-13	Paid on behalf of Raygoza Jesus	-1,080.80	0.00	
				33.84	281013-2021-09-13	Paid on behalf of Medina Roberto	33.84	0.00	
				469.68	281014-2021-09-13	Paid on behalf of Orozco Raymond	469.68	0.00	
				1,500.00	281015-2021-09-13	Paid on behalf of Nunez-Sanchez Jennifer	1,500.00	0.00	



Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				741.58	281016-2021-09-13	Paid on behalf of Belcher Douglas	741.58	0.00	
				25.71	281017-2021-09-13	Paid on behalf of Gamez Alberto	25.71	0.00	
				2,179.34	281018-2021-09-13	Paid on behalf of Masamori Mark	2,179.34	0.00	
				311.02	281019-2021-09-13	Paid on behalf of Filipovic Bonnie	311.02	0.00	
				770.00	281020-2021-09-13	Paid on behalf of Goel Swati	770.00	0.00	
				3,300.00	281021-2021-09-13	Paid on behalf of Bokla Sonia	3,300.00	0.00	
				144.00	281022-2021-09-13	Paid on behalf of Rodriguez Lorena	144.00	0.00	
				69.98	281023-2021-09-13	Paid on behalf of Knight Robert	69.98	0.00	
				14.95	281024-2021-09-13	Paid on behalf of Jensen Julie	14.95	0.00	
				1,673.55	281025-2021-09-13	Paid on behalf of Tokutomi Eric	1,673.55	0.00	
				2,497.15	281026-2021-09-13	Paid on behalf of Rodriguez Pedro	2,497.15	0.00	
				153.87	281027-2021-09-13	Paid on behalf of Simontacchi John	153.87	0.00	
				13,680.36	281028-2021-09-13	Paid on behalf of Ketell Victoria	13,680.36	0.00	
				147.48	281029-2021-09-13	Paid on behalf of Mckinley Joseph	147.48	0.00	
				1,681.02	281030-2021-09-13	Paid on behalf of Gutierrez Monica	1,681.02	0.00	
				4,646.90	281031-2021-09-13	Paid on behalf of Nguyen Thao Thanh	4,646.90	0.00	
				433.49	281032-2021-	Paid on behalf of	433.49	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
					09-13	Young George			
				2,135.89	281033-2021-09-13	Paid on behalf of Holden Katrina	2,135.89	0.00	
				143.97	281034-2021-09-13	Paid on behalf of Bracamonte Markus	143.97	0.00	
				82.50	281035-2021-09-13	Paid on behalf of Plonka Marie	82.50	0.00	
				32.45	281036-2021-09-13	Paid on behalf of Locke Ron	32.45	0.00	
				363.50	281037-2021-09-13	Paid on behalf of Greenfield Elizabeth	363.50	0.00	
				2,680.05	281038-2021-09-13	Paid on behalf of Cotter Rick	2,680.05	0.00	
				65.24	281039-2021-09-13	Paid on behalf of Bracamonte Daniel	65.24	0.00	
				4,384.55	281040-2021-09-13	Paid on behalf of Mason Lisa	4,384.55	0.00	
				240.57	281041-2021-09-13	Paid on behalf of Nguyen Alex	240.57	0.00	
				1,282.88	281042-2021-09-13	Paid on behalf of Rodriguez Maria	1,282.88	0.00	
				180.35	281043-2021-09-13	Paid on behalf of Gutierrez Randy	180.35	0.00	
				1,169.68	281044-2021-09-13	Paid on behalf of Serfoss Charles	1,169.68	0.00	
				154.00	281045-2021-09-13	Paid on behalf of Theyskens William	154.00	0.00	
				127.84	281046-2021-09-13	Paid on behalf of Asche Matthew	127.84	0.00	
				256.68	281047-2021-09-13	Paid on behalf of Avila Saul	256.68	0.00	
				35.90	281048-2021-09-13	Paid on behalf of Contreras Audel	35.90	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				226.06	281049-2021-09-13	Paid on behalf of Brown James	226.06	0.00	
				68.56	281050-2021-09-13	Paid on behalf of Mcelroy Scott	68.56	0.00	
				113.97	281051-2021-09-13	Paid on behalf of Van Dyne Susan	113.97	0.00	
				180.97	281052-2021-09-13	Paid on behalf of Collins William	180.97	0.00	
				63.67	281053-2021-09-13	Paid on behalf of Ruiz Graciela	63.67	0.00	
				2.99	281054-2021-09-13	Paid on behalf of Barajas Jerardo	2.99	0.00	
				130.00	281055-2021-09-13	Paid on behalf of Barajas Sandra	130.00	0.00	
				88.41	281056-2021-09-13	Paid on behalf of Lopez Javier	88.41	0.00	
				137.83	281057-2021-09-13	Paid on behalf of Barajas Emiliano	137.83	0.00	
				2,325.90	281058-2021-09-13	Paid on behalf of Luckey Priscilla	2,325.90	0.00	
				445.00	281059-2021-09-13	Paid on behalf of Lofranco Delanie	445.00	0.00	
				1,542.93	281060-2021-09-13	Paid on behalf of Espinoza Leonard	1,542.93	0.00	
				1,903.92	281061-2021-09-13	Paid on behalf of Callaghan Julie	1,903.92	0.00	
				279.86	281062-2021-09-13	Paid on behalf of Kashitani Jamie	279.86	0.00	
				1,044.86	281063-2021-09-13	Paid on behalf of Buczeke Walter	1,044.86	0.00	
				195.12	281064-2021-09-13	Paid on behalf of Martinez Melena Gabriela	195.12	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				164.50	281065-2021-09-13	Paid on behalf of Bautista Mario	164.50	0.00	
				806.51	281066-2021-09-13	Paid on behalf of Garcia Claire	806.51	0.00	
				2,617.34	281067-2021-09-13	Paid on behalf of Griffith Jonathan	2,617.34	0.00	
				3,127.52	281068-2021-09-13	Paid on behalf of Bayani Rafael	3,127.52	0.00	
				290.00	281069-2021-09-13	Paid on behalf of Lemasters James	290.00	0.00	
				131.63	281070-2021-09-13	Paid on behalf of Klackle Chris	131.63	0.00	
				1,373.98	281071-2021-09-13	Paid on behalf of Chuck Michelle	1,373.98	0.00	
				211.18	281072-2021-09-13	Paid on behalf of Ashe Jesse	211.18	0.00	
				808.01	281073-2021-09-13	Paid on behalf of Thompson Kori	808.01	0.00	
				5.43	281074-2021-09-13	Paid on behalf of Hernandez John	5.43	0.00	
				159.28	281075-2021-09-13	Paid on behalf of Padilla Tony	159.28	0.00	
				2,721.11	281076-2021-09-13	Paid on behalf of Gott Tracey	2,721.11	0.00	
				192.00	281077-2021-09-13	Paid on behalf of Hernandez Jaime	192.00	0.00	
				1,025.48	281078-2021-09-13	Paid on behalf of Chetcuti Marie	1,025.48	0.00	
				932.00	281079-2021-09-13	Paid on behalf of Badiei Jody	932.00	0.00	
				422.70	281080-2021-09-13	Paid on behalf of Elizondo Mary	422.70	0.00	
				1,379.38	281081-2021-	Paid on behalf of	1,379.38	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
					09-13	Cornejo Charles			
				118.75	281082-2021-09-13	Paid on behalf of Carrasco Christopher	118.75	0.00	
				110.57	281083-2021-09-13	Paid on behalf of Le Kien Ricky	110.57	0.00	
				112.85	281084-2021-09-13	Paid on behalf of Bailey Camron	112.85	0.00	
				54.37	281085-2021-09-13	Paid on behalf of Villalobos Jose	54.37	0.00	
				1,308.97	281086-2021-09-13	Paid on behalf of Valino Marion	1,308.97	0.00	
				66.81	281087-2021-09-13	Paid on behalf of Wong Jennifer	66.81	0.00	
				171.51	281088-2021-09-13	Paid on behalf of Smith Robin	171.51	0.00	
				196.02	281089-2021-09-13	Paid on behalf of De La Cerda Melanie	196.02	0.00	
				50.00	281090-2021-09-13	Paid on behalf of Latini Candi	50.00	0.00	
				998.74	281091-2021-09-13	Paid on behalf of Lovett Linda	998.74	0.00	
				111.47	282002-2021-09-13	Paid on behalf of Henderson Kevin	111.47	0.00	
				1,419.53	282003-2021-09-13	Paid on behalf of Johnson Tisha	1,419.53	0.00	
				40.26	282004-2021-09-13	Paid on behalf of Gamble Deborah	40.26	0.00	
				75.00	282005-2021-09-13	Paid on behalf of Lopez Nelia	75.00	0.00	
				466.80	282006-2021-09-13	Paid on behalf of Lofranco John	466.80	0.00	
				678.00	282007-2021-09-13	Paid on behalf of Huerta Rene	678.00	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				462.49	282008-2021-09-13	Paid on behalf of Wilson Rodney	462.49	0.00	
				240.08	282009-2021-09-13	Paid on behalf of Merrill Mark	240.08	0.00	
				211.41	282010-2021-09-13	Paid on behalf of Hill Trenton	211.41	0.00	
				456.74	282011-2021-09-13	Paid on behalf of Raygoza Jesus	456.74	0.00	
				242.13	282012-2021-09-13	Paid on behalf of Medina Roberto	242.13	0.00	
				60.60	282013-2021-09-13	Paid on behalf of Diaz Aracely	60.60	0.00	
				4,718.93	282014-2021-09-13	Paid on behalf of Drewniany Steven	4,718.93	0.00	
				-1,495.55	282015-2021-09-13	Paid on behalf of Nunez-Sanchez Jennifer	-1,495.55	0.00	
				854.19	282016-2021-09-13	Paid on behalf of Belcher Douglas	854.19	0.00	
				7.91	282017-2021-09-13	Paid on behalf of Gamez Alberto	7.91	0.00	
				2,422.58	282018-2021-09-13	Paid on behalf of Masamori Mark	2,422.58	0.00	
				1,883.00	282019-2021-09-13	Paid on behalf of Goel Swati	1,883.00	0.00	
				480.00	282020-2021-09-13	Paid on behalf of Bokla Sonia	480.00	0.00	
				1,107.60	282021-2021-09-13	Paid on behalf of Rodriguez Lorena	1,107.60	0.00	
				2,085.81	282022-2021-09-13	Paid on behalf of Card Gregory	2,085.81	0.00	
				66.69	282023-2021-09-13	Paid on behalf of Knight Robert	66.69	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				57.48	282024-2021-09-13	Paid on behalf of Jensen Julie	57.48	0.00	
				552.57	282025-2021-09-13	Paid on behalf of Tokutomi Eric	552.57	0.00	
				5,563.50	282026-2021-09-13	Paid on behalf of Rodriguez Pedro	5,563.50	0.00	
				4,309.86	282027-2021-09-13	Paid on behalf of Ng Jennifer	4,309.86	0.00	
				547.78	282028-2021-09-13	Paid on behalf of Sipes Jeffrey	547.78	0.00	
				42.56	282029-2021-09-13	Paid on behalf of Simontacchi John	42.56	0.00	
				35,375.67	282030-2021-09-13	Paid on behalf of Ketell Victoria	35,375.67	0.00	
				115.81	282031-2021-09-13	Paid on behalf of Mckinley Joseph	115.81	0.00	
				4,023.28	282032-2021-09-13	Paid on behalf of Gutierrez Monica	4,023.28	0.00	
				525.49	282033-2021-09-13	Paid on behalf of Nguyen Thao Thanh	525.49	0.00	
				520.05	282034-2021-09-13	Paid on behalf of Young George	520.05	0.00	
				2,511.00	282035-2021-09-13	Paid on behalf of Holden Katrina	2,511.00	0.00	
				28.03	282036-2021-09-13	Paid on behalf of Bracamonte Markus	28.03	0.00	
				140.85	282037-2021-09-13	Paid on behalf of Plonka Marie	140.85	0.00	
				363.50	282038-2021-09-13	Paid on behalf of Greenfield Elizabeth	363.50	0.00	
				300.99	282039-2021-09-13	Paid on behalf of Choi Yong Nan	300.99	0.00	
				4,589.07	282040-2021-	Paid on behalf of	4,589.07	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
					09-13	Mason Lisa			
				76.07	282041-2021-09-13	Paid on behalf of Nguyen Alex	76.07	0.00	
				287.85	282042-2021-09-13	Paid on behalf of Gutierrez Randy	287.85	0.00	
				824.71	282043-2021-09-13	Paid on behalf of Serfoss Charles	824.71	0.00	
				12.50	282044-2021-09-13	Paid on behalf of Alanis-Richelle Edith	12.50	0.00	
				15.67	282045-2021-09-13	Paid on behalf of Jacquemet Paul	15.67	0.00	
				2,661.91	282046-2021-09-13	Paid on behalf of Theyskens William	2,661.91	0.00	
				400.00	282047-2021-09-13	Paid on behalf of Stark James	400.00	0.00	
				168.53	282048-2021-09-13	Paid on behalf of Woodworth Kevin	168.53	0.00	
				299.01	282049-2021-09-13	Paid on behalf of Avila Saul	299.01	0.00	
				17.37	282050-2021-09-13	Paid on behalf of Contreras Audel	17.37	0.00	
				638.99	282051-2021-09-13	Paid on behalf of Brown James	638.99	0.00	
				95.52	282052-2021-09-13	Paid on behalf of Van Dyne Susan	95.52	0.00	
				76.34	282053-2021-09-13	Paid on behalf of Collins William	76.34	0.00	
				2,943.37	282054-2021-09-13	Paid on behalf of Charles Rodolfo	2,943.37	0.00	
				256.84	282055-2021-09-13	Paid on behalf of Medina Gerardo	256.84	0.00	
				82.08	282056-2021-09-13	Paid on behalf of Kashitani Timothy	82.08	0.00	



Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				609.90	282057-2021-09-13	Paid on behalf of Barajas Jerardo	609.90	0.00	
				320.00	282058-2021-09-13	Paid on behalf of Lopez Javier	320.00	0.00	
				462.10	282059-2021-09-13	Paid on behalf of Barajas Emiliano	462.10	0.00	
				3,878.07	282060-2021-09-13	Paid on behalf of Luckey Priscilla	3,878.07	0.00	
				2,971.00	282061-2021-09-13	Paid on behalf of Lofranco Delanie	2,971.00	0.00	
				12,530.32	282062-2021-09-13	Paid on behalf of Espinoza Leonard	12,530.32	0.00	
				978.50	282063-2021-09-13	Paid on behalf of Callaghan Julie	978.50	0.00	
				11.04	282064-2021-09-13	Paid on behalf of Kashitani Jamie	11.04	0.00	
				2,728.99	282065-2021-09-13	Paid on behalf of Buczeke Walter	2,728.99	0.00	
				22.85	282066-2021-09-13	Paid on behalf of Martinez Melena Gabriela	22.85	0.00	
				1,062.81	282067-2021-09-13	Paid on behalf of Garcia Claire	1,062.81	0.00	
				99.00	282068-2021-09-13	Paid on behalf of Gissibl Karen	99.00	0.00	
				2,894.29	282069-2021-09-13	Paid on behalf of Griffith Jonathan	2,894.29	0.00	
				12,600.93	282070-2021-09-13	Paid on behalf of Bayani Rafael	12,600.93	0.00	
				50.00	282071-2021-09-13	Paid on behalf of Witt Mark	50.00	0.00	
				246.79	282072-2021-09-13	Paid on behalf of Chuck Michelle	246.79	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				502.14	282073-2021-09-13	Paid on behalf of Ashe Jesse	502.14	0.00	
				688.78	282074-2021-09-13	Paid on behalf of Thompson Kori	688.78	0.00	
				139.43	282075-2021-09-13	Paid on behalf of Hernandez John	139.43	0.00	
				943.04	282076-2021-09-13	Paid on behalf of Gott Tracey	943.04	0.00	
				768.00	282077-2021-09-13	Paid on behalf of Hernandez Jaime	768.00	0.00	
				177.17	282078-2021-09-13	Paid on behalf of Chetcuti Marie	177.17	0.00	
				3,467.44	282079-2021-09-13	Paid on behalf of Badiei Jody	3,467.44	0.00	
				207.94	282080-2021-09-13	Paid on behalf of Rich Elizabeth	207.94	0.00	
				224.30	282081-2021-09-13	Paid on behalf of Elizondo Mary	224.30	0.00	
				2,451.56	282082-2021-09-13	Paid on behalf of Cornejo Charles	2,451.56	0.00	
				15.59	282083-2021-09-13	Paid on behalf of Le Kien Ricky	15.59	0.00	
				605.56	282084-2021-09-13	Paid on behalf of Bailey Camron	605.56	0.00	
				214.46	282085-2021-09-13	Paid on behalf of Villalobos Jose	214.46	0.00	
				1,396.51	282086-2021-09-13	Paid on behalf of Valino Marion	1,396.51	0.00	
				348.99	282087-2021-09-13	Paid on behalf of Dunklee Chaunacey	348.99	0.00	
				142.23	282088-2021-09-13	Paid on behalf of Howard Jonathan	142.23	0.00	
				955.88	282089-2021-	Paid on behalf of	955.88	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total	
					09-13	Smith Robin				
				1,080.02	282090-2021-09-13	Paid on behalf of De La Cerda Melanie	1,080.02	0.00		
				221.45	282091-2021-09-13	Paid on behalf of Latini Candi	221.45	0.00		
				600.00	282092-2021-09-13	Paid on behalf of Willett Madeline	600.00	0.00		
				369.00	282093-2021-09-13	Paid on behalf of Wan Xianliang	369.00	0.00		
				1,750.44	282094-2021-09-13	Paid on behalf of Sharma Guia Marie	1,750.44	0.00		
		XXXXX5684	09/14/2021	Carl Warren & Company	35,924.07	Aug 2021	Liability Trust Fund Replenishment WR date 9/13/2021	35,924.07	0.00	\$35,924.07
		XXXXX5770	09/16/2021	First American Title	100,100.00	970 W Evelyn Ave	Purchase and Sale Agreement - Deposit for purchase of 970 W. Evelyn Ave WR date 9/14/2021	100,100.00	0.00	\$100,100.00
	Grand Total				5,582,512.32			5,582,875.10	362.78	\$5,582,512.32

City of Sunnyvale

**LIST # 094**

**List of All Claims and Bills Approved for Payment  
For Payments Dated 09/19/2021 through 09/25/2021**

**Sorted by Payment Type, Payment Number and Invoice Number**

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
CHECK	XXXXX5143	09/21/2021	Bound Tree Medical LLC	665.23	84209767	Gloves	665.23	0.00	\$665.23
	XXXXX5144	09/21/2021	Valley Water	8,106.60	GM102916	Groundwater Extraction Charges June 2021	8,106.60	0.00	\$8,106.60
	XXXXX5145	09/21/2021	Kirby Canyon Recycling and Disposal Facility	719,501.57	Aug2021	AC#046-0849 Aug 2021 Landfill Fees	719,501.57	0.00	\$719,501.57
	XXXXX5146	09/21/2021	Benefit Coordinators Corporation	46,696.41	9787	Sept 2021 life insurance and long term disability	46,696.41	0.00	\$46,696.41
	XXXXX5147	09/21/2021	Valley Water	13,131.24	GM103014	Groundwater Extraction Charges August 2021	13,131.24	0.00	\$13,131.24
	XXXXX5148	09/21/2021	Technology Credit Union	2,772.62	FY20/21 AUDIT	Replenish Investigations Cash Acct Per 6/30/21 Audit Report	2,772.62	0.00	\$2,772.62
	XXXXX5149	09/21/2021	California Joint Powers Risk Management	72,552.17	APD-SUNN-21/22	Auto Physical Damage Insurance 07/01/21 to 06/30/22	72,552.17	0.00	\$72,552.17
	XXXXX5150	09/21/2021	CAW Architects Inc	9,264.00	1220.14006	Engineering design, construction support for Com. Center Renovation	9,264.00	0.00	\$9,264.00
	XXXXX5151	09/21/2021	ePact Network Ltd	640.00	INV-2051	Online services to	640.00	0.00	\$640.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
						capture participants emergency info.			
	XXXXX5152	09/21/2021	Interstate Battery System of San Jose	748.22	10302276	Battery	748.22	0.00	\$748.22
	XXXXX5153	09/21/2021	Jones Hall APLC	11,862.00	JH-10292020	Legal services	11,862.00	0.00	\$11,862.00
	XXXXX5154	09/21/2021	Judicial Council of California	1,700.00	October 2021	Facility No. 43-F1 License Fee	1,700.00	0.00	\$1,700.00
	XXXXX5155	09/21/2021	Mid State Container Sales Inc	817.50	120517	Jan 2021 Reefer Rental	817.50	0.00	\$817.50
	XXXXX5156	09/21/2021	MUFG Union Bank NA	19,279.75	S309391M	LC S309391M 8/29/20-3/2/21	19,279.75	0.00	\$19,279.75
	XXXXX5157	09/21/2021	HydroScience Engineers Inc	8,080.00	262001116	Water Quality Consulting Services	8,080.00	0.00	\$8,080.00
	XXXXX5158	09/21/2021	Ice Machine Rentals	150.08	69113	Full Service Ice Machine Rental	150.08	0.00	\$150.08
	XXXXX5159	09/21/2021	ImageTrend Inc	2,480.00	123353	Service Bridge CAD Annual Hosting	2,480.00	0.00	\$2,480.00
	XXXXX5160	09/21/2021	Inhouse Commercial Recyclers LLC	675.00	21011T71C21	BL010450	675.00	0.00	\$675.00
	XXXXX5161	09/21/2021	Intex Auto Parts	-16.37	2-33231-15	Return for wrong parts under Inv 2-32125-14	-16.37	0.00	\$407.91
				-6.00	2-47535-14	Return part under Inv 2-45875-10 8/18/21	-6.00	0.00	
				430.28	2-57083-1 1	Parts	430.28	0.00	
	XXXXX5162	09/21/2021	KME Fire Apparatus	126.72	ca 556123	Parts	126.72	0.00	\$126.72
	XXXXX5163	09/21/2021	Liebert Cassidy Whitmore	72.00	204628	Client/Matter #SU418-00050	72.00	0.00	\$1,008.00
				792.00	204643	Client/Matter #SU418-00053	792.00	0.00	
				144.00	204665	Client/Matter #	144.00	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
						SU418-00058			
	XXXXX5164	09/21/2021	LPAS Inc	10,989.15	36075	Performing Arts Ctr Enhancements P/E 7/31/2021	10,989.15	0.00	\$10,989.15
	XXXXX5165	09/21/2021	Mid State Container Sales Inc	817.50	117482	Aug 2020 Reefer Rental	817.50	0.00	\$8,992.50
				817.50	117812	Sept 2020 Reefer Rental	817.50	0.00	
				817.50	118162	Oct 2020 Reefer Rental	817.50	0.00	
				817.50	118974	Nov 2020 Reefer Rental	817.50	0.00	
				817.50	121317	Feb 2021 Reefer Rental	817.50	0.00	
				817.50	122140	March 2021 Reefer Rental	817.50	0.00	
				817.50	122997	Apr 2021 Reefer Rental	817.50	0.00	
				817.50	123807	May 2021 Reefer Rental	817.50	0.00	
				817.50	124678	June 2021 Reefer Rental	817.50	0.00	
				817.50	125494	July 2021 Reefer Rental	817.50	0.00	
				817.50	126307	Aug 2021 Reefer Rental	817.50	0.00	
	XXXXX5166	09/21/2021	Midwest Tape	265.89	500960484	Library Materials	265.89	0.00	\$670.84
				404.95	500980835	Library Materials	404.95	0.00	
	XXXXX5167	09/21/2021	Mythics Inc	525.83	168280	Oracle Pass & IaaS Universal Credits Aug 2021	525.83	0.00	\$525.83
	XXXXX5168	09/21/2021	Nichols Consulting Engineers CHTD	15,570.00	218205502	Pavement Standards Svc 6/1/2021-	15,570.00	0.00	\$15,570.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5169	09/21/2021	Office Depot Inc			8/31/2021			\$1,604.04
				56.97	190870644001	Lorena Rodriguez 9/8/20221	56.97	0.00	
				19.24	190870670001	Lorena Rodriguez 9/8/2021	19.24	0.00	
				49.97	192482236001	Victoria Ketell 8/30/2021	49.97	0.00	
				20.42	192482238001	Victoria Ketell 8/30/2021	20.42	0.00	
				204.19	193122274001	Rebecca Montalvo 9/8/2021	204.19	0.00	
				21.69	193122277001	Rebecca Montalvo 9/8/2021	21.69	0.00	
				78.17	193193088001	Lorena Rodriguez 9/14/2021	78.17	0.00	
				5.59	193195413001	Lorena Rodriguez 9/14/2021	5.59	0.00	
				92.54	193243813001	Mark Witt 9/14/2021	92.54	0.00	
				144.46	193519599001	Debra Alvarez 9/8/2021	144.46	0.00	
				88.05	193674399001	Priscilla Luckey 9/6/2021	88.05	0.00	
				35.44	193739012001	Rebecca Elizondo 9/6/2021	35.44	0.00	
				56.50	193819004001	Priscilla Luckey 9/14/2021	56.50	0.00	
				41.57	193888895002	Jody Badiei 9/16/2021	41.57	0.00	
				22.60	194011072001	Michelle Chuck 9/7/2021	22.60	0.00	
				251.31	194354902001	Michelle Chuck 9/14/2021	251.31	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				11.28	194354908001	Michelle Chuck 9/14/2021	11.28	0.00	
				50.31	194613662001	Michelle Chuck 9/14/2021	50.31	0.00	
				45.60	194665909001	Patricia Pickett 9/9/2021	45.60	0.00	
				19.62	195646552001	Jody Badiei 9/17/2021	19.62	0.00	
				288.52	195769513001	Anjelene Manzanares 9/17/2021	288.52	0.00	
	XXXXX5170	09/21/2021	Pacific Gas & Electric Co	1,328.35	0008039232-7	COO for SP FAC@1444 Borregas Ave	1,328.35	0.00	\$4,997.82
				3,555.63	0395847945-7 0821	121 W Evelyn Ave- Multimodal	3,555.63	0.00	
				11.35	8980516791-6 0821	N/S El Camino & E Remington	11.35	0.00	
				102.49	9732283098-1 0821	Landfill & Recycle Center	102.49	0.00	
	XXXXX5171	09/21/2021	Portnov Computer School	5,400.00	08-04-21	Zozulya, Irina 19-07- 501-23	5,400.00	0.00	\$5,400.00
	XXXXX5172	09/21/2021	Preferred Benefit Insurance Admin Inc	67,793.80	EIA41167	Jul 2021 Delta Dental PPO & VSP Vision Premiums	67,793.80	0.00	\$67,793.80
	XXXXX5173	09/21/2021	Reed & Graham Inc	356.25	010286	Broken acs & asphalt \$18.75 Discount By 9/27/21	375.00	18.75	\$5,345.53
				688.93	010287	Broken acs & asphalt 36.26 Discount By 9/27/2021	725.19	36.26	
				3,296.18	010288	Asphalt \$173.48 Discount By 9/27/2021	3,469.66	173.48	



Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				1,004.17	010289	Asphalt \$52.85 Discount By 9/27/2021	1,057.02	52.85	
	XXXXX5174	09/21/2021	Safeway Inc	28.69	00432285-090421	9/4/2021 Purchase	28.69	0.00	\$56.27
				27.58	00808825-090421	9/4/2021 Purchase	27.58	0.00	
	XXXXX5175	09/21/2021	Santa Clara Lighting Inc	2,707.56	21928	Supplies	2,707.56	0.00	\$2,707.56
	XXXXX5176	09/21/2021	SHI International Corp	42.83	B13780646	Acrobat Pro DC for enterprise	42.83	0.00	\$42.83
	XXXXX5177	09/21/2021	Sierra Pacific Turf Supply Inc	353.57	0603651-IN	Supplies	353.57	0.00	\$353.57
	XXXXX5178	09/21/2021	Sustainable Turf Science Inc	1,823.03	5783	Supplies	1,823.03	0.00	\$1,823.03
	XXXXX5179	09/21/2021	The Home Depot Pro	94.28	640954590	Supplies	94.28	0.00	\$392.45
				298.17	641521729	Supplies	298.17	0.00	
	XXXXX5180	09/21/2021	Thomas Plumbing Inc	2,208.36	6305	Community Ctr Emergency Plumbing Svc	2,208.36	0.00	\$2,208.36
	XXXXX5181	09/21/2021	TRISTAR Risk Management	12,255.45	113720	Workers Comp Aug 2021	12,255.45	0.00	\$12,255.45
	XXXXX5182	09/21/2021	Turf Star Inc	194.80	7185045-00	Parts	194.80	0.00	\$194.80
	XXXXX5183	09/21/2021	UC Regents	433.50	1082331-214	Fontana, Francesca 19-13-11	433.50	0.00	\$433.50
	XXXXX5184	09/21/2021	United Site Services of California Inc	973.40	114-12340955	795 E Arques 8/27/21-9/23/21	973.40	0.00	\$973.40
	XXXXX5185	09/21/2021	University of California Santa Cruz	1.50	58755	Singh, Adriana 19-14-501-77	1.50	0.00	\$1,017.00
				1,015.50	58936	Ayoun, Faiza 19-14-1170-124	1,015.50	0.00	
	XXXXX5186	09/21/2021	Witmer Tyson Imports	1,442.02	T14171	Aug 2021 K-9	1,442.02	0.00	\$1,442.02

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
			Inc			Maintenance			
	XXXXX5187	09/21/2021	Anixter Inc	445.57	22K420144	Parts	445.57	0.00	\$445.57
	XXXXX5188	09/21/2021	Allied 100 LLC	14,976.48	1914282.	Supplies	14,976.48	0.00	\$18,643.46
				3,666.98	1971404	Supplies	3,666.98	0.00	
	XXXXX5189	09/21/2021	Pacific Coast Flag	320.35	25815	Stores Inventory	320.35	0.00	\$320.35
	XXXXX5190	09/21/2021	Farella Braun & Martel LLP	1,435.50	364643	Legal fees	1,435.50	0.00	\$1,435.50
	XXXXX5191	09/21/2021	Robert Bell	3,750.00	21004	Ag#001-915722-21 Aug 2021	3,750.00	0.00	\$3,750.00
	XXXXX5192	09/21/2021	Stommel Inc	969.74	SI64253	Supplies	969.74	0.00	\$969.74
	XXXXX5193	09/21/2021	BTAC Acquisition Corp	711.93	5017118322		711.93	0.00	\$3,538.15
				264.26	5017118324		264.26	0.00	
				65.21	5017118354		65.21	0.00	
				132.87	5017130051		132.87	0.00	
				165.29	5017130053		165.29	0.00	
				32.07	5017130055		32.07	0.00	
				17.97	5017141331		17.97	0.00	
				56.60	5017141333		56.60	0.00	
				377.23	5017141335		377.23	0.00	
				158.47	5017155863		158.47	0.00	
				391.87	5017155865		391.87	0.00	
				470.44	5017162237		470.44	0.00	
				73.25	5017185360		73.25	0.00	
				83.26	5017185361		83.26	0.00	
				537.43	5017202328		537.43	0.00	
	XXXXX5194	09/21/2021	Grainger	237.39	9008464951		237.39	0.00	\$3,584.29
				232.79	9008708019		232.79	0.00	
				33.49	9014503289		33.49	0.00	
				237.39	9016258742		237.39	0.00	
				60.41	9025349284		60.41	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				229.55	9033759979		229.55	0.00	
				52.46	9035285981		52.46	0.00	
				573.16	9039121034		573.16	0.00	
				7.78	9040550635		7.78	0.00	
				269.92	9044572957	Supplies	269.92	0.00	
				519.87	9048483409	Supplies	519.87	0.00	
				375.22	9049191647	Supplies	375.22	0.00	
				212.77	9051147412	Supplies	212.77	0.00	
				425.52	9052390433	Supplies	425.52	0.00	
				116.57	9053566015	Supplies	116.57	0.00	
	XXXXX5195	09/21/2021	Berntsen International Inc	2,010.96	227027	Storm drain	2,010.96	0.00	\$2,010.96
	XXXXX5196	09/21/2021	Careers in Government Inc	2,650.00	11-11846	Annual Membership July 21-July 22	2,650.00	0.00	\$2,650.00
	XXXXX5197	09/21/2021	Alameda County Information Tech Dept	2,054.72	112-2108055	AWS Billing AC#955067 Aug 21	2,054.72	0.00	\$2,054.72
	XXXXX5198	09/21/2021	Bay Area Trenchless	8,500.00	9121	New sewer line	8,500.00	0.00	\$8,500.00
	XXXXX5199	09/21/2021	California Department of Justice	921.00	549495	DOJ Livescan	921.00	0.00	\$921.00
	XXXXX5200	09/21/2021	Stearns, Conrad and Schmidt Consulting Engineers Inc	1,695.00	0402661	Routine Monitoring Smart Stn & LF March 2021	1,695.00	0.00	\$1,695.00
	XXXXX5201	09/21/2021	Shuen Lai Shirley Tang	305.00	21-173	Reimbursement to NOVA participant for required Exam. WIOA #5642489	305.00	0.00	\$305.00
	XXXXX5202	09/21/2021	Jasmin Gallegos	62.30	21-175	Reimbursement to NOVA participant for required textbook: Basic Accountng Concepts, Principles, and Procedures.	62.30	0.00	\$62.30

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
						WIOA #5643581			
	XXXXX5203	09/21/2021	Daeun Jang	121.10	21-174	Reimbursement to NOVA participant for required materials: Canakit Raspberry Pi 4 Board & USB Cable. WIOA #5643707	121.10	0.00	\$121.10
	XXXXX5204	09/21/2021	Leah Kidger	399.00	21-171	Reimbursement to NOVA participant for required materials: Adobe Captivate - (WIOA #5642186)	399.00	0.00	\$399.00
	XXXXX5205	09/21/2021	Alleah Aguinaldo	47.62	21-172	Reimbursement to NOVA Youth participant for required materials: Food Handlers Card & Work Shoes. WIOA #2098154	47.62	0.00	\$47.62
	XXXXX5206	09/21/2021	David Fong	69.41	064128	Refund of overpayment. Closed account, refunding 2022 taxes.	69.41	0.00	\$69.41
	XXXXX5207	09/21/2021	Derek Swanger	300.00	NA	Years of Service Award, 30 years	300.00	0.00	\$300.00
	XXXXX5208	09/21/2021	Frank Bellucci	300.00	NA	Years of Service Award, 30 years	300.00	0.00	\$300.00
	XXXXX5209	09/21/2021	Gary Vierra	300.00	NA	Years of Service Award, 30 years	300.00	0.00	\$300.00
	XXXXX5210	09/21/2021	James Boone	300.00	NA	Years of Service Award, 30 years	300.00	0.00	\$300.00
	XXXXX5211	09/21/2021	Jeanette Langdell	350.00	NA	Years of Service Award, 35 years	350.00	0.00	\$350.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5212	09/21/2021	Komal Munshi	40.36	21-176	Reimbursement to NOVA participant for required textbooks: "Strengths Finder 2.0" & "HBR's 10 Must Reads on Change" WIOA #5643680	40.36	0.00	\$40.36
	XXXXX5213	09/21/2021	Chris Nguyen	137.59	174673-76242	Utility credit balance refund	137.59	0.00	\$137.59
	XXXXX5214	09/21/2021	Dwain Madden	145.44	203659-70574	Utility credit balance refund	145.44	0.00	\$145.44
	XXXXX5215	09/21/2021	Future Auto Care	1,205.00	205869-39380	Utility credit balance refund	1,205.00	0.00	\$1,205.00
	XXXXX5216	09/21/2021	Mu Xia	132.76	157949-9326	Utility credit balance refund	132.76	0.00	\$132.76
	XXXXX5217	09/21/2021	Vicki Witkovski	339.76	183711-34342	Utility credit balance refund	339.76	0.00	\$339.76
	XXXXX5218	09/21/2021	Aantex Pest Control	82.00	450113		82.00	0.00	\$1,295.00
				63.00	450114		63.00	0.00	
				105.00	450115		105.00	0.00	
				101.00	450116		101.00	0.00	
				80.00	450117		80.00	0.00	
				126.00	450118		126.00	0.00	
				86.00	450119		86.00	0.00	
				86.00	450120		86.00	0.00	
				86.00	450121		86.00	0.00	
				86.00	450122		86.00	0.00	
				137.00	450127		137.00	0.00	
				85.00	450129		85.00	0.00	
				86.00	451600		86.00	0.00	
				86.00	451601		86.00	0.00	
	XXXXX5219	09/21/2021	Access Systems	1,552.50	11758		1,552.50	0.00	\$1,911.38

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				358.88	11771		358.88	0.00	
	XXXXX5220	09/21/2021	Acushnet Co	481.70	911495354	Golf	481.70	0.00	\$481.70
	XXXXX5221	09/21/2021	Air Cooled Engines Inc	1,466.07	84872	Mobile Genset	1,466.07	0.00	\$1,466.07
	XXXXX5222	09/21/2021	Alhambra	24.99	19768402 080121 LIB	Water	24.99	0.00	\$49.98
				24.99	19768402 090121 LIB	Water	24.99	0.00	
	XXXXX5223	09/21/2021	Amazon Capital Services Inc	25.04	1FJ4-NHTW-LCGF		25.04	0.00	\$2,434.88
				50.17	1FMT-R17C-HRVC		50.17	0.00	
				2,278.56	1HVN-C4R3-P4WV		2,278.56	0.00	
				74.58	1LR1-JDGY-KJJM		74.58	0.00	
				6.53	1YG3-YKLH-YRMF		6.53	0.00	
	XXXXX5224	09/21/2021	Backflow Prevention Specialists Inc	392.04	10184		392.04	0.00	\$6,057.40
				2,240.15	10188	Parts	2,240.15	0.00	
				2,707.89	10189	Parts	2,707.89	0.00	
				717.32	10350	Parts	717.32	0.00	
	XXXXX5225	09/21/2021	Biggs Cardosa Assoc Inc	5,218.17	82097	Fair Oaks Ovhd Bridge July 2021	5,218.17	0.00	\$5,218.17
	XXXXX5226	09/21/2021	Bound Tree Medical LLC	5,543.98	84203253	Supplies	5,543.98	0.00	\$5,543.98
	XXXXX5227	09/21/2021	Cengage Learning Inc	16.58	74872905	Books	16.58	0.00	\$210.31
				29.67	74894331	Books	29.67	0.00	
				23.56	74913533	Books	23.56	0.00	
				23.56	75049882	Books	23.56	0.00	
				89.88	75102932	Books	89.88	0.00	
				27.06	75330349	Books	27.06	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5228	09/21/2021	Century Graphics	465.98	55125	T-SHirt	465.98	0.00	\$3,063.21
				236.55	55131	Logo print	236.55	0.00	
				2,360.68	55204		2,360.68	0.00	
	XXXXX5230	09/21/2021	Cintas Loc #38K	205.19	4088811686		205.19	0.00	\$5,520.18
				5.60	4088811775	Uniform	5.60	0.00	
				9.74	4088811778	Unifrom	9.74	0.00	
				333.55	4088811794		333.55	0.00	
				205.19	4089427321		205.19	0.00	
				5.60	4089427350	Uniform	5.60	0.00	
				193.17	4089427398	Uniform	193.17	0.00	
				333.55	4089427422		333.55	0.00	
				205.19	4090162920		205.19	0.00	
				9.74	4090163029	uniform	9.74	0.00	
				333.55	4090163068		333.55	0.00	
				5.60	4090163083	Uniform	5.60	0.00	
				207.86	4090774657		207.86	0.00	
				333.55	4090774787		333.55	0.00	
				5.60	4090774789	Uniform	5.60	0.00	
				9.74	4090774864	Uniform	9.74	0.00	
				333.55	4091429860		333.55	0.00	
				207.86	4091429902		207.86	0.00	
				5.60	4091430034	Uniform	5.60	0.00	
				9.74	4091430073	Uniform	9.74	0.00	
				207.86	4092086503		207.86	0.00	
				333.55	4092086538		333.55	0.00	
				193.90	4092795258		193.90	0.00	
				434.59	4092795296		434.59	0.00	
				175.51	4093418655		175.51	0.00	
				373.97	4093418744		373.97	0.00	
				333.55	4094076910		333.55	0.00	
				175.51	4094077035		175.51	0.00	
				332.57	9126746911R	CR9126746911 repaid	332.57	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5231	09/21/2021	Colantuono Highsmith & Whatley PC	366.14	49066	PG&E Coalition UUT	366.14	0.00	\$366.14
	XXXXX5232	09/21/2021	Davey Resource Group	495.00	915689943	Stump Grinding Las Palmas	495.00	0.00	\$495.00
	XXXXX5233	09/21/2021	Dell Marketing LP	1,060.13	10508552002	Dell 55 4K Conference Room Monitor	1,060.13	0.00	\$4,428.62
				1,198.10	10509009054	Dell Monitor	1,198.10	0.00	
				652.54	10509365063	Dell 34 Curved USB-C Monitor	652.54	0.00	
				1,517.85	10518489656	OptiPlex 7090 Ultra BTX	1,517.85	0.00	
	XXXXX5234	09/21/2021	Fire & Risk Alliance LLC	23,653.18	132-001-62		23,653.18	0.00	\$74,303.81
				33,632.13	132-001-63		33,632.13	0.00	
				4,919.70	132-005-21		4,919.70	0.00	
				1,416.20	132-005-22		1,416.20	0.00	
				8,946.00	132-005-23		8,946.00	0.00	
				1,736.60	132-005-24		1,736.60	0.00	
	XXXXX5235	09/21/2021	The Goodyear Tire & Rubber Co	1,811.71	189-1107369	Tire	1,811.71	0.00	\$1,811.71
	XXXXX5236	09/21/2021	H K Avery Construction	4,190.00	2321	Mary Judd 902 Dalles Ave	4,190.00	0.00	\$4,190.00
	XXXXX5237	09/21/2021	Hetnet Wireless LLC	500.00	3539	Plan check	500.00	0.00	\$7,000.00
				500.00	3540	PLan	500.00	0.00	
				500.00	3541	Plan	500.00	0.00	
				500.00	3542	Plan	500.00	0.00	
				750.00	3543	Annual Testing	750.00	0.00	
				750.00	3584	Acceptance Testing	750.00	0.00	
				2,500.00	3585	Annual Testing	2,500.00	0.00	
				500.00	3616	Maintenance Services	500.00	0.00	
				500.00	3617	Maintenance	500.00	0.00	
	XXXXX5238	09/21/2021	Hybrid Commercial	697.34	27337	Environmental	697.34	0.00	\$1,674.05



Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
			Printing Inc			Events Calendar			
				976.71	27338	Library Brochure	976.71	0.00	
	XXXXX5239	09/23/2021	State Water Resources Control Board	974.58	SC-127489	RP#2247 AC#2020263 Town Ctr Site Cleanup Prog 4/1/21- 6/30/21	974.58	0.00	\$974.58
	XXXXX5240	09/23/2021	Bindu Madhava	500.00	PDA100921	10/9/21 State of City Dance Performance	500.00	0.00	\$500.00
	XXXXX5241	09/23/2021	Bay Area Air Quality Management District	413.00	4KX12	Annual Permit Renewal Plant: 15486 10/1/21-10/01/22	413.00	0.00	\$413.00
	XXXXX5242	09/23/2021	United States Postal Service	265.00	Permit#2661-092121	Bldg Division Permit 2661000 Renewal	265.00	0.00	\$265.00
	XXXXX5243	09/23/2021	Kathleen Ashley	100.00	NA	Years of Service Award, 10 years	100.00	0.00	\$100.00
	XXXXX5244	09/23/2021	Acushnet Co	702.85	911252909	2020 Plan	702.85	0.00	\$974.57
				271.72	911316381	Golf store	271.72	0.00	
	XXXXX5245	09/23/2021	Airgas USA LLC	368.65	9115980449	Oxygen	368.65	0.00	\$1,815.89
				192.71	9980331069	Oxygen Cylinder Rental	192.71	0.00	
				521.91	9981058167	Gas Cylinder Rental For Stores	521.91	0.00	
				539.91	9981783124	Gas cylinder rentals for Stores	539.91	0.00	
				192.71	9981783125		192.71	0.00	
	XXXXX5246	09/23/2021	Alhambra	49.03	19768402 080121 PAS	Water	49.03	0.00	\$119.79
				25.06	19768402 080121 PRINT	Water	25.06	0.00	
				46.82	19768402 090121 PAS	Water	46.82	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5247	09/23/2021	Amazon Capital Services Inc	-1.12	19768402090121 PRINT	Water	-1.12	0.00	\$4,280.21
				49.05	16GM-JJNH-63GH		49.05	0.00	
				77.26	1C3X-V9MP-RK9K		77.26	0.00	
				20.91	1CWK-L6MQ-GJTJ		20.91	0.00	
				332.81	1D3W-1Q1X-G6RQ		332.81	0.00	
				251.37	1DXY-9J93-X4P9		251.37	0.00	
				70.82	1F31-JKGD-M67J		70.82	0.00	
				11.98	1G3P-QGVY-GT1V		11.98	0.00	
				119.30	1GHJ-D9H3-M6JH		119.30	0.00	
				284.70	1JRM-FRRT-J34L		284.70	0.00	
				45.62	1KGT-FTDG-DXMV		45.62	0.00	
				12.76	1KGT-FTDG-JYT3		12.76	0.00	
				96.00	1LHL-9V7R-KCCY		96.00	0.00	
				16.31	1LL7-44YP-YRMG		16.31	0.00	
				75.40	1NND-K9RM-4WKF		75.40	0.00	
				860.39	1NPL-GNFW-HWG4		860.39	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				314.27	1P4T-63JM-CHMJ		314.27	0.00	
				59.65	1PCQ-PNQK-Y6GF		59.65	0.00	
				287.86	1QV3-KWMN-9J1X		287.86	0.00	
				52.35	1R4K-LDTG-1MMG		52.35	0.00	
				981.00	1RDC-YPQX-T4KP		981.00	0.00	
				68.69	1TF6-DVMW-1R9R		68.69	0.00	
				205.93	1TXL-1R9F-D1KP		205.93	0.00	
				-24.00	1WGH-91ML-PKRG	Credit issued towards Inv#1TXL-1R9F-D1KP	-24.00	0.00	
				9.78	1YFY-7HLH-RNDG		9.78	0.00	
	XXXXX5248	09/23/2021	American Textile & Supply Inc	453.75	112480	RagBALE 1% 10 discount applied	458.33	4.58	\$453.75
	XXXXX5249	09/23/2021	Bay Counties SMaRT	50,211.50	033070		50,211.50	0.00	\$50,211.50
	XXXXX5250	09/23/2021	Callander Associates Landscape Architec	1,962.67	18054-22	Lawrence Station Sense of Place	1,962.67	0.00	\$1,962.67
	XXXXX5251	09/23/2021	Century Graphics	11,028.21	54114	Polos	11,028.21	0.00	\$11,346.45
				318.24	54570Revised	Graphic Logo	318.24	0.00	
	XXXXX5252	09/23/2021	Community Tech Network	1,800.00	1668	Services -Virtual groups	1,800.00	0.00	\$1,800.00
	XXXXX5253	09/23/2021	CSG Consultants Inc	3,200.00	38942	Civic Center Fire Protection Plan Review	3,200.00	0.00	\$3,200.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5254	09/23/2021	Dooley Enterprises Inc	15,024.41	61330	Ammunition	15,024.41	0.00	\$15,024.41
	XXXXX5255	09/23/2021	FleetPride Inc	423.11	81027145	Heavy Duty Parts	423.11	0.00	\$1,034.36
				58.06	81105562	Heavy Duty Parts	58.06	0.00	
				260.08	81403683	Heavy Duty Parts	260.08	0.00	
				123.03	81432351	Heavy duty parts	123.03	0.00	
				170.08	81576286	Part Heavy Duty	170.08	0.00	
	XXXXX5256	09/23/2021	BKF Engineers	1,649.00	21090865	Sunnyvale Caltrain Grade Separation	1,649.00	0.00	\$1,649.00
	XXXXX5257	09/23/2021	HDR Engineering Inc	470.13	1200370123	LF Inspections 04/25-07/31021	470.13	0.00	\$470.13
	XXXXX5258	09/23/2021	Heritage Bank of Commerce	37,051.50	FOAOHBRID GE#14	TR-13/01-16	37,051.50	0.00	\$37,051.50
	XXXXX5259	09/23/2021	Intex Auto Parts	57.60	2-50878-13	Parts	57.60	0.00	\$786.32
				17.46	2-51024-15	Auto parts	17.46	0.00	
				16.79	2-51283-13	Parts	16.79	0.00	
				29.59	2-51660-17	Parts	29.59	0.00	
				98.44	2-51875-10	Parts	98.44	0.00	
				104.09	2-53437-11	Parts	104.09	0.00	
				141.80	2-53569-14	Parts	141.80	0.00	
				320.55	2-58296-18	Auto Parts	320.55	0.00	
	XXXXX5260	09/23/2021	Jacqueline R Orrell	300.00	MASP090821	9/8/2021 Service	300.00	0.00	\$300.00
	XXXXX5261	09/23/2021	Joseph J Albanese Inc	693,978.58	FOAOHBRID GE#14	TR-13/01-16	693,978.58	0.00	\$693,978.58
	XXXXX5262	09/23/2021	Kelly Paper Co	294.91	10699889	Supplies	294.91	0.00	\$351.55
				28.32	10699899	Supplies	28.32	0.00	
				28.32	10699946	Supplies	28.32	0.00	
	XXXXX5263	09/23/2021	Silicon Valley Crane	12,160.55	PRI00000340 2	Operate & Maintain 80-Ton Crane 7/13-29/2021	12,160.55	0.00	\$12,160.55
	XXXXX5264	09/23/2021	L N Curtis & Sons Inc	144.05	INV522122	Supplies	144.05	0.00	\$144.05

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
	XXXXX5265	09/23/2021	Mallory Safety & Supply LLC	953.76	5180055	Stores Inventory	953.76	0.00	\$953.76
	XXXXX5266	09/23/2021	Office Depot Inc	1,309.43	185435249001	Julie Callaghan 7/28/2021	1,309.43	0.00	\$2,558.69
				59.70	187969877001	Frances Morales 8/16/2021	59.70	0.00	
				24.35	189070289001	Aaron Migliaccio 8/13/2021	24.35	0.00	
				207.26	191329454001	Jaime Hernandez 9/15/2021	207.26	0.00	
				4.03	191976710002	Jaime Hernandez 9/1/2021	4.03	0.00	
				47.40	192576443001	Aracely Diaz 9/16/2021	47.40	0.00	
				41.45	192843306001	Aaron Migliaccio 9/11/2021	41.45	0.00	
				39.21	192843592001	Julia Erdman 9/9/2021	39.21	0.00	
				9.81	193888895001	Jody Badiei 9/16/201	9.81	0.00	
				15.39	194304130001	Linda Lovett 9/13/2021	15.39	0.00	
				254.80	194381944001	Jody Badiei 9/11/2021	254.80	0.00	
				8.54	194381946001	Jody Badiei 9/11/2021 Rtn Orde195998625-001/- \$0.18 Applied	8.54	0.00	
				2.10	194546817001	Michelle Chuck 9/16/2021	2.10	0.00	
				151.23	195501315001	Candi Latini 9/13/2021	151.23	0.00	
				61.79	195501658001	Candi Latini 9/13/2021	61.79	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				214.80	195769509001	Anjelene Manzanares 9/17/2021	214.80	0.00	
				107.40	195769512001	Anjelene Manzanares 9/17/2021	107.40	0.00	
	XXXXX5267	09/23/2021	P&R Paper Supply Co Inc	533.78	30386623-00	Stores Inventory	533.78	0.00	\$1,041.65
				507.87	30389077-00	Stores Inventory	507.87	0.00	
	XXXXX5268	09/23/2021	R E P Nut N Bolt Guy	103.89	33420	Stores Inventory	103.89	0.00	\$103.89
	XXXXX5269	09/23/2021	Reed & Graham Inc	879.36	009818	Emulsion & Asphalt \$46.28 Discount By 9/23/2021 Net Pay \$879.36	879.36	0.00	\$14,109.22
				598.13	009819	Asphalt \$31.48 Discount By 9/23/2021	629.61	31.48	
				118.75	009965	Broken ac \$6.25 Discount By 9/24/2021	125.00	6.25	
				1,687.40	009966	Asphalt \$88.81 Discount By 9/24/2021	1,776.21	88.81	
				743.20	010490	Asphalt \$39.12 Discount By 10/1/2021	782.32	39.12	
				1,319.86	010726	Broken acs & asphalt \$69.47 Discount By 10/3/21	1,389.33	69.47	
				1,059.28	010727	Asphalt \$55.75 Discount By 10/3/2021	1,115.03	55.75	
				1,570.33	010861	Broken acs & asphalt \$82.65 Discount By	1,652.98	82.65	

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						10/4/21			
				2,276.73	010862	Asphalt \$119.83 Discount Applied	2,276.73	0.00	
				848.17	011255	Broken acs & asphalt \$44.64 Discount By 10/9/21	892.81	44.64	
				576.99	011256	Emulsion & Asphalt \$30.37 Discount By 10/9/21	607.36	30.37	
				118.75	011382	Broken ac \$6.25 Discount By 10/10/2021	125.00	6.25	
				2,312.27	011383	Asphalt \$121.70 Discount By 10/10/2021	2,433.97	121.70	
	XXXXX5270	09/23/2021	Richards Watson & Gershon	1,072.00	233635	Housing Appl 1202 Keifer Svc Thru 8/31/2021	1,072.00	0.00	\$1,072.00
	XXXXX5271	09/23/2021	Safeway Inc	10.06	00808338-080721	8/7/2021 Purchase	10.06	0.00	\$10.06
	XXXXX5272	09/23/2021	SFO Reprographics	532.93	71844	City Waterline Replacement	532.93	0.00	\$532.93
	XXXXX5273	09/23/2021	Sierra Pacific Turf Supply Inc	1,031.19	0606210-IN	Supplies	1,031.19	0.00	\$1,031.19
	XXXXX5274	09/23/2021	Silver & Wright LLP	1,725.80	28378	618 Sheraton Dr Aug 2021 Svc	1,725.80	0.00	\$6,535.72
				535.50	28380	1325 Socorro Ave 8/31/2021 Svc	535.50	0.00	
				63.90	28381	8/12 & 8/17/2021 Svc	63.90	0.00	
				1,024.50	28382	907 W Cardinal Aug 2021 Svc	1,024.50	0.00	
				3,186.02	28383	Yok Law v SV Aug 2021	3,186.02	0.00	
	XXXXX5275	09/23/2021	Sloan Sakai Yeung &	5,806.50	47072	Judith Sullivan-	5,806.50	0.00	\$5,806.50

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
			Wong LLP			Ojuola v SV Aug 2021			
	XXXXX5276	09/23/2021	Staples Inc	138.43	3487318848	Summary 8063576876 Thao Nguyen 9/10/2021	138.43	0.00	\$138.43
	XXXXX5277	09/23/2021	Stevens Creek Chevrolet	346.57	130094	Parts	346.57	0.00	\$1,207.01
				59.85	130395	Parts	59.85	0.00	
				122.30	130527	Parts	122.30	0.00	
				410.92	130724	Parts	410.92	0.00	
				17.26	130736	Parts	17.26	0.00	
				105.19	131041	Parts	105.19	0.00	
				144.92	131252	Parts	144.92	0.00	
	XXXXX5279	09/23/2021	Sunnyvale Ford	453.10	188775FOW	Parts	453.10	0.00	\$19,813.61
				172.35	188994FOW	Parts	172.35	0.00	
				11.29	189297FOW	Parts	11.29	0.00	
				16.01	189328-1	Parts	16.01	0.00	
				233.15	189496FOW	Parts	233.15	0.00	
				87.83	189497FOW	Parts	87.83	0.00	
				1,008.88	189591FOW	Parts	1,008.88	0.00	
				37.95	189592FOW	Parts	37.95	0.00	
				424.58	192571FOW	Parts	424.58	0.00	
				6.29	192592FOW	Parts	6.29	0.00	
				77.53	192659FOW	Parts	77.53	0.00	
				313.03	192711FOW	Parts Heavy Duty	313.03	0.00	
				33.29	192771FOW	Parts	33.29	0.00	
				97.49	192791FOW	Parts Heavy Duty	97.49	0.00	
				36.82	192855FOW	Parts	36.82	0.00	
				1,070.29	192941FOW	Parts	1,070.29	0.00	
				1,070.29	193114FOW	Parts	1,070.29	0.00	
				108.64	193327FOW	Parts	108.64	0.00	
				50.19	193346FOW	Parts Heavy Duty	50.19	0.00	
				28.99	193411FOW	Parts	28.99	0.00	
				94.28	193432FOW	Parts	94.28	0.00	



Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				12.57	193513FOW	Parts	12.57	0.00	
				23.04	193584FOW	Parts	23.04	0.00	
				7,803.49	FOCS831167	Parts & Labor 9/21: check with Pablo	7,803.49	0.00	
				6,542.24	FOCS833362	Parts & Labor	6,542.24	0.00	
	XXXXX5280	09/23/2021	Tyler Technologies	251,219.14	025-336271	7/1/21-6/30/22 Mtnce  Cr Memos 025-346609 & 025-339493 Applied	251,219.14	0.00	\$251,219.14
	XXXXX5281	09/23/2021	West Valley Staffing Group	2,368.44	302039	Margaret Netto W/E 9/12/2021	2,368.44	0.00	\$2,368.44
	XXXXX5282	09/23/2021	WOWzy Creation Corp	127.78	95013	Personalized awards and plaques	127.78	0.00	\$260.56
				132.78	95027	Retirement plaques	132.78	0.00	
	XXXXX5283	09/23/2021	The Sourcing Group LLC	109.13	411761	Fill Station Guidelines & Use Banner	109.13	0.00	\$218.26
				109.13	411762	Fill Station Guidelines & Use Banner	109.13	0.00	
	XXXXX5284	09/23/2021	Cratus Inc	1,168,411.00	LWRNCEXP RSS#07	UY-15/03-16	1,168,411.00	0.00	\$1,168,411.00
	XXXXX5285	09/23/2021	Colleen Valles Writer	1,025.00	51	Writing, Review, Editing	1,025.00	0.00	\$1,025.00
	XXXXX5286	09/23/2021	Ace Fire Equipment & Service Co Inc	569.28	10483036	Annual Maintenance, Parts	569.28	0.00	\$569.28
	XXXXX5287	09/23/2021	BTAC Acquisition Corp	1,453.44	5017143137		1,453.44	0.00	\$5,000.40
				290.38	5017151543		290.38	0.00	
				1,573.96	5017151571		1,573.96	0.00	
				452.10	5017151573		452.10	0.00	
				479.96	5017151611		479.96	0.00	

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
				223.30	5017169102		223.30	0.00	
				197.11	5017169104		197.11	0.00	
				330.15	5017218648		330.15	0.00	
	XXXXX5288	09/23/2021	Grainger	11.22	9037181683	Supplies	11.22	0.00	\$2,385.98
				20.63	9040401326	Supplies	20.63	0.00	
				282.68	9050087882	Supplies	282.68	0.00	
				511.16	9711003872	Supplies	511.16	0.00	
				86.73	9713768043	Supplies	86.73	0.00	
				142.04	9733827589	Supplies	142.04	0.00	
				309.56	9742091276	Supplies	309.56	0.00	
				6.58	9742162804		6.58	0.00	
				58.33	9749433737	Supplies	58.33	0.00	
				263.15	9793512683	Supplies	263.15	0.00	
				33.36	9800304678	Supplies	33.36	0.00	
				33.44	9801823262	Supplies	33.44	0.00	
				303.98	9833143127	Supplies	303.98	0.00	
				65.24	9854751790	Parts	65.24	0.00	
				181.10	9905457355	Supplis	181.10	0.00	
				76.78	9960346873	Supplies	76.78	0.00	
	XXXXX5289	09/23/2021	Bay Area Air Quality Management District	380.00	4KX18	Annual Permit Renewal Plant#15528 10/01/21-10/01/22	380.00	0.00	\$380.00
	XXXXX5290	09/23/2021	Bay Area Air Quality Management District	379.00	4KX16	Annual Permit Renewal Plant#15525 10/01/21-10/01/22	379.00	0.00	\$379.00
	XXXXX5291	09/23/2021	Bay Area Air Quality Management District	379.00	4KX17	Annual Permit Renewal Plant#15526 10/01/21-10/01/22	379.00	0.00	\$379.00
	XXXXX5292	09/23/2021	Bay Area Air Quality Management District	378.00	4KX21	Annual Permit Renewal	378.00	0.00	\$378.00

Payment Type	Payment #.	Payment Date	Vendor Name	Amount Paid	Invoice No.	Description	Invoice Amount	Discount Taken	Payment Total
						Plant#15531 10/01/21-10/01/22			
	XXXXX5293	09/23/2021	Bay Area Air Quality Management District	753.00	4KX19	Annual Permit Renewal Plant#15529 10/01/21-10/01/22	753.00	0.00	\$753.00
	XXXXX5294	09/23/2021	Bay Area Air Quality Management District	380.00	4KX20	Annual Permit Renewal Plant#15530 10/01/21-10/01/22	380.00	0.00	\$380.00
	XXXXX5295	09/23/2021	GRM Information Management Services	1,649.90	00117579	August 2021	1,649.90	0.00	\$1,649.90
WIRE	XXXXX5867	09/21/2021	San Francisco Public Utilities Commission	2,064,730.40	08032021-09012021	Purchased Water from SFPUC August 2021 wire date 9/16/2021	2,064,730.40	0.00	\$2,064,730.40
	XXXXX5924	09/23/2021	Keenan & Associates	73,032.89	9/1/21-9/15/21	Wire for Keenan & Associates - Trust Reimbursement 9/01/21 to 9/15/21 - WR date 9/21/21	73,032.89	0.00	\$73,032.89
	XXXXX5925	09/23/2021	Valley Water	1,372,464.90	TI002512	Valley Water Treated Water Usage, August 2021 - WR date 9/21/21	1,372,464.90	0.00	\$1,372,464.90
	XXXXX5926	09/23/2021	US Bank	836,500.00	07312021	OPEB Trust Contribution WR date 9/20/21	836,500.00	0.00	\$836,500.00
<b>Grand Total</b>				7,927,818.11			7,928,680.52	862.41	\$7,927,818.11



# City of Sunnyvale

## Agenda Item

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21-0651

Agenda Date: 10/12/2021

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### REPORT TO COUNCIL

#### **SUBJECT**

Award of Contract to Kimley Horn & Associates, Inc., for Safe Routes to School Improvements on Maude and Sunnyvale Avenues (F21-109)

#### **STAFF RECOMMENDATION**

Take the following actions:

- Award a Consultant Services Agreement in the amount not-to-exceed \$357,885.39 in substantially the same form as Attachment 1 to the report to Kimley Horn & Associates, Inc.;
- Approve a 10% contingency in the amount of \$35,789; and
- Authorize the City Manager to execute the contract when all necessary conditions have been met.

#### **BASIS FOR RECOMMENDATION**

A Request for Proposals (RFP) was posted on DemandStar on March 29 and distributed to multiple California firms. Three (3) proposals were received on April 21. Kimley Horn & Associates, Inc. was selected as the highest-rated proposer. A detailed scope of work is included in Attachment 1 and a list of locations is included in Attachment 3.

Consultant services provided for this project will include design of construction documents and associated construction support for the following project scope: installation of new on-street bicycle lanes on Sunnyvale Avenue between Maude and Hendy Avenues and removal of pork chop islands and new curb extensions ("bulb-outs") at Maude/Mathilda. Maude/Borregas will also be evaluated for feasibility of removal of the pork chop island and installation of a curb extension, but it will be challenging due to location of existing power pole and overhead utilities which necessitates adding multiple poles in order to replace the one pole on the corner and coordination with Pacific Gas and Electric staff to determine if the removal is possible. If not feasible at this time, this portion of the project will be removed.

#### **ENVIRONMENTAL REVIEW**

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

#### **FISCAL IMPACT**

Funding for this project is available in Capital Project 833850 - Sunnyvale Safe Routes to School Improvements. A project financial summary is included as Attachment 2.

**PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website.

Prepared by: Gregory S. Card, Purchasing Officer

Reviewed by: Tim Kirby, Director of Finance

Reviewed by: Jaqui Guzmán, Deputy City Manager

Approved by: Kent Steffens, City Manager

**ATTACHMENTS**

1. Draft Consultant Services Agreement
2. Budget Summary Sheet - Project 833850 - Sunnyvale Safe Routes to School Improvements
3. List of Locations

**DRAFT CONSULTANT SERVICES AGREEMENT BETWEEN CITY OF SUNNYVALE AND BRAD  
KIMLEY HORN AND ASSOCIATES, INC. FOR DESIGN AND CONSTRUCTION  
SUPPORT SERVICES FOR SAFE ROUTES TO SCHOOL IMPROVEMENTS  
ON MAUDE AND SUNNYVALE AVENUES**

THIS AGREEMENT, dated \_\_\_\_\_, is by and between the CITY OF SUNNYVALE, a municipal corporation ("CITY"), and KIMLEY HORN AND ASSOCIATES, INC., a California corporation ("CONSULTANT").

WHEREAS, CITY desires to secure professional services necessary for investigation, analysis, design, preparation of construction drawings and contract specifications, consultation, services during construction and other services for a project known as Safe Routes to School Improvements on Maude And Sunnyvale Avenues; and

WHEREAS, CONSULTANT represents that it, and its sub-consultants, if any, possess the professional qualifications and expertise to provide the required services and are licensed by the State of California to practice engineering in the required disciplines;

NOW, THEREFORE, THE PARTIES ENTER INTO THIS AGREEMENT.

1. Services by CONSULTANT

CONSULTANT shall provide services in accordance with Exhibit "A" entitled "Scope of Work." All exhibits referenced in this Agreement are attached hereto and are incorporated herein by reference. To accomplish that end, CONSULTANT agrees to assign Ryan Dole, P.E., T.E, to this project, to act in the capacity of Project Manager and personally direct the professional services to be provided by CONSULTANT.

Except as specified in this Agreement, CONSULTANT shall furnish all technical and professional services, including labor, material, equipment, transportation, supervision and expertise to perform all operations necessary and required to satisfactorily complete the services required in this Agreement.

2. Notice to Proceed/Completion of Services

- (a) CONSULTANT shall commence services upon receipt of a Notice to Proceed from CITY. Notice shall be deemed to have occurred three (3) calendar days after deposit in the regular course of the United States mail.
- (b) When CITY determines that CONSULTANT has satisfactorily completed the services defined in Exhibit "A," CITY shall give CONSULTANT written Notice of Final Acceptance, and CONSULTANT shall not incur any further costs hereunder. CONSULTANT may request this determination of completion when, in its opinion, it has satisfactorily completed the Scope of Work (Exhibit "A"), and if so requested, CITY shall make this determination within fourteen (14) days of such request.

3. Project Schedule

The Project Schedule is set forth in the attached Exhibit "A-1."

4. Payment of Fees and Expenses

Payments shall be made to CONSULTANT on a monthly basis as set forth in the attached Exhibit "B" entitled "Compensation Schedule." All compensation will be based on monthly billings as provided in Exhibit "B." Compensation will not be due until said detailed billing is submitted to CITY within a reasonable time before payment is expected to allow for normal CITY processing. An estimate of the percent of total completion associated with the various categories of the services shall be furnished by CONSULTANT with said billing. When applicable, copies of pertinent financial records will be included with the submission of billing(s) for all direct reimbursables. Compensation shall not exceed the amounts set forth in Exhibit "B" for each phase. In no event shall the total amount of compensation payable under this agreement exceed the sum of Three Hundred Fifty Seven Thousand Eight Hundred Eighty Five and 39/100 Dollars (\$357,885.39) for the duration of the contract, unless upon written modification of this Agreement. All invoices, including detailed backup, shall be sent to City of Sunnyvale, attention Accounts Payable, P.O. Box 3707, Sunnyvale, CA 94088-3707.

CONSULTANT will be reimbursed as promptly as fiscal procedures will permit upon receipt by the CITY of itemized invoices in triplicate. Invoices shall be submitted no later than 45 calendar days after the performance of work for which CONSULTANT is billing. Invoices shall detail the work performed on each milestone and each project as applicable. Invoices shall follow the format stipulated in the Compensation Schedule and shall reference the project title. The final invoice must contain the final cost and all credits due CITY. The final invoice should be submitted within 60 calendar days after completion of CONSULTANT's work.

5. No Assignment of Agreement

CONSULTANT bind themselves, their partners, successors, assigns, executors, and administrators to all covenants of this Agreement. Except as otherwise set forth in this Agreement, no interest in this Agreement or any of the work provided for under this Agreement shall be assigned or transferred, either voluntarily or by operation of law, without the prior written approval of CITY. However, claims for money due to or to become due to CONSULTANT from CITY under this Agreement may be assigned to a bank, trust company or other financial institutions, or to a trustee in bankruptcy, provided that written notice of any such assignment or transfer shall be first furnished to CITY. In case of the death of one or more members of CONSULTANT's firm, the surviving member or members shall complete the services covered by this Agreement. Any such assignment shall not relieve CONSULTANT from any liability under the terms of this Agreement.

6. Consultant is an Independent Contractor

CONSULTANT is not an agent or employee of CITY but is an independent contractor with full rights to manage its employees subject to the requirements of the law. All persons employed by CONSULTANT in connection with this Agreement will be employees of CONSULTANT and not employees of CITY in any respect. CONSULTANT is responsible for obtaining statutory Workers' Compensation coverage for its employees.

7. Consultant's Services to be Approved by a Registered Professional

All reports, costs estimates, plans and other documents which may be submitted or furnished by CONSULTANT shall be approved and signed by a qualified registered professional in the State of California. The title sheet for calculations, specifications and reports, and each sheet of plans, shall bear the

professional seal, certificate number, registration classification, expiration date of certificate and signature of the professional responsible for their preparation.

8. Standard of Workmanship

CONSULTANT represents and maintains that it is skilled in the professional calling necessary to perform the services and its duties and obligations, expressed and implied, contained herein, and CITY expressly relies upon CONSULTANT's representations regarding its skills and knowledge. CONSULTANT shall perform such services and duties in conformance to and consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California.

The plans, designs, specifications, estimates, calculations reports and other documents furnished under the Scope of Work (Exhibit "A") shall be of a quality acceptable to CITY. The criteria for acceptance of the work provided under this Agreement shall be a product of neat appearance, well-organized, technically and grammatically correct, checked and having the maker and checker identified. The minimum standard of appearance, organization and content of the drawings shall be that used by CITY for similar projects.

9. Responsibility of CONSULTANT

CONSULTANT shall be responsible for the professional quality, technical accuracy and the coordination of the services furnished by it under this Agreement. Neither CITY's review, acceptance nor payment for any of the services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement and CONSULTANT shall be and remain liable to CITY in accordance with applicable law for all damages to CITY caused by CONSULTANT's negligent performance of any of the services furnished under this Agreement.

Any acceptance by CITY of plans, specifications, calculations, construction contract documents, reports, diagrams, maps and other material prepared by CONSULTANT shall not, in any respect, absolve CONSULTANT for the responsibility CONSULTANT has in accordance with customary standards of good engineering practice in compliance with applicable Federal, State, County and/or municipal laws, ordinances, regulations, rules and orders.

10. Right of CITY to Inspect Records of CONSULTANT

CITY, through its authorized employees, representatives, or agents, shall have the right, at any and all reasonable times, to audit the books and records including, but not limited to, invoices, vouchers, canceled checks, time cards of CONSULTANT for the purpose of verifying any and all charges made by CONSULTANT in connection with this Agreement. CONSULTANT shall maintain for a minimum period of three (3) years from the date of final payment to CONSULTANT or for any longer period required by law, sufficient books and records in accordance with generally accepted accounting practices to establish the correctness of all charges submitted to CITY by CONSULTANT. Any expenses not so recorded shall be disallowed by CITY.

11. Confidentiality of Material

All ideas, memoranda, specifications, plans, calculations, manufacturing procedures, data, drawings, descriptions, documents, discussions or other information developed or received by or for



CONSULTANT and all other written information submitted to CONSULTANT in connection with the performance of this Agreement shall be held confidential by CONSULTANT and shall not, without the prior written consent of CITY be used for any purposes other than the performance of the Project services, nor be disclosed to an entity not connected with the performance of the Project services. Nothing furnished to CONSULTANT which is otherwise known to CONSULTANT or is or becomes generally known to the related industry shall be deemed confidential. CONSULTANT shall not use CITY's name, insignia or distribute exploitative publicity pertaining to the services rendered under this Agreement in any magazine, trade paper, newspaper or other medium without the express written consent of CITY.

12. No Pledging of CITY's Credit

Under no circumstances shall CONSULTANT have the authority or power to pledge the credit of CITY or incur any obligation in the name of CITY.

13. Ownership of Material

All material, including information developed on computer(s), which shall include, but not be limited to, data, sketches, tracings, drawings, plans, diagrams, quantities, estimates, specifications, proposals, tests, maps, calculations, photographs, reports and other material developed, collected, prepared or caused to be prepared, under this Agreement shall be the property of CITY, but CONSULTANT may retain and use copies thereof.

CITY shall not be limited, in any way, in its use of said material, at any time, for work associated with Project. However, CONSULTANT shall not be responsible for damages resulting from the use of said material for work other than Project, including, but not limited to the release of this material to third parties for work other than on Project.

14. Hold Harmless/Indemnification

To the extent permitted by law (including, without limitation, California Civil Code section 2782.8), CONSULTANT agrees to indemnify, defend and hold harmless CITY, its officers and employees from any and all claims, demands, actions, causes of action, losses, damages, liabilities, known or unknown, and all costs and expenses, including reasonable attorneys' fees in connection with any injury or damage to persons or property to the extent arising out of any negligence, recklessness or willful misconduct of CONSULTANT, its officers, employees, agents, contractor, subcontractors or any officer, agent or employee thereof in relation to CONSULTANT's performance under this Agreement. In no event shall the cost to defend charged to the design professional exceed the design professional's proportionate percentage of fault. However, notwithstanding the previous sentence, in the event one or more defendants is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, the design professional shall meet and confer with other parties regarding unpaid defense costs. Such defense and indemnification shall not apply in any instance of and to the extent caused by the sole negligence, recklessness or willful misconduct of CITY, its officers, employees, agents or representatives.

15. Insurance Requirements

The City requires that all contractors maintain insurance requirements on the Pacific Insurance Network System (PINS). CONSULTANT shall take out and maintain during the life of this Agreement policies of insurance as specified in Exhibit "C" attached and incorporated by reference, and shall provide all certificates and/or endorsements as specified in Exhibit "C."

16. No Third Party Beneficiary

This Agreement shall not be construed or deemed to be an agreement for the benefit of any third party or parties and no third party or parties shall have any claim or right of action hereunder for any cause whatsoever.

17. Notices

All notices required by this Agreement, other than invoices for payment which shall be sent directly to Accounts Payable, shall be in writing, and sent by first class with postage prepaid, or sent by commercial courier, to address below.

Nothing in this provision shall be construed to prohibit communication by more expedient means, such as by email or fax, to accomplish timely communication. Each party may change the address by written notice in accordance with this paragraph. Notices delivered personally shall be deemed communicated as of actual receipt; mailed notices shall be deemed communicated as of three business days after mailing.

To CITY: Jennifer Ng, Assistant Director/City Engineer  
Department of Public Works  
CITY OF SUNNYVALE  
P. O. Box 3707  
Sunnyvale, CA 94088-3707

To CONSULTANT: Kimley Horn and Associates, Inc.  
Attn: Adam Dankberg, P.E.  
4637 Chabot Drive, Ste 300  
Pleasanton, CA 94588

18. Waiver

CONSULTANT agrees that waiver by CITY of any one or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement.

19. Amendments

No alterations or changes to the terms of this Agreement shall be valid unless made in writing and signed by both parties.

20. Integrated Agreement

This Agreement embodies the agreement between CITY and CONSULTANT and its terms and conditions. No verbal agreements or conversation with any officer, agent or employee of CITY prior to execution of this Agreement shall affect or modify any of the terms or obligations contained in any

documents comprising this Agreement. Any such verbal agreement shall be considered as unofficial information and in no way binding upon CITY.

21. Conflict of Interest

CONSULTANT shall avoid all conflicts of interest, or appearance of conflict, in performing the services and agrees to immediately notify CITY of any facts that may give rise to a conflict of interest. CONSULTANT is aware of the prohibition that no officer of CITY shall have any interest, direct or indirect, in this Agreement or in the proceeds thereof. During the term of this Agreement CONSULTANT shall not accept employment or an obligation which is inconsistent or incompatible with CONSULTANT'S obligations under this Agreement.

22. Governing Law, Jurisdiction and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of California, excluding its conflict of law principles. Proper venue for legal actions will be exclusively vested in a state court in the County of Santa Clara. The parties agree that subject matter and personal jurisdiction are proper in state court in the County of Santa Clara, and waive all venue objections.

23. Records, Reports and Documentation

CONSULTANT shall maintain complete and accurate records of its operation, including any and all additional records required by CITY in writing. CONSULTANT shall submit to CITY any and all reports concerning its performance under this Agreement that may be requested by CITY in writing. CONSULTANT agrees to assist CITY in meeting CITY's reporting requirements to the state and other agencies with respect to CONSULTANT's work hereunder. All records, reports and documentation relating to the work performed under this Agreement shall be made available to City during the term of this Agreement.

24. Termination of Agreement

- A. If CONSULTANT defaults in the performance of this Agreement, or materially breaches any of its provisions, CITY at its option may terminate this Agreement by giving written notice to CONSULTANT. In the event of such termination, CONSULTANT shall be compensated in proportion to the percentage of satisfactory services performed or materials furnished (in relation to the total which would have been performed or furnished) through the date of receipt of notification from CITY to terminate. CONSULTANT shall present CITY with any work product completed at that point in time.
- B. Without limitation to such rights or remedies as CITY shall otherwise have by law, CITY also shall have the right to terminate this Agreement for any reason upon ten (10) days' written notice to CONSULTANT. In the event of such termination, CONSULTANT shall be compensated in proportion to the percentage of services performed or materials furnished (in relation to the total which would have been performed or furnished) through the date of receipt of notification from CITY to terminate. CONSULTANT shall present CITY with any work product completed at that point in time.
- C. If CITY fails to pay CONSULTANT, CONSULTANT at its option may terminate this Agreement if the failure is not remedied by CITY within (30) days after written notification of failure to pay.

25. Subcontracting

None of the services covered by this Agreement shall be subcontracted without the prior written consent of CITY. Such consent may be issued with notice to proceed if subcontract consultants are listed in the project work plan.

26. Fair Employment

CONSULTANT shall not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, condition of physical handicap, religion, ethnic background or marital status, in violation of state or federal law.

27. Changes

CITY or CONSULTANT may, from time to time, request changes in the terms and conditions of this Agreement. Such changes, which are mutually agreed upon by CITY and CONSULTANT, shall be incorporated in amendments to this Agreement.

28. Other Agreements

This Agreement shall not prevent either Party from entering into similar agreements with others.

29. Severability Clause.

In case any one or more of the provisions contained herein shall, for any reason, be held invalid, illegal or unenforceable in any respect, it shall not affect the validity of the other provisions which shall remain in full force and effect.

30. Captions

The captions of the various sections, paragraphs and subparagraphs, of the contract are for convenience only and shall not be considered nor referred to for resolving questions of interpretation.

31. Entire Agreement; Amendment

This writing constitutes the entire agreement between the parties relating to the services to be performed or materials to be furnished hereunder. No modification of this Agreement shall be effective unless and until such modification is evidenced by writing signed by all parties.

32. Miscellaneous

Time shall be of the essence in this Agreement. Failure on the part of either party to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provision or any other provision.

33. Signatures

The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the Consultant and the City. This Agreement shall insure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement.

ATTEST:

CITY OF SUNNYVALE ("CITY")

By \_\_\_\_\_  
City Clerk

By \_\_\_\_\_  
City Manager

KIMLEY HORN AND ASSOCIATES, INC.  
("CONSULTANT")

APPROVED AS TO FORM:

By \_\_\_\_\_

\_\_\_\_\_  
Name/Title

\_\_\_\_\_  
City Attorney

By \_\_\_\_\_

\_\_\_\_\_  
Name/Title

## Attachment 1 - Labor Compliance

**Contractor Registration with the State of California** – Contractors, and all applicable subcontractors which are required to pay prevailing wages, must be registered with the State of California, Department of Industrial Relations (DIR) through the Public Works Contractor Registration Program (PWC Registration) before bidding, being awarded, or performing work on public works projects in California. This includes those performing surveying work, material testing, inspection, trucking, boring, pot holing, concrete deliveries and temporary service companies who provide workers to prevailing wage contractors. Registration must remain current throughout the project entirety. It is the contractor's responsibility to not allow their PWC Registration to lapse during the project and to ensure all Subcontractor's registrations remain current. The Labor Commissioner can assess penalties to public works contractors of up to \$10,000, in addition to the registration fee, for failure to register. Awarding agencies are also subject to penalties of \$100 a day, up to a maximum of \$10,000, for having an unregistered contractor perform work on a public works project. If any penalties are issued to the City for unregistered subcontractors or for a lapse in a contractor/subcontractor's PWC Registration, these penalties will be passed onto the contractor. **A contractor that allows an unregistered subcontractor to work on the project is also subject to penalties of \$100 a day up to \$10,000.** Contractors shall list all applicable PWC registration numbers on the Bid Form.

**Hours of Work** – Pursuant to Labor Code, Section 1810, eight hours of labor during any one calendar day and forty hours of labor during any one calendar week shall constitute the maximum hours of service upon all work done hereunder, and it is expressly stipulated that no laborer, worker, or mechanic employed at any time by the contractor or by any subcontractor or subcontractors under this Contract, upon the work or upon any part of the work contemplated by this Contract, shall be required or permitted to work thereon more than eight hours during any one calendar day and forty hours during any one calendar week, except, as provided by Section 1815 of the Labor Code of the State of California, work performed by employees of contractors in excess of eight hours per day and forty hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of eight hours per day at not less than one and one-half times the basic rate of pay. It is further expressly stipulated that for each and every violation of Sections 1811-1815, inclusive, of the Labor Code of the State of California, all the provisions whereof are deemed to be incorporated herein, Contractor shall forfeit, as a penalty to the City, twenty-five dollars (\$25.00) for each laborer, worker, or mechanic employed in the execution of this Contract by Contractor, or by any subcontractor under this Contract, for each calendar day during which the laborer, worker, or mechanic is required or permitted to work more than eight hours in any one calendar day and forty hours in any one calendar week in violation of the provisions of the Sections of the Labor Code. Such forfeiture amounts may be deducted from the contract sum.

Contractor and each Subcontractor shall keep, or cause to be kept, an accurate record showing the actual hours worked each calendar day and each calendar week by each worker employed on the project, which record shall be kept open at all reasonable hours to the inspection of the City, its officers and agents, and to the inspection of the appropriate enforcement agency of the State of California.

**Wage Rates** – Pursuant to Sections 1770, 1771 and 1774 of the Labor Code of the State of California, or any applicable local law, contractors shall not pay less than the prevailing rate of per diem wages as determined by the Director of the Department of Industrial Relations. The City has ascertained the general prevailing rate per diem wages and rates for holidays, and overtime work in the city, for each craft, classification or type of laborer, worker, or mechanic needed to execute this Contract. The City has adopted, by reference, the general prevailing rate of wages applicable to the work to be done under the Contract, as adopted and published by the Division of Labor Standards Enforcement and Labor Statistics and Research of the State of California, Department of Industrial Relations, to which reference is hereby made for a full and detailed description. A copy of the prevailing wage rates may be reviewed in the office of the Director of Public Works, City of Sunnyvale, 456 West Olive Avenue, Sunnyvale, California. Wage rates can also be obtained through the California Department of Industrial Relations website at: <http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>

Neither the notice inviting bids nor this Contract shall constitute a representation of fact as to the prevailing wage rates upon which the Contractor or any subcontractor may base any claim against the

City.

In case it becomes necessary for Contractor or any subcontractor to employ on the project under this Contract any person in a trade or occupation (except executives, supervisory, administrative, clerical, or other non-manual workers as such) for which no minimum wage rate is herein specified, Contractor shall immediately notify the City who will promptly thereafter determine the prevailing rate for such additional trade or occupation and shall furnish Contractor with the minimum rate based thereon. The minimum rate thus furnished shall be applicable as a minimum for such trade or occupation from the time of the initial employment of the person affected and during the continuance of such employment.

**Prevailing Wage** – As identified in the Notice to Bidders, the work contemplated by this agreement is a public work subject to prevailing wages under California Labor Code, Sections 1720 et. seq. The State of California Department of Industrial Relations has ascertained the general prevailing per diem wage rates in the locality in which the work is to be performed for each craft, classification, or type of worker required to perform the work. A schedule of the most recent general prevailing per diem wage rates made available to the City will be on file at the City's principal facility office and will be made available to any interested party upon request. This prevailing wage rate schedule is provided by the City for Bidder's information only and is not guaranteed by the City to be current. Contractor is obligated to verify all appropriate prevailing wage rates and pay those rates as required. By this reference the verified current schedule of prevailing wage rates is made part of the Contract Documents. Contractor shall pay not less than the prevailing per diem wage rates, as specified in the schedule and any amendments thereto, to all workers employed by contractor in the execution of the work. Contractor shall cause all subcontracts to include the provision that all subcontractors shall pay not less than the specified prevailing per diem wage rates to all workers employed by such subcontractors in the execution of the work.

Contractor shall forfeit to the City, as a penalty, no more than two hundred dollars (\$200.00) for each calendar day or portion thereof for each worker that is paid less than the specified prevailing per diem wage rates for the work or craft in which the worker is employed for any portion of the work done by contractor or any subcontractor in violation of the provisions of the Labor Code, and in particular Sections 1770 to 1781 thereof, inclusive. Such forfeiture amounts may be deducted from the contract sum. Contractor shall also pay to any worker who was paid less than the specified prevailing per diem wage rate for the work or craft for which the worker was employed for any portion of the work, for each calendar day, or portion thereof, for which the worker was paid less than the specified prevailing per diem wage rate, an amount equal to the difference between the specified prevailing per diem wage rate and the amount which was paid to the worker.

The City will not recognize any claim for additional compensation because of the payment by the Contractor for any wage rate in excess of prevailing wage rates set forth in the Agreement, including payment in excess of the prevailing wage for extra work paid by force account. The possibility of wage increases is one of the elements to be considered by the Contractor in determining the contractor's bid and will not, under any circumstances be considered as the basis of a claim against the City under the Agreement.

**Certified Payroll Records** – Pursuant to Labor Code, Sections 1776 et. Seq., contractor and all subcontractors shall keep an accurate payroll record, showing the name, address, social security number, job classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in connection with the work. All payroll records shall be certified as being true and correct by contractor or subcontractors keeping such records; and the payroll records shall be provided to the City no later than three weeks after closing of payroll for City-funded projects, and no later than one week for federal aid projects. The contractor or subcontractor has 10 days in which to comply subsequent to receipt of a written notice requesting the records enumerated in Labor Code section 1776 (a). In the event that the contractor or subcontractor fails to comply within the 10-day period, he or she shall, as a penalty to the state or political subdivision on whose behalf the contract is made or awarded, forfeit one hundred dollars (\$100) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Certified payroll records shall be made available at reasonable hours at the contractor's principal office to the persons authorized to inspect such records pursuant to Labor Code section 1776. Certified payroll shall also be

made available for inspection upon request by the State of California Division of Labor Standards Enforcement, or the Division of Apprenticeship Standards of the State of California Division of Industrial Relations.

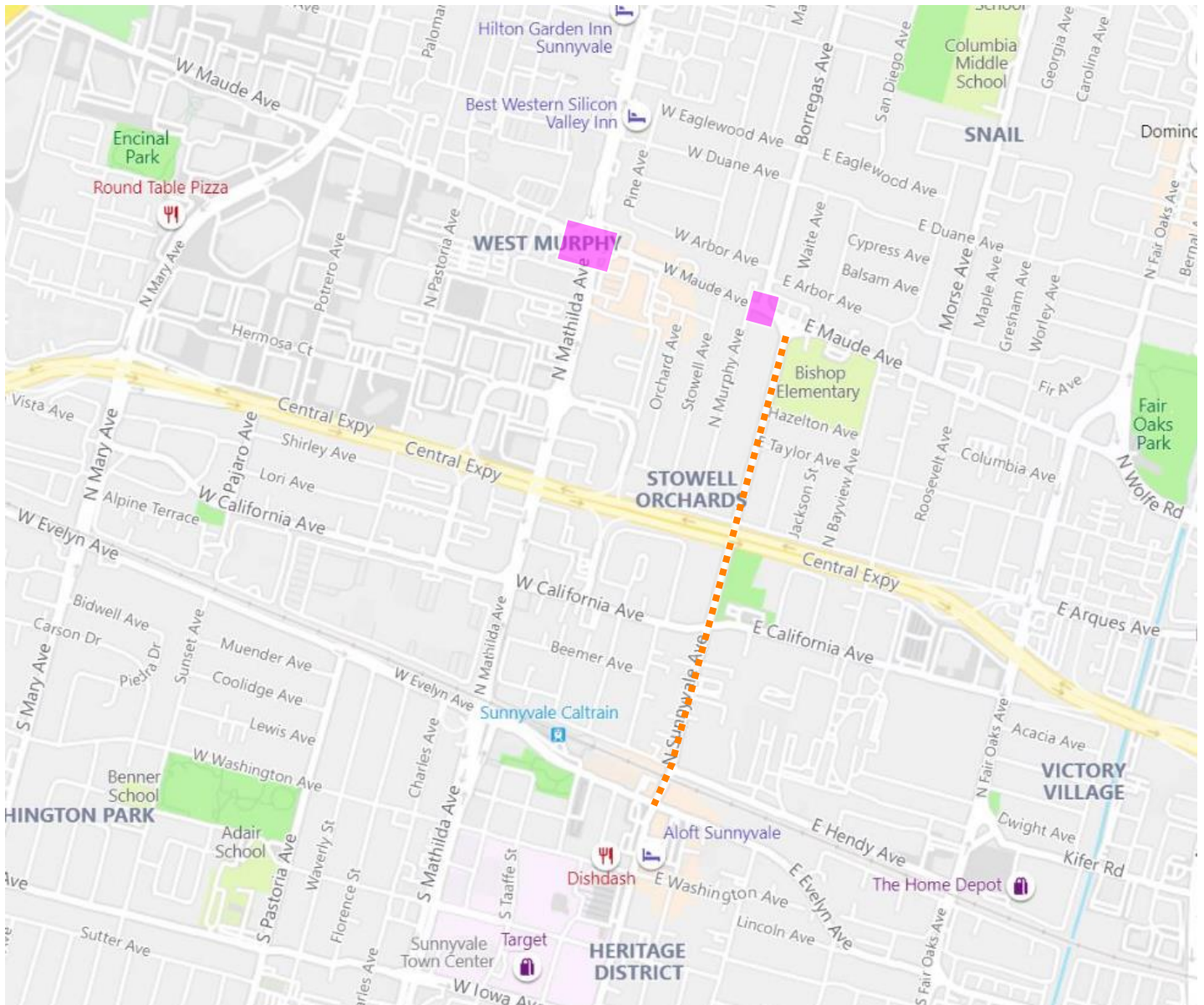
Each contractor and every lower-tier subcontractor will be required to submit certified payrolls and labor compliance documentations electronically via the software LCPtracker. Contractor shall cause all subcontracts to include the provision that all subcontractors submit certified payrolls and labor compliance documentation electronically via LCPtracker. Electronic submission will be a web-based system, accessed on the World Wide Web by a web browser. Each contractor user will be given a Log-On identification and password to access the City's reporting system. Access will be coordinated by a City representative.

**Apprentice Program** – Attention is directed to State of California Labor Code, Sections 3095, 1777.5, 1777.6, and 1777.7 and Title 8, California Code of Regulations, Section 200, and the applicable Sections that follow. Responsibility for compliance with these requirements lies with the contractor. To ensure compliance and complete understanding of the law requiring apprentices, and specifically the required ratio thereunder, contractor or subcontractors should, where some question exists, contact the Division of Apprenticeship Standards, 525 Golden Gate Avenue, San Francisco, California, or one of its branch offices prior to commencement of the work. In the event contractor willfully fails to comply with this section, it will be considered in violation of the requirements of the Contract.

Contractor and all of its subcontractors shall abide by the provisions of California Labor Code Section 1777.6 prohibiting discrimination in the acceptance of otherwise qualified apprentices; and California Labor Code Section 3095 which declares the unlawful discrimination in any recruitment or apprenticeship program on stated grounds. City shall be entitled to retain and withhold all penalties as authorized pursuant to California Labor code, Division 2, Part 7, Chapter 1, commencing with Section 1720 and following, in accordance with the provisions of that Chapter, and the regulations established by the Director of Industrial Relations pursuant to the statutory authority of such chapter.



## EXHIBIT 2 - LOCATION MAP OF SRTS PROJECT



### Project Locations



Intersection  
Improvement



Class II  
Bike Lane



Exhibit 3

# **Traffic and Parking Study**

## **Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue**

August 2020

**Prepared for:**



Sunnyvale

**Prepared by:**

**Kimley»»Horn**

## Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Study Area.....	1
1.2	Project Background.....	1
1.2.1	Existing Bicycle and Pedestrian Facilities.....	3
1.2.2	Existing Transit Service .....	3
1.3	Analysis Methodology .....	3
1.3.1	Intersection Level of Service .....	3
1.3.2	Intersection Queuing.....	5
1.3.3	Parking Analysis .....	6
1.4	Data Collection .....	6
<b>2</b>	<b>Existing Conditions Analysis.....</b>	<b>8</b>
2.1	Existing Lane Configuration and Traffic Control.....	8
2.2	Existing Traffic Volumes.....	8
2.3	Existing Level of Service at Study Intersections.....	8
2.4	Existing Queueing Analysis.....	11
2.5	Parking .....	12
2.5.1	Existing On-Street Parking Supply .....	12
2.5.2	Existing On-Street Parking Occupancy .....	13
2.6	Collision History .....	22
<b>3</b>	<b>Improvement Alternatives .....</b>	<b>24</b>
3.1	Maude Avenue Improvements.....	24
3.1.1	Traffic Analysis .....	24
3.1.2	Queueing Analysis.....	24
3.1.3	Safety Effects .....	25
3.2	Sunnyvale Avenue Improvements.....	29
3.2.1	Parking Impacts.....	29
3.2.2	Safety Effects .....	30
<b>4</b>	<b>Summary of Alternatives .....</b>	<b>38</b>
	Maude Avenue Improvements.....	38
	Sunnyvale Avenue Improvements .....	38

## Figures

Figure 1: Study Area Vicinity Map .....	2
Figure 2: City of Sunnyvale Existing Bikeway Network .....	4
Figure 3: Existing Intersection Lane Geometry and Traffic Control .....	9
Figure 4: Existing Weekday AM and PM Peak-Hour Intersection Turning Movement Volumes .....	10
Figure 5: Existing Parking Supply .....	17
Figure 6: Average Weekday Peak Parking Occupancy (11 AM – 12 PM) .....	18
Figure 7: Average Weekday Peak Parking Occupancy (3 PM – 4 PM) .....	19
Figure 8: Average Weekday Peak Parking Occupancy (8 PM – 9 PM) .....	20
Figure 9: Average Weekday Peak Parking Occupancy (1 AM – 2 AM) .....	21
Figure 10: Project Corridor Collisions (2016-2019) .....	23
Figure 11: Intersection Concept Designs (Maude Avenue / Mathilda Avenue) .....	26
Figure 12: Intersection Concept Designs (Maude Avenue / Borregas Avenue) .....	27
Figure 13: Corridor Concept Designs (Sheet 1 of 4) .....	32
Figure 14: Corridor Concept Designs (Sheet 2 of 4) .....	33
Figure 15: Corridor Concept Designs (Sheet 3 of 4) .....	34
Figure 16: Corridor Concept Designs (Sheet 4 of 4) .....	35
Figure 17: Adjusted Weekday Peak Parking Occupancy (1 AM – 2 AM).....	37

## Tables

Table 1: Intersection Level of Service Definitions .....	6
Table 2: Existing Intersection Level of Service Results.....	8
Table 3: Existing Queue Lengths .....	11
Table 4: Existing On-Street Parking Supply and Occupancy .....	15
Table 5: Summary of Collision Type.....	22
Table 6: Summary of Primary Collision Factor.....	22
Table 7: Project Intersection Level of Service Results .....	28
Table 8: Project Queue Lengths.....	28
Table 9: Existing and Proposed Overnight Occupancy Percentages .....	36

## Appendices

- A: Study Intersection Traffic Counts
- B: Parking Survey
- C: Traffic Analysis Sheets
- D: Collision History Data

## 1 INTRODUCTION

This study assesses the resulting traffic operations and parking availability associated with proposed Safe Routes to School (SRTS) improvements at Maude Avenue and Sunnyvale Avenue. Along Maude Avenue, proposed improvements consist of removing up to five (5) channelized right-turn lanes at the intersections of Maude Avenue / Mathilda Avenue and Maude Avenue / Borregas Avenue-Sunnyvale Avenue. Along Sunnyvale Avenue, improvements consist of removing on-street parking to providing bicycle lanes between Maude Avenue and Hendy Avenue.

### 1.1 Study Area

To assess changes in traffic conditions associated with the proposed project, the following intersections were selected for evaluation:

1. Maude Avenue / Mathilda Avenue (Signalized)
2. Maude Avenue / Borregas Avenue-Sunnyvale Avenue (Signalized)

In addition, the study area includes the Sunnyvale Avenue corridor between Maude Avenue and Hendy Avenue. The extents of the study area are shown in **Figure 1**. It should be noted that Intersection #2 – Maude Avenue / Borregas Avenue-Sunnyvale Avenue consists of two three-legged intersections but is analyzed as one intersection due to the shared signal controller.

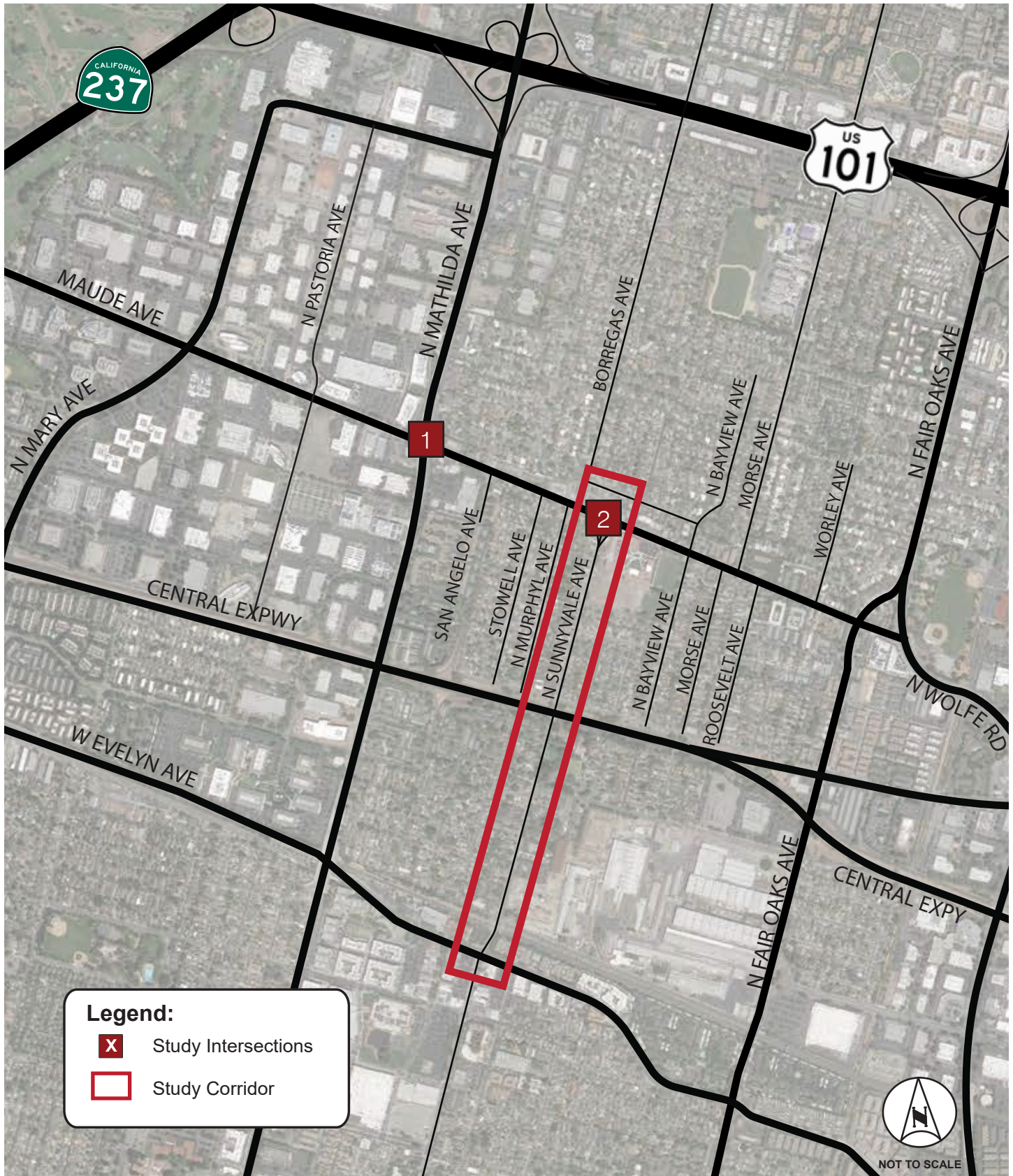
### 1.2 Project Background

The goal of the project is to construct SRTS improvements identified in the 2020 Sunnyvale Active Transportation Plan.

The 2020 Active Transportation Plan identified high priority improvements at both study intersections in both the bicycle and pedestrian sections of the report. The 2020 Active Transportation Plan also identified improvements along Sunnyvale Avenue. The bicycle chapter identifies high priority to install a Class II Bicycle Lane along Sunnyvale Avenue between Maude Avenue and Arques Avenue and a Class IV Separated Bikeway along Sunnyvale Avenue between Arques Avenue and Washington Avenue. The pedestrian chapter identifies pedestrian improvements at the intersection of Mathilda Avenue and Maude Avenue. Bishop Elementary School is located on Sunnyvale Avenue between Maude Avenue and Hazelton Avenue. The SRTS chapter of the Active Transportation Plan identifies additional improvements such as installing high visibility crosswalks, lighting improvements, curb extension, and curb ramp improvements in the school vicinity.



Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue



### 1.2.1 Existing Bicycle and Pedestrian Facilities

Sunnyvale Avenue between Maude Avenue and California Avenue currently does not have an existing bicycle facility. For the segment between California Avenue and Hendy Avenue, it is a Class III Bicycle Route, where bicyclists share the road with vehicular traffic. Sidewalks are provided along the entirety of the Sunnyvale Avenue and Maude Avenue within the study area. The City of Sunnyvale existing bikeway network, including the study area, is shown in **Figure 2**.

### 1.2.2 Existing Transit Service

Transit service within the study area includes Route 55 operated by the Santa Clara Valley Transportation Authority (VTA). Route 55 operates between Old Ironsides Station in the City of Santa Clara and De Anza College in the City of Cupertino. Near the study area, it operates from Sunnyvale Caltrain, along Sunnyvale Avenue, and then east on Maude Avenue. Bus stops are located on Maude Avenue at Sunnyvale Avenue, and on Sunnyvale Avenue at Hazelton Avenue, south of E Arques Avenue, and E Hendy Avenue.

## 1.3 Analysis Methodology

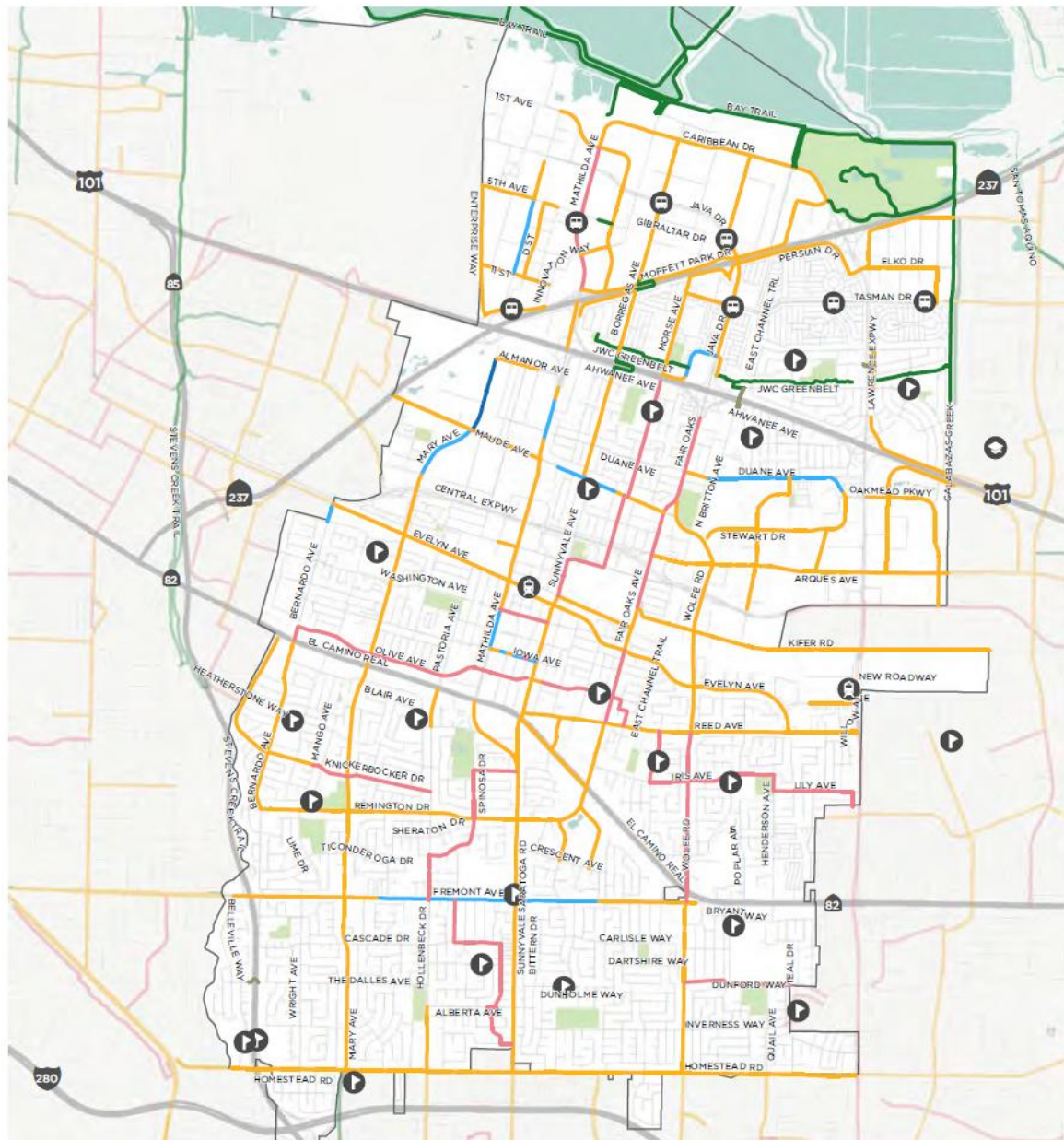
This section describes the methodologies and impact criteria for evaluation of intersection level of service, intersection queueing and parking. The methodologies and criteria were used to determine the potential impacts for the proposed project.

### 1.3.1 Intersection Level of Service

Both the City of Sunnyvale and the VTA are transitioning to Vehicle Miles Traveled (VMT) as the metric for determining traffic impacts under California Environmental Quality Act (CEQA) in compliance with Senate Bill (SB) 743. The proposed improvements improve bicycle and pedestrian safety and would not increase VMT. Therefore, they are exempt from further VMT analysis. The SRTS project has completed a Categorical Exemption in accordance with CEQA and no traffic analysis is required. This study presents the findings from a traffic operational analysis as information only to aid the City in assessing the ramifications of the improvements. The analysis was performed in accordance with the *VTA Traffic Impact Analysis Guidelines (October 2014)* for consistency, but a traffic impact analysis is not required for environmental clearance and thus the analysis does not consider significance thresholds, nor does it identify traffic impacts.



Figure 2: City of Sunnyvale Existing Bikeway Network



Map 2. Existing Bicycle Network

**Existing Bikeways**

- Class I Shared-Use Path
- Class II Bicycle Lane
- Class IIB Buffered Bicycle Lane
- Class III Bicycle Route
- Class IV Separated Bikeway
- Pedestrian Bridge (Walk Bike)

**Boundaries + Destinations**

- Public School
- Caltrain Station
- Light Rail Station
- Mission College
- Park
- City Boundary

\*\*Homestead Rd offers part-time bicycle lanes.





Source: City of Sunnyvale 2020 Sunnyvale Active Transportation Plan (June 2020)

Analysis of resulting traffic operations at the study intersections is based on the concept of level of service (LOS). Operating conditions experienced by drivers are described in terms of Level of Service (LOS), which is a qualitative measure of factors such as delay, speed, travel time, freedom to maneuver, and driving comfort and convenience. Levels of service are represented by a letter scale from LOS A to LOS F, with LOS A representing the best performance and LOS F representing the poorest performance.

The study intersections were analyzed using procedures and methodologies contained in the *Highway Capacity Manual, 2000* (HCM 2000), within the *Traffix* software. VTA has specific delay threshold for each LOS that are more specific than that of HCM. Plus and minuses (e.g. A+, A, A-) are added to the HCM ranges to further break down the LOS. **Table 1** relates the operational characteristics associated with each LOS category for signalized intersections.

The LOS standard for City of Sunnyvale intersections is LOS D except for City of Sunnyvale intersections that are designated as regionally significant. Regionally significant roadways are generally Congestion Management Plan (CMP) roadways. The CMP roadways relevant to this analysis are limited to Mathilda Avenue, thus Intersection #1 – Maude Avenue / Mathilda Avenue is subject to the LOS standard designated within the CMP. The threshold for regionally significant roadway intersections, consistent with Santa Clara County CMP intersections, is LOS E.

### 1.3.2 Intersection Queuing

The effects of vehicle queuing were analyzed and the 95th percentile queue is reported for all study intersections. The 95th percentile queue length represents a condition where 95 percent of the time during the peak hour, traffic volumes will be less than or equal to the queue length determined by the analysis. This is referred to as the “95th percentile queue.” Queues that exceed the turn pocket length can create potentially hazardous conditions by blocking or disrupting through traffic in adjacent travel lanes. The 95<sup>th</sup> percentile queue lengths were determined using *HCM 2000* methodology within the *Traffix* software.

**Table 1: Intersection Level of Service Definitions**

Level of Service	Description	Signalized (Avg. control delay per vehicle sec/veh.)
A	Free flow with no delays. Users are virtually unaffected by others in the traffic stream	delay $\leq$ 10.0
B+ B B-	Stable traffic. Traffic flows smoothly with few delays.	10.0 < delay $\leq$ 12.0 12.0 < delay $\leq$ 18.0 18.0 < delay $\leq$ 20.0
C+ C C-	Stable flow but the operation of individual users becomes affected by other vehicles. Modest delays.	20.0 < delay $\leq$ 23.0 23.0 < delay $\leq$ 32.0 32.0 < delay $\leq$ 35.0
D+ D D-	Approaching unstable flow. Operation of individual users becomes significantly affected by other vehicles. Delays may be more than one cycle during peak hours.	35.0 < delay $\leq$ 39.0 39.0 < delay $\leq$ 51.0 51.0 < delay $\leq$ 55.0
E+ E E-	Unstable flow with operating conditions at or near the capacity level. Long delays and vehicle queuing.	55.0 < delay $\leq$ 60.0 60.0 < delay $\leq$ 75.0 75.0 < delay $\leq$ 80.0
F	Forced or breakdown flow that causes reduced capacity. Stop and go traffic conditions. Excessive long delays and vehicle queuing.	delay > 80

Source: VTA Level of Service Analysis Guidelines, 2003

### 1.3.3 Parking Analysis

Kimley-Horn analyzed on-street parking capacity and occupancy along Sunnyvale Avenue and the surrounding streets to determine the potential impact of removing parking along Sunnyvale Avenue within the study corridor. Existing parking occupancy was collected to determine whether the surrounding on-street parking could accommodate displaced demand from vehicles currently parked on Sunnyvale Avenue.

## 1.4 Data Collection

Weekday intersection turning movement volumes for the two study intersections were collected in May 2018, October 2018 and February 2020. Volumes for Intersection #1 – Mathilda Avenue / Maude Avenue for the AM peak hour was provided by the City, which collected data in May 2018. The PM peak hour utilized volumes from 2018 CMP report, which collected data in October 2018. Volumes for Intersection #2 – Maude Avenue / Sunnyvale Avenue were collected in February 2020 during the AM peak period (7:00 – 10:00 AM) and PM peak period (4:00 – 7:00 PM) on a weekday when local schools were in session. Additionally, on-street parking occupancy and utilization counts were

collected Tuesday through Thursday in February 2020, at different times throughout the day (11 AM, 3 PM, 8 PM, and 1 AM). The traffic counts, parking occupancy counts, and timing sheets are provided in the **Appendix**.

Field observations were conducted in February 2020 to observe corridor conditions throughout the day, document existing intersection and roadway geometrics, and identify potential areas of concern for bicycle and pedestrian safety. Below are existing field observations noted.

**Maude Avenue / Mathilda Avenue:** It was observed that northbound and westbound right channelized lanes at Mathilda Avenue and Maude Avenue are ineffective in reducing congestion due to the very limited storage length (less than 25 feet). In addition, the queue for the northbound through and westbound through would often block northbound and westbound right-turn traffic from fully utilizing the channelized rights; therefore, the northbound and westbound right-turn movements were analyzed as shared with their respective through movements in the existing conditions.

**Maude Avenue / Borregas Avenue-Sunnyvale Avenue:** Construction work was observed at the intersection associated with the Maude Avenue Streetscape Project. The construction activities consisted of closing both channelized right-turn lanes on Sunnyvale Avenue, therefore, the northbound and eastbound right-turn movements were analyzed as shared with their respective through movement in the existing conditions. The remaining roadway lanes were open to traffic and did not appear to affect the operation at the intersection. However, construction work did effect on-street parking along Maude Avenue near the intersection.

**Sunnyvale Avenue:** Construction work was observed at Bishop Elementary School. The construction activities consisted of installing charging stations and other improvements for the school parking lot. It was also observed that construction activity blocked off the majority of on-street parking on the east side of Sunnyvale Avenue between Maude Avenue and Hazelton Avenue.

## 2 EXISTING CONDITIONS ANALYSIS

This chapter presents the analysis results for the Existing Conditions which assumes existing lane configuration, traffic control, and traffic volumes.

### 2.1 Existing Lane Configuration and Traffic Control

Existing intersection lane configurations and traffic control at the study intersections are illustrated in **Figure 3**. Traffic signals are located at the two study intersections. The figure also shows the length of the right-turn and left-turn storage bays when present.

### 2.2 Existing Traffic Volumes

The AM and PM peak period traffic counts were collected between 7:00 - 10:00 AM and 4:00 - 7:00 PM. The existing peak-hour intersection turning movement volumes are shown in **Figure 4**.

### 2.3 Existing Level of Service at Study Intersections

Traffic operations were evaluated under existing traffic conditions for AM and PM peak hour conditions and results are presented in **Table 2**. Analysis worksheets are provided in the **Appendix**. Results of the analysis indicate that the following study intersection currently operates at unacceptable levels of service based on established LOS standards:

- Intersection #1 – Maude Avenue / Mathilda Avenue (AM peak hour).

**Table 2: Existing Intersection Level of Service Results**

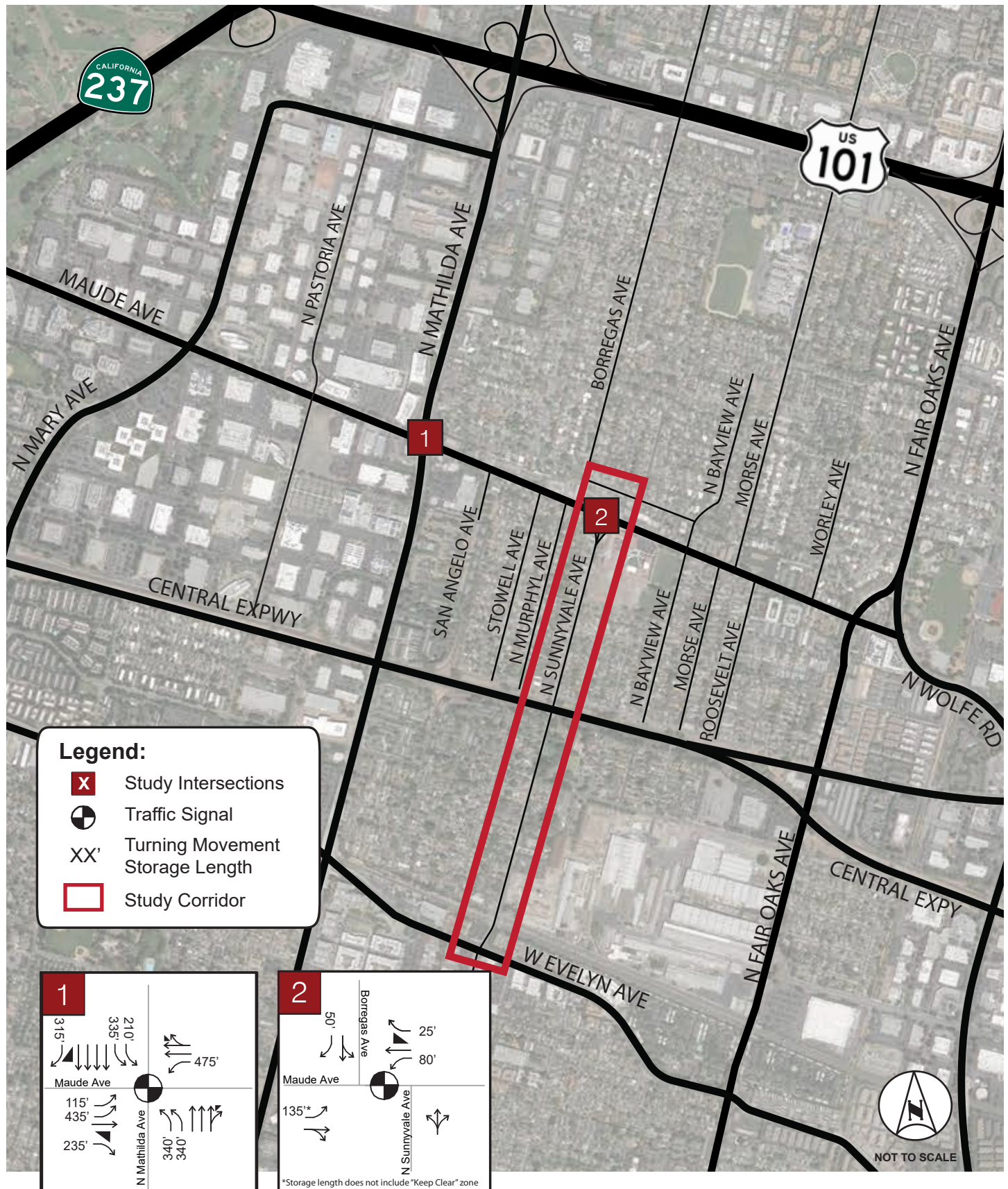
#	Intersection	LOS Criteria	Control	Peak Hour	Existing			
					LOS	Delay	v/c Ratio	Crit. Delay
1	Maude Avenue / Mathilda Avenue	E	Signal	AM	<b>F</b>	<b>114.7</b>	<b>0.587</b>	<b>220.8</b>
				PM	D	47.2	0.653	51.2
2	Maude Avenue / Borregas Avenue-Sunnyvale Avenue	D	Signal	AM	C-	33.6	0.618	34.9
				PM	C	31.2	0.587	30.1

Notes:

- Delay and LOS calculated using *Highway Capacity Manual* (HCM) 2000 methodology and Traffix software.
- Delay reported in seconds/vehicle.
- Intersections operating unacceptably are bolded.

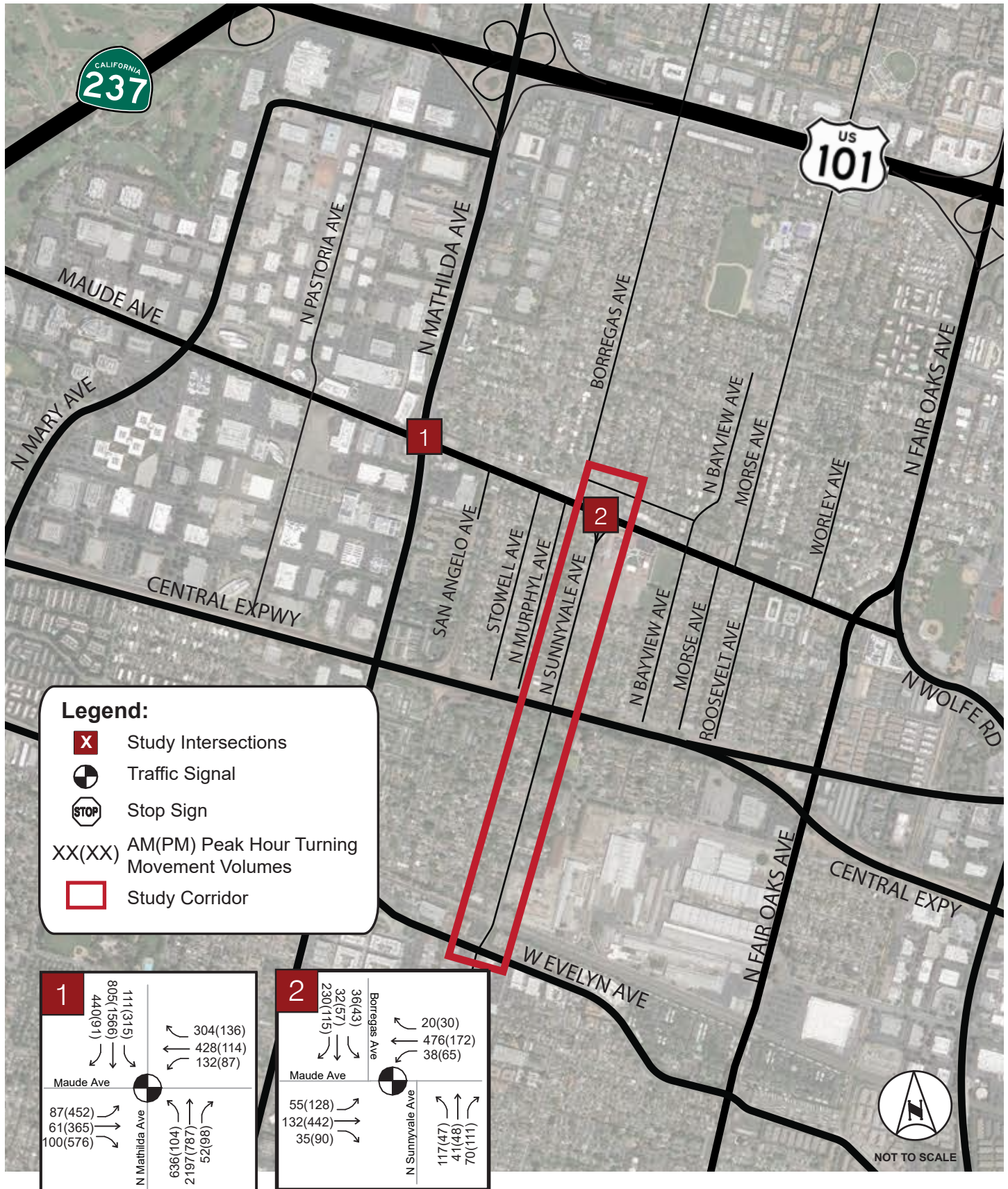


Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue





Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue



## 2.4 Existing Queueing Analysis

Based on the existing Traffix model, 95<sup>th</sup> percentile queue lengths were used to determine queue spillback potential relative to existing turn pocket storage length. As illustrated in **Table 3** all existing queues are within available storage length, except for the following movements:

- Intersection #1 – Maude Avenue / Mathilda Avenue
  - Eastbound left (PM peak hour)
  - Eastbound right (PM peak hour)
  - Northbound left (AM peak hour)
  - Southbound left (PM peak hour)
  - Southbound right (AM peak hour)
- Intersection #2 – Maude Avenue / Borregas Avenue-Sunnyvale Avenue
  - Eastbound left (PM peak hour)
  - Westbound left (PM peak hour)
  - Southbound right (AM and PM peak hours)

**Table 3: Existing Queue Lengths**

#	Intersection	Link	Turning Movement							
			EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
1	Maude Avenue / Mathilda Avenue	Existing Storage (ft)	275	235	475	-	340	-	270	315
		AM Peak Queue Length (ft)	87	171	245	1091	<b>1581</b>	1298	142	<b>410</b>
		PM Peak Queue Length (ft)	<b>469</b>	<b>931</b>	271	315	175	612	<b>445</b>	85
2	Maude Avenue / Borregas Avenue-Sunnyvale Avenue	Existing Storage (ft)	135	-	80	25	-	-	-	50
		AM Peak Queue Length (ft)	101	231	51	15	380	352	101	<b>382</b>
		PM Peak Queue Length (ft)	<b>164</b>	583	<b>122</b>	30	341	382	167	<b>231</b>

Notes:

- 95th percentile queue lengths calculated using Highway Capacity Manual (HCM) 2000 methodology and Traffix software.
- Queue lengths reported in feet per lane.
- Locations where the queue length exceeds the link storage by 25 feet or more are shown in shaded and bolded cells.

As noted previously, the channelized rights for the northbound and westbound approaches at Intersection #1 – Maude Avenue / Mathilda Avenue are ineffective in reducing congestion due to the short storage length (less than 25 feet). Therefore, these right-turn movements were analyzed as shared with their respective through movements.

## 2.5 Parking

Kimley-Horn analyzed the existing on-street parking supply and occupancy percentages along the Sunnyvale Avenue study corridor and surrounding roadway network to determine the baseline on-street parking conditions.

### 2.5.1 Existing On-Street Parking Supply

The total number of on-street parking spaces along Sunnyvale Avenue and the surrounding roadway network were inventoried to determine an existing parking supply. Because most of the locations within the study area do not have defined parking spaces the existing parking supply was determined to be the total length of available curb space divided by 20 feet per car. The on-street parking supply along Sunnyvale Avenue consists of 112 total parking spaces. The available parking spaces along Sunnyvale Avenue and the surrounding street network is summarized in **Table 4** and illustrated in **Figure 5**.

Parking restrictions within the study area are noted below:

- Arques Avenue
  - No vehicles over 6 feet high
    - Both sides, between Murphy Avenue and Bayview Avenue
- Hendy Avenue
  - 3 Hour from 8:00 AM – 6:00 PM, Except Sat, Sun & Holidays
    - North side between Murphy Avenue and Sunnyvale Avenue
- Maude Avenue
  - Green curb 12-minute parking
    - North side between Sunnyvale Avenue and Bayview Avenue (only space for 2 vehicles marked adjacent to retail uses)
- Murphy Avenue
  - 7 Hour from 8:00 AM – 6:00 PM, Except Sat, Sun & Holidays
    - Both sides between California Avenue and Hendy Avenue
- Sunnyvale Avenue
  - No parking anytime or No parking 4:00 – 6:00 AM, 4:00 – 6:00 PM
    - West side between California Avenue and Hendy Avenue
  - No parking anytime or No parking 6:00 – 8:00 AM, 6:00 – 8:00 PM
    - East side between California Avenue and Hendy Avenue
  - No parking any time
    - Both sides between Hendy Avenue and Evelyn Avenue

It should be noted that at the time data was collected, on-street parking was available along Maude Avenue. However, in July 2020, the Maude Avenue Streetscape Project



removed the on-street parking that was previously available along Maude Avenue within the study area at the time data collection was conducted.

### 2.5.2 Existing On-Street Parking Occupancy

On-street parking occupancy and utilization counts were collected Tuesday through Thursday in February 2020 at different times throughout the day (11 AM, 3 PM, 8 PM, and 1 AM). Based on the parking data collected on Sunnyvale Avenue and the surrounding roadway network a 3-day average weekday occupancy percentage was calculated for each of the four data collection times. The study area was broken down into smaller segments to help with the data collection and to better understand the existing average occupancy. A summary of the existing segment parking occupancies analyzed by time of day can be found in **Table 4** and is illustrated in **Figure 6** though **Figure 9**. **Figure 6** though **Figure 9** also illustrate the number of occupied spaces along Sunnyvale Avenue segments and the number of available spaces for remaining study segments. Full parking occupancy data is provided in the **Appendix**.

Only eleven of the total 56 on-street parking segments analyzed had an average weekday parking occupancy percentage at or above 75% during one of the four data collection times (11 AM, 3 PM, 8 PM, and 1 AM). Of those eleven segments, only one was found on Sunnyvale Avenue. The following segments have an average parking occupancy at or above 75%:

- Murphy Avenue
  - East side from Maude Avenue to 369/368 Murphy Avenue (1 AM)
  - East side between 333/334 Murphy Avenue and Arques Avenue (1AM)
  - West side between 333/334 Murphy Avenue and Arques Avenue (1AM)
  - West side, North of California Avenue (11 AM, 3 PM, and 1 AM)
  - East side, North of California Avenue (1 AM)
  - West side between California Avenue to Beemer Avenue (8 PM and 1 AM)
  - East side between California Avenue to Beemer Avenue (8 PM and 1 AM)
  - West side between Beemer Avenue to Hendy Avenue (3 PM)
  - East side between Beemer Avenue to Hendy Avenue (3 PM)
- Sunnyvale Avenue
  - West Side from Maude Avenue to Hazelton Avenue (11 AM)
- Bayview Avenue
  - West Side from Maude Avenue to Hazelton Avenue (8PM and 1 AM)

Along Sunnyvale Avenue, the maximum number of parked vehicles occurred during various times throughout the day, which is summarized below. Overall the maximum occupancy varied between 33 and 78 percent. The majority of segments experienced its maximum occupancy overnight at 1 AM. Segments that experienced its peak during the day were because of peaks for adjacent land uses, such as the school and mortuary, and found to have minimal number of parked vehicles for the remaining time periods.

- Between Maude Avenue and Hazelton Avenue
  - West side: 11 AM, 14 vehicles, 78% occupancy
  - East side: 11 AM, 7 vehicles, 54% occupancy
- Between Hazelton Avenue and Taylor Avenue
  - West side: 8 PM & 1 AM, 4 vehicles, 57% occupancy
  - East side: 8 PM & 1 AM, 2 vehicles, 40% occupancy
- Between Taylor Avenue and Arques Avenue
  - West side: 1 AM, 10 vehicles, 45% occupancy
  - East side: 1 AM, 10 vehicles, 48% occupancy
- Between Arques Avenue and California Avenue
  - West side: 8 PM, 2 vehicles, 67% occupancy
- Between California Avenue and Hendy Avenue
  - West side: 11 AM, 6 vehicles, 40% occupancy
  - East side: 11 AM and 8 PM, 4 vehicles, 33% occupancy

Table 4: Existing On-Street Parking Supply and Occupancy

Segment #	Street	Segment Limits	Street Side	Parking Supply	Average Number of Parked Vehicles <sup>1</sup>				Average Weekday Occupancy %			
					11 AM	3 PM	8 PM	1 AM	11 AM	3 PM	8 PM	1 AM
1	Maude Ave <sup>2</sup>	Borregas & Sunnyvale	North	5	1	1	1	1	20%	20%	20%	20%
2			South	6	0	1	0	0	0%	17%	0%	0%
3		Sunnyvale & Bayview	North	23	10	9	6	4	43%	39%	26%	17%
4			South	21	14	11	7	4	67%	52%	33%	19%
5	Murphy Ave (North)	Maude & 369/368 Murphy	West	15	9	9	9	10	60%	60%	60%	67%
6			East	17	4	6	12	13	24%	35%	71%	76%
7		369/368 Murphy & 333/334 Murphy	West	18	5	7	11	11	28%	39%	61%	61%
8			East	16	7	9	11	11	44%	56%	69%	69%
9		333/334 Murphy & Arques	West	19	7	7	14	15	37%	37%	74%	79%
10			East	21	9	9	15	19	43%	43%	71%	90%
11	Sunnyvale Ave	Maude & Hazelton	West	18	14	11	11	11	78%	61%	61%	61%
12			East	13	7	1	1	1	54%	8%	8%	8%
13		Hazelton & Taylor	West	7	2	3	4	4	29%	43%	57%	57%
14			East	5	1	1	2	2	20%	20%	40%	40%
15		Taylor & Arques	West	22	5	7	9	10	23%	32%	41%	45%
16			East	21	6	5	8	10	29%	24%	38%	48%
43		Arques & California	West	3	1	1	2	1	33%	33%	67%	33%
44			East	No On-Street Parking Allowed								
45		California & Hendy	West	15	6	0	1	1	40%	0%	7%	7%
46			East	12	4	1	4	3	33%	8%	33%	25%
47		Hendy & Evelyn	West	No On-Street Parking Allowed								
48			East	No On-Street Parking Allowed								
17	Bayview Ave	Maude & Hazelton	West	27	16	12	15	18	59%	44%	56 %	67%
18			East	20	10	9	13	15	50%	45%	65%	75%
21		Hazelton & Taylor	West	5	3	2	4	4	60%	40%	80%	80%
22			East	6	1	2	3	4	17%	33%	50%	67%
33		Taylor & Arques	West	21	5	6	5	7	24%	29%	24%	33%
34			East	21	7	7	6	7	33%	33%	29%	33%
19	Hazelton Ave	Sunnyvale & Bayview	North	29	9	11	3	3	31%	38%	10%	10%
20			South	26	11	10	10	11	42%	38%	38%	42%
23	Taylor Ave	Sunnyvale & Schroeder	North	7	2	1	2	3	29%	14%	29%	43%
24			South	7	2	2	2	2	29%	29%	29%	29%
25		Schroeder & Jackson	North	7	2	3	3	4	29%	43%	43%	57%
26			South	7	2	2	2	2	29%	29%	29%	29%

Note: Data was collected in February of 2020. Segments with an average weekday parking occupancy equal to or greater than 75% are shown in **bold** and highlighted.

<sup>1</sup> Average number of observed parked vehicles was rounded up to the nearest integer.

<sup>2</sup> Lower parking occupancy was observed due to Maude Avenue Streetscape Project construction work. Parking has since been removed as part of that project.

Table 4: Existing On-Street Parking Supply and Occupancy (Continued)

Segment #	Street	Segment Limits	Street Side	Parking Supply	Average Number of Parked Vehicles <sup>1</sup>				Average Weekday Occupancy %			
					11 AM	3 PM	8 PM	1 AM	11 AM	3 PM	8 PM	1 AM
27	Taylor Ave	Jackson & Bayview	North	9	3	3	4	4	33%	33%	44%	44%
28			South	7	2	2	4	4	29%	29%	57%	57%
29	Schroeder St	Taylor & Arques	West	21	8	8	8	11	38%	38%	38%	52%
30			East	20	6	8	9	11	30%	40%	45%	55%
31	Jackson St	Taylor & Arques	West	21	7	7	8	9	33%	33%	38%	43%
32			East	20	7	6	8	10	35%	30%	40%	50%
35	Arques Ave	Murphy & Sunnyvale	North	8	1	0	1	0	13%	0%	13%	0%
36			South	10	1	0	0	1	10%	0%	0%	10%
37		Sunnyvale & Schroeder	North	6	3	3	2	2	50%	50%	33%	33%
38			South	7	0	0	1	1	0%	0%	14%	14%
39		Schroeder & Jackson	North	5	1	1	1	1	20%	20%	20%	20%
40			South	8	1	1	1	2	13%	13%	13%	25%
41		Jackson & Bayview	North	6	1	1	2	1	17%	17%	33%	17%
42			South	9	2	1	1	1	22%	11%	11%	11%
49	Hendy Ave	Murphy & Sunnyvale	North	11	2	2	2	2	18%	18%	18%	18%
50			South	9	5	4	2	3	56%	44%	22%	33%
51	Murphy Ave (South)	North of California	West	23	22	23	17	18	96%	100%	74%	78%
52			East	15	8	10	9	12	53%	67%	60%	80%
53		California & Beemer	West	11	8	8	9	10	73%	73%	82%	91%
54			East	9	6	6	8	8	67%	67%	89%	89%
55		Beemer & Hendy	West	14	9	11	9	9	64%	79%	64%	64%
56			East	14	9	11	10	9	64%	79%	71%	64%

Note: Data was collected in February of 2020. Segments with an average weekday parking occupancy equal to or greater than 75% are shown in **bold** and highlighted.

<sup>1</sup> Average number of parked vehicles are rounded up to the nearest integer.

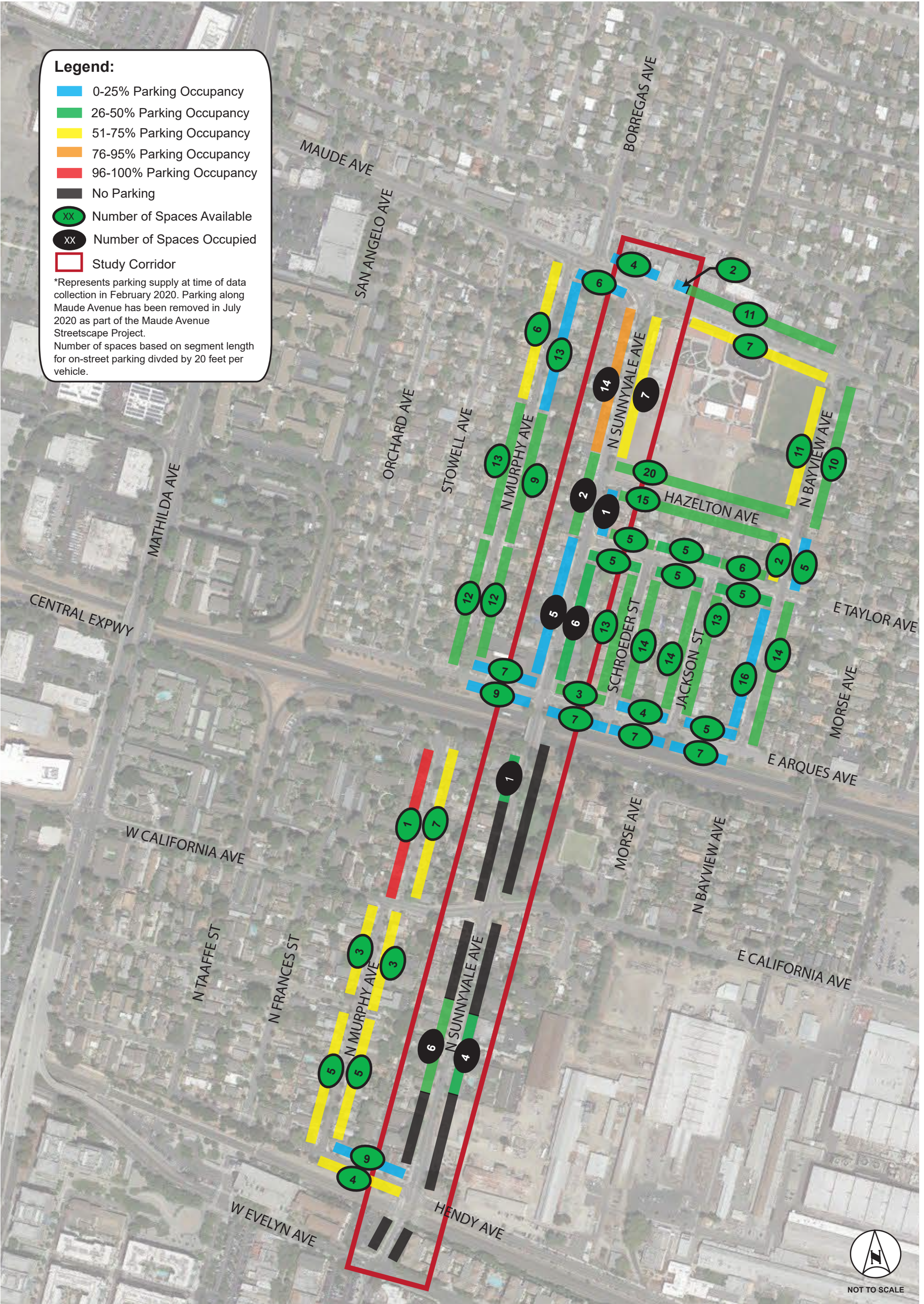




FIGURE 5  
EXISTING PARKING SUPPLY

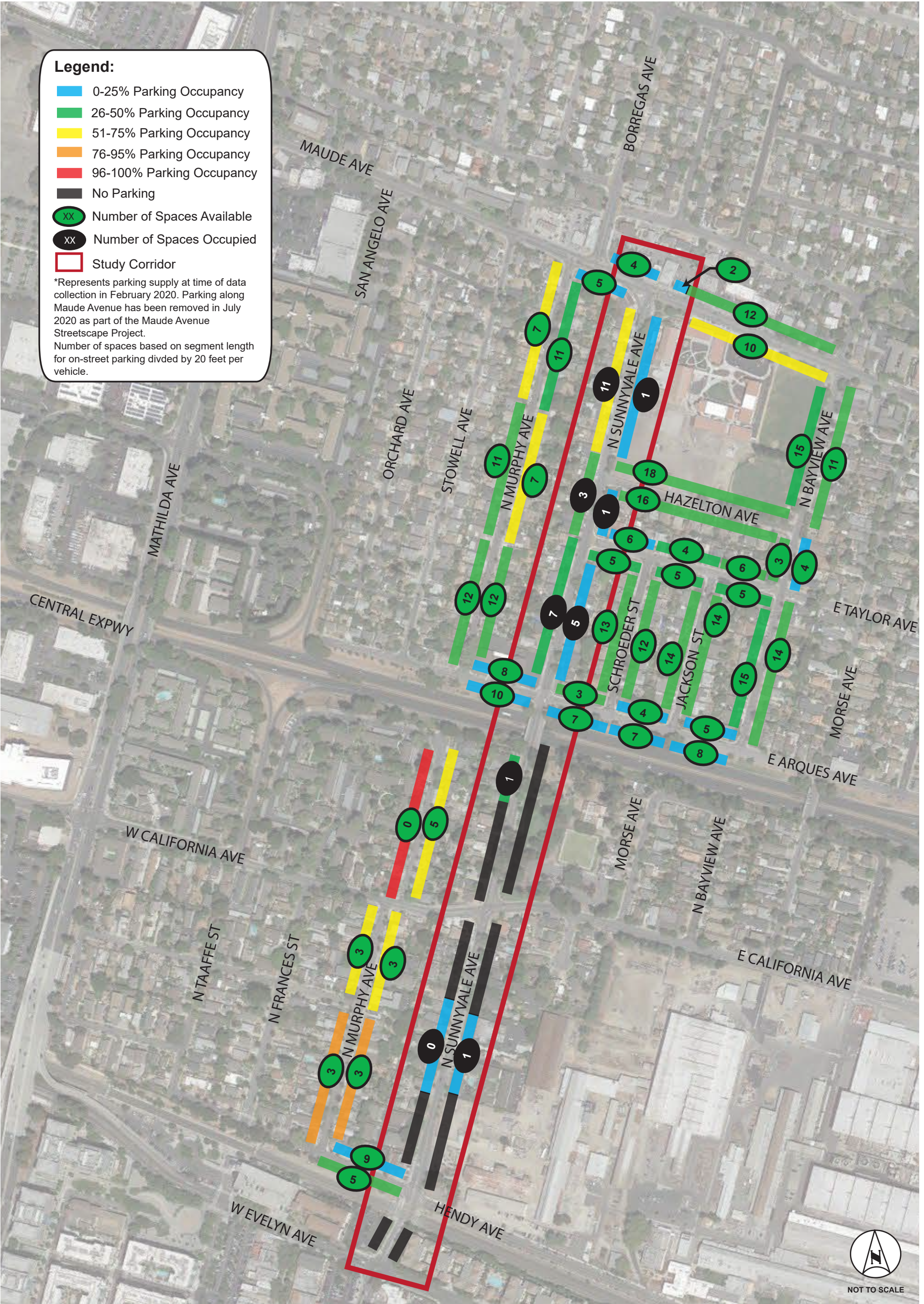


Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue



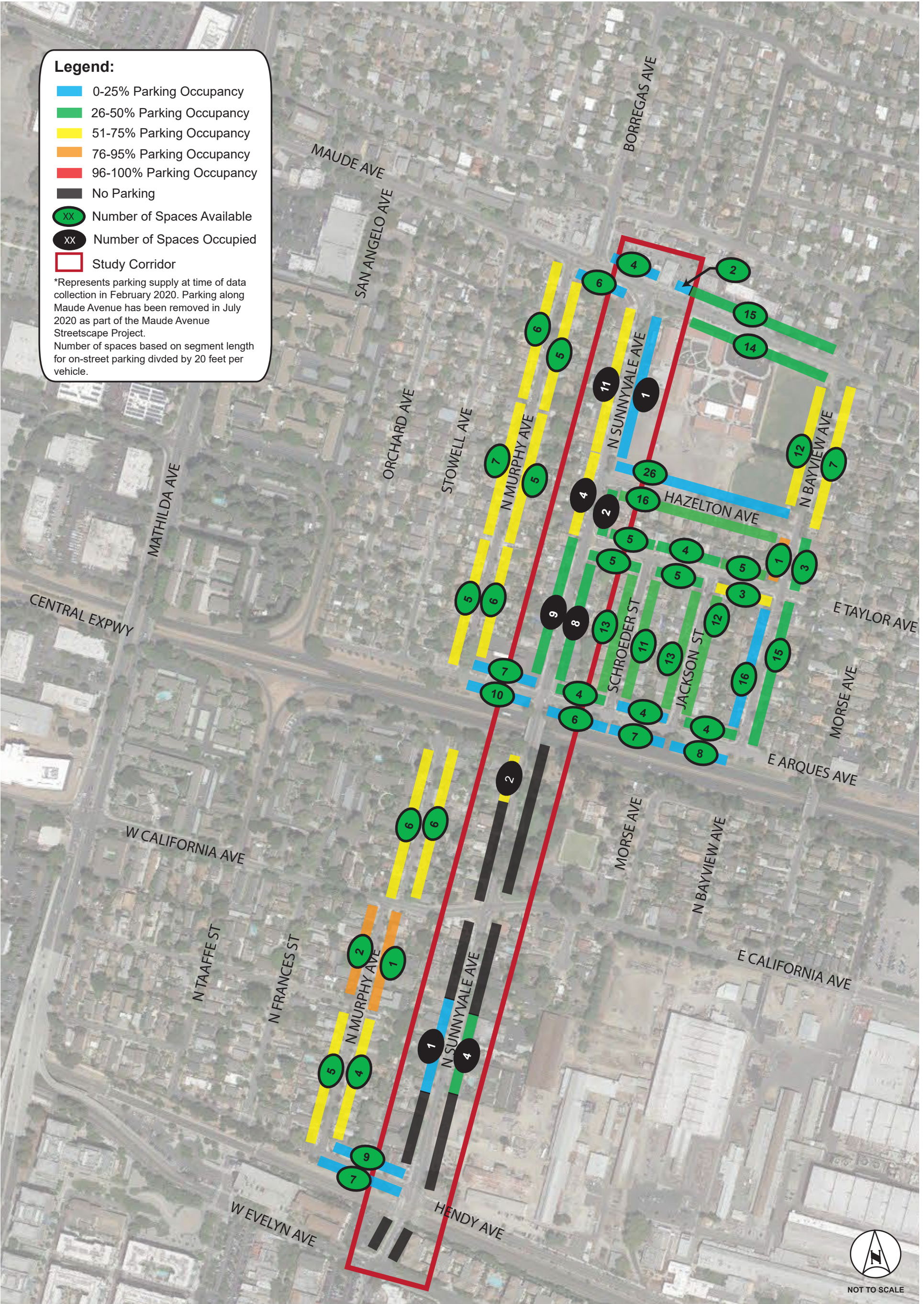


Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue



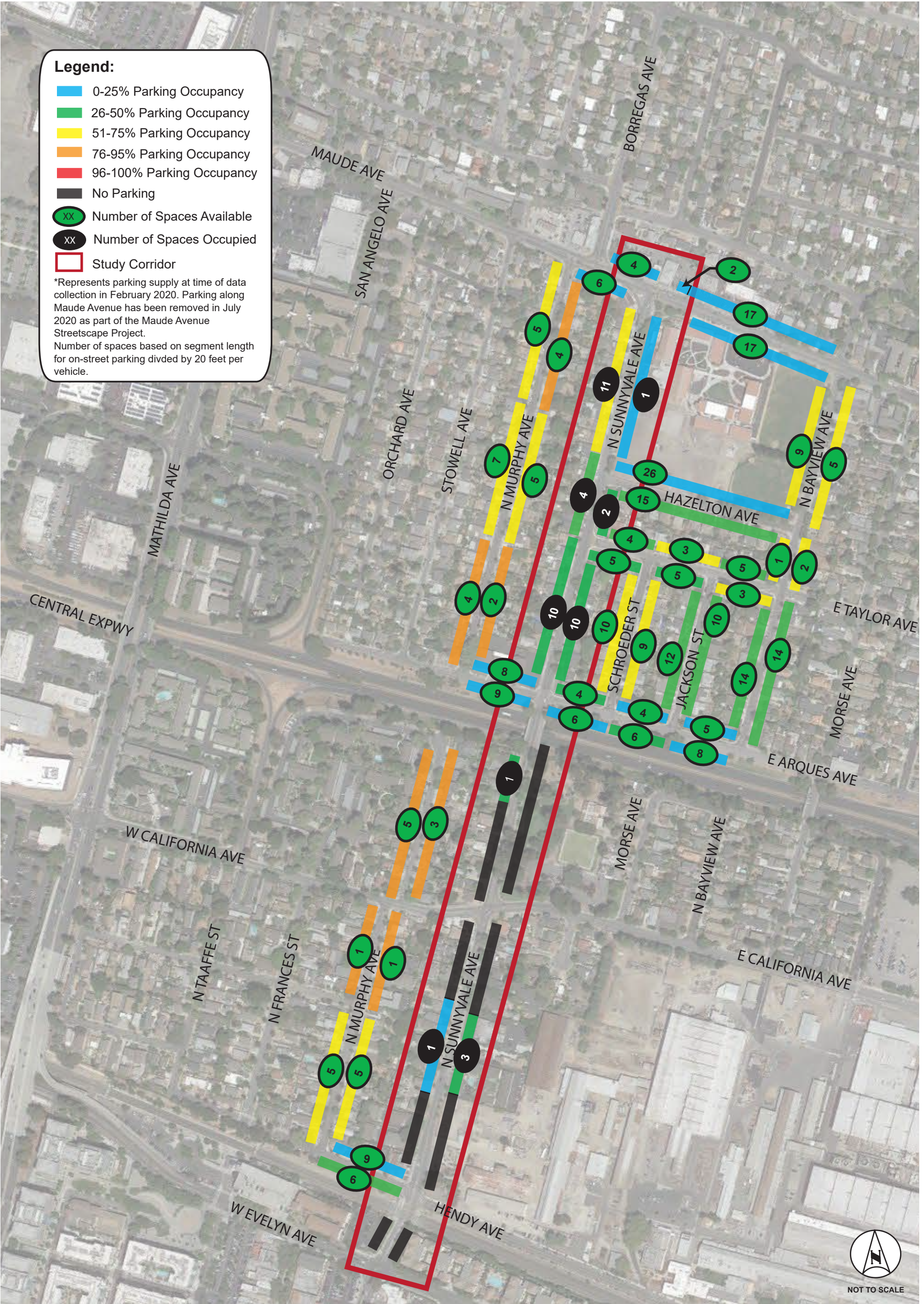


Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue





Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue





## 2.6 Collision History

The City of Sunnyvale provided Kimley-Horn with three years of collision data, between 2016 and 2019, for the two signalized intersections and along the Sunnyvale Avenue study corridor from Maude Avenue to Evelyn Avenue. Summaries of the collision data by collision type and primary collision factor are provided in **Table 5** and **Table 6**, respectively. Collision locations, frequencies, and impacts are shown in **Figure 10**. The raw collision history data is provided in the **Appendix**.

At Intersection #1 – Maude Avenue / Mathilda Avenue, there was a total of 22 collisions. The most common collision type was rear end and the most common primary factor was due to unsafe speeds. At Intersection #2 – Maude Avenue / Borregas Avenue - Sunnyvale Avenue, there was a total of four (4) collisions. The most common collision type was also rear end and there was not a common primary factor among the four collisions.

Along Sunnyvale Avenue, there was a total of 31 collisions along the corridor. Nine (9) of the total collisions involved either a pedestrian or bicycle. Of those nine (9) collisions, four (4) involved pedestrians and five (5) involved bicycles. None of the pedestrian or bicycle collisions resulted in a fatality.

**Table 5: Summary of Collision Type**

Collision Type	#1 – Maude Avenue / Mathilda Avenue		#2 – Maude Avenue / Borregas Avenue - Sunnyvale Avenue		Sunnyvale Avenue Corridor	
Broadside	5	22.7%	-	-	7	22.6%
Head-On	-	-	1	25.0%	2	6.5%
Hit Object	2	9.1%	-	-	2	6.5%
Rear End	11	50.0%	2	50.0%	7	22.6%
Sideswipe	4	18.2%	-	-	6	19.3%
Vehicle-Pedestrian	-	-	1	25.0%	4	12.9%
<b>Total</b>	<b>22 (100%)</b>		<b>4 (100%)</b>		<b>31 (100%)</b>	

**Table 6: Summary of Primary Collision Factor**

Primary Collision Factor	#1 – Maude Avenue / Mathilda Avenue		#2 – Maude Avenue / Borregas Avenue - Sunnyvale Avenue		Sunnyvale Avenue Corridor	
Improper Turning	4	18.2%	-	-	4	12.9%
Pedestrian Violation	-	-	1	25.0%	1	3.2%
Traffic Signals & Signs	2	9.1%	1	25.0%	8	25.8%
Unsafe Lane Change	2	9.1%	-	-	3	9.7%
Unsafe Speed	10	45.4%	1	25.0%	4	12.9%
Other/Unknown	4	18.2%	1	25.0%	5	16.1%
<b>Total</b>	<b>22 (100%)</b>		<b>4 (100%)</b>		<b>31 (100%)</b>	



Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue





### 3 IMPROVEMENT ALTERNATIVES

#### 3.1 Maude Avenue Improvements

The proposed improvements along Maude Avenue include removing all four of the channelized right-turn lanes at the intersection of Maude Avenue / Mathilda Avenue and the one channelized right-turn lane at the intersection of Maude Avenue / Borregas Avenue-Sunnyvale Avenue. Conceptual designs are shown in **Figure 11** and **Figure 12**. A summary of the major improvements and changes to each intersection are listed below:

- Intersection #1 – Maude Avenue / Mathilda Avenue
  - Remove channelizing islands and tighten curb radii at all four corners. Remove acceleration lane for eastbound to southbound right-turn movement. Maintain existing eastbound and southbound right-turn lanes.
  - Restriping to adjust crosswalks, provide bicycle slots where feasible, and adjust advanced stop bar
- Intersection #2 – Maude Avenue / Borregas Avenue-Sunnyvale Avenue
  - Remove channelizing island and tighten curb radius for westbound right-turn
  - Restriping of bicycle lanes near the northeast portion of the intersection

##### 3.1.1 Traffic Analysis

Traffic operations were evaluated for the Project traffic conditions for AM and PM peak hours conditions and using *Traffix* software. Results of the analysis and the comparison to existing conditions are shown in **Table 7**. The project improvements at Intersection #1 – Maude Avenue / Mathilda Avenue do not change the lane geometry at the intersection; therefore, while the intersection continues to operate at a deficient LOS F during the AM peak hour and LOS D in the PM peak hour, there is no impact to delay or level of service associated with the project. The project improvements at Intersection #2 – Maude Avenue / Borregas Avenue-Sunnyvale Avenue does not change the lane geometry at the intersection; therefore, the intersection continues to operate at acceptable LOS.

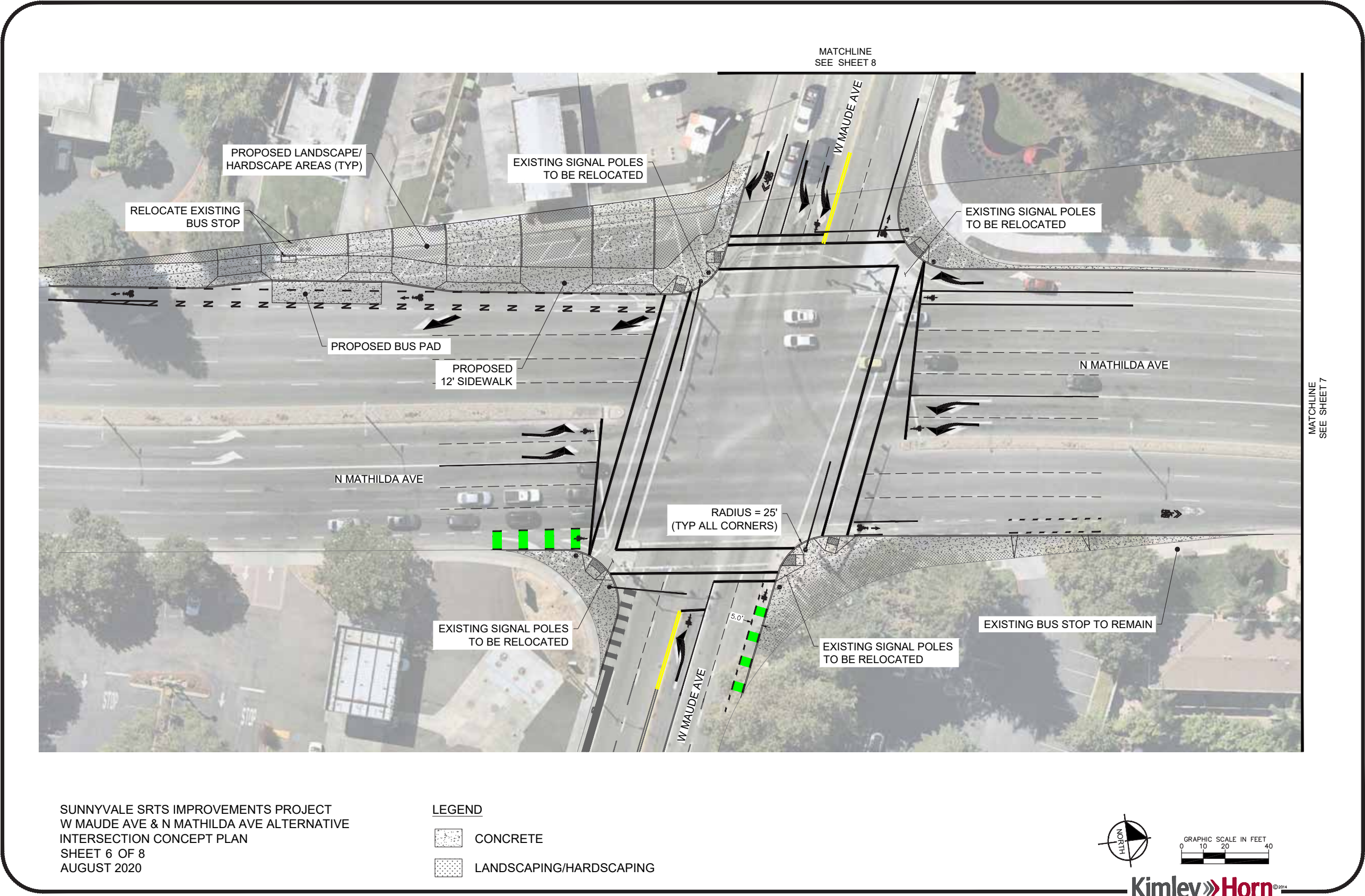
##### 3.1.2 Queueing Analysis

The 95<sup>th</sup> percentile queue lengths for the intersections with project roadway geometry modification is shown in **Table 8**. The project improvements at Intersection #1 – Maude Avenue / Mathilda Avenue do not change the lane geometry at the intersection; therefore, there were no change to queue lengths. The project improvements at Intersection #2 – Maude Avenue / Borregas Avenue-Sunnyvale Avenue does not change the lane geometry at the intersection; therefore, there were no changes to queue lengths.

### **3.1.3 Safety Effects**

The Draft 2020 Active Transportation Plan identifies channelized right-turn lanes as creating the potential for more vehicle-bike or vehicle-pedestrian conflicts. At these locations, both bicyclist and pedestrians feel stressed as drivers often do not look for bicyclist and pedestrians before turning and complete turning movements at high speeds. The removal of channelized right-turns would enhance safety for bicyclists and pedestrians crossing the intersection, since vehicles would be required to slow down while making a right-turn.

Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue



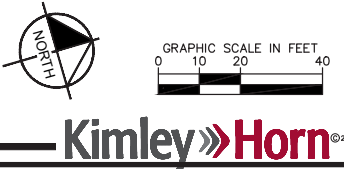


Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue



SUNNYVALE SRTS IMPROVEMENTS PROJECT  
MAUDE AVENUE & BORREGAS AVENUE  
INTERSECTION CONCEPT PLAN  
SHEET 5 OF 8  
AUGUST 2020

LEGEND  
[Stippled Pattern] CONCRETE



**Table 7: Project Intersection Level of Service Results**

#	Intersection	LOS Criteria	Control	Peak Hour	Existing				Project					
					LOS	Delay	v/c Ratio	Crit. Delay	LOS	Delay	V/C	Var	Crit. Delay	Var
1	Maude Avenue / Mathilda Avenue	E	Signal	AM	<b>F</b>	<b>114.7</b>	<b>0.587</b>	<b>220.8</b>	<b>F</b>	<b>114.7</b>	<b>0.587</b>	<b>0.000</b>	<b>220.8</b>	<b>0.0</b>
				PM	D	47.2	0.653	51.2	D	47.2	0.653	0.000	51.2	0.0
2	Maude Avenue / Borregas Avenue-Sunnyvale Avenue	D	Signal	AM	C-	33.6	0.618	34.9	C-	33.7	0.618	0.000	34.9	0.0
				PM	C	31.2	0.587	30.1	C	31.4	0.587	0.000	30.1	0.0

Notes:

- Delay and LOS calculated using *Highway Capacity Manual* (HCM) 2000 methodology and Traffix software.
- Delay reported in seconds/vehicle.
- Intersections operating deficiently are bolded.

**Table 8: Project Queue Lengths**

#	Intersection		Existing								Project							
			EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
1	Mathilda Ave/ Maude Ave	Existing Storage (ft)	275	235	475	-	340	-	270	315	275	235	475	-	340	-	270	315
		AM Peak Queue Length (ft)	87	171	245	1091	<b>1581</b>	1298	142	<b>410</b>	87	171	245	1091	<b>1581</b>	1298	142	<b>410</b>
		PM Peak Queue Length (ft)	<b>469</b>	<b>931</b>	271	315	175	612	<b>445</b>	85	<b>469</b>	<b>931</b>	271	315	175	612	<b>445</b>	85
2	Borregas Ave & Sunnyvale Ave/ Maude Ave	Existing Storage (ft)	135	-	80	-	-	-	-	50	135	-	80	-	-	-	-	50
		AM Peak Queue Length (ft)	101	231	51	15	380	352	101	<b>382</b>	101	231	51	21	380	352	101	<b>382</b>
		PM Peak Queue Length (ft)	<b>164</b>	583	<b>122</b>	30	341	382	167	<b>231</b>	<b>164</b>	583	<b>122</b>	37	341	382	167	<b>231</b>

Notes:

- 95th percentile queue lengths calculated using Highway Capacity Manual (HCM) 2000 methodology and Traffix software.
- Queue lengths reported in feet per lane.
- Locations where the queue length exceeds the link storage by 25 feet or more are shown in bolded cells. Locations where the Alternative #1 improvement causes the queue length to exceed the queue storage or adds 25 feet or more to an already deficient queue length are shown in **bolded and shaded**.



## 3.2 Sunnyvale Avenue Improvements

The installation of bicycle lanes would require the removal of on-street parking on the east side of Sunnyvale Avenue between Maude Avenue and Arques Avenue and on both sides of Sunnyvale Avenue between Arques Avenue and Hendy Avenue. **Figure 13 through Figure 16** shows the concept design for the Sunnyvale Avenue corridor. A summary of the major improvements and changes to each intersection are listed below:

- Provision of a Class II Bicycle Lane along the full corridor extent
- Where possible, provide a 1.5'- 4.5' buffer for bicycle lane
- Refresh crosswalks at Arques Avenue, Taylor Avenue, and Hazelton Avenue

### 3.2.1 Parking Impacts

The improvements along Sunnyvale Avenue would require the removal of on-street parking on the east side between Maude Avenue and Arques Avenue and on both sides between Arques Avenue and Hendy Avenue. It should be noted that based on field observations and occupancy counts, most vehicles parking on the west side belong to residents along Sunnyvale Avenue and these segments had consistently higher occupancy than the east side throughout the day. Therefore, the removal of on-street parking on the west side of Sunnyvale Avenue between Maude Avenue and Arques Avenue is not recommended in order to minimize the parking impacts to the nearby streets.

The total number of parking spaces removed would be 39 on the east side of Sunnyvale Avenue between Maude Avenue and Arques Avenue, three on the west side of Sunnyvale Avenue between Arques Avenue and California Avenue, and 27 combined on both sides of Sunnyvale Avenue between California Avenue and Hendy Avenue.

A parking analysis was conducted to determine if the surrounding roadway network would be able to accommodate the shifted on-street parking from Sunnyvale Avenue as noted in Chapter 3.2.1. The existing overnight (1 AM) weekday time period was selected for evaluation because it represents the period with the highest parking demand in the study area as a whole. As noted in Chapter 2.5, eight of the eleven segments currently experience a parking utilization of 75 percent or greater at 1 AM. It should be noted that parking demand within the segments of Sunnyvale Avenue proposed for parking removal is slightly higher at 11 AM (19 cars) than 1 AM (18 cars), but overall parking demand in the surrounding area is notably higher at 1 AM than 11 AM.

The analysis of parking utilization effects from the proposed project was performed by taking the average number of overnight (1 AM) weekday cars parked on Sunnyvale Avenue segments and distributing those parked cars to the closest adjacent segments. After the parked cars were distributed to the nearest on-street parking segments a new average overnight weekday occupancy percentage was calculated.

Based on the existing parking occupancy at 1 AM discussed in Chapter 2.5, Sunnyvale Avenue bicycle lanes would impact 13 existing parking cars between Maude Avenue and Arques Avenue, one existing parked car between Arques Avenue and California Avenue, and four existing parked cars between California Avenue and Hendy Avenue.

The results of the analysis showed that the surrounding roadway network would be able to accommodate the resulting removal of on-street parking on segments of Sunnyvale Avenue. Residents and visitors to properties on segments of Sunnyvale Avenue would be required to walk further to access on-street parking, but parking nearby would be available. North of California Avenue, most impacted parking would likely shift to street segments on the same side of Sunnyvale Avenue as where the impacted parking is currently provided, avoiding the need to cross Sunnyvale Avenue to travel between the relocated parking area and residences. Some vehicles may alternatively choose to park on the west side of Sunnyvale Avenue and cross Sunnyvale Avenue at the existing crossing at Hazelton Avenue or Arques Avenue. The three vehicles currently parking on the east side of Sunnyvale Avenue south of California Avenue would likely shift to Hendy Avenue, necessitating crossing Sunnyvale Avenue at the signalized crosswalk at Hendy Avenue.

In addition, all properties were observed to have off-street parking on driveways and in garages. A summary of the forecast parking occupancy changes with the removal of on-street parking are presented in **Table 9** and illustrated in **Figure 17**.

This analysis shows three parking segments with a parking occupancy at or above 75% as a result of the proposed improvements. The following are the segments with an average parking occupancy at or above 75% with the relocation of on-street parking demand on Sunnyvale Avenue and Maude Avenue:

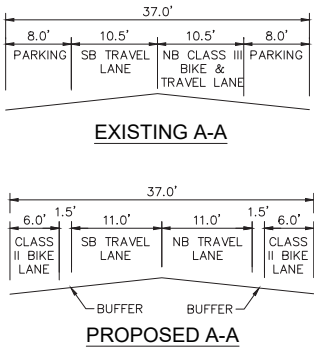
- Arques Avenue – North side from Sunnyvale Avenue to Schroeder Street (relocation of three Sunnyvale Avenue vehicles)
- Murphy Avenue – East side north of California Avenue (relocation of one Sunnyvale Avenue vehicle, but already above 75% in existing conditions)

### 3.2.2 Safety Effects

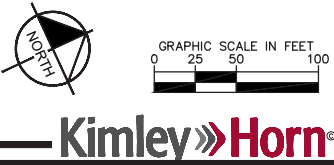
The provision of buffered bike lanes along the project corridor provide increased safety benefits over shared travel lanes. Providing dedicated space for cyclists reduces bicycle and auto conflicts and increases the prominence of the right of the cyclists to use the roadway. Provision of an on-street bicycle lane closes a critical gap in the City's bicycle network and may encourage more bicycle users, which thereby provides additional safety benefits. Providing a buffer in the majority of the corridor further separates bicycle and auto travel, improving safety and comfort of the bicycle facility. Removal of on-

street parking also removed a sight distance obstacle that should improve visibility of pedestrians and cyclists both at driveways and intersections.

Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue

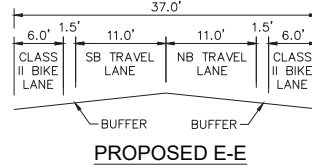
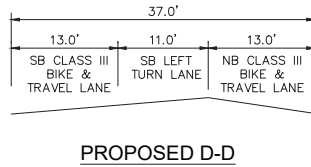
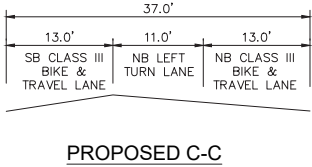
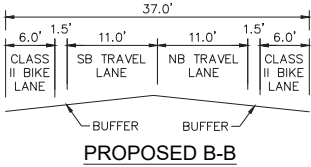
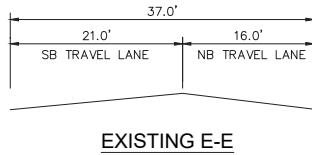
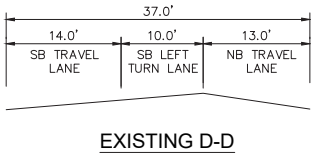
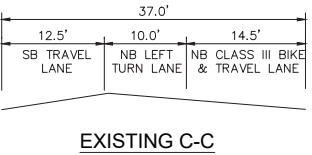
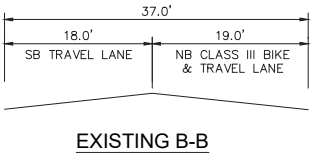
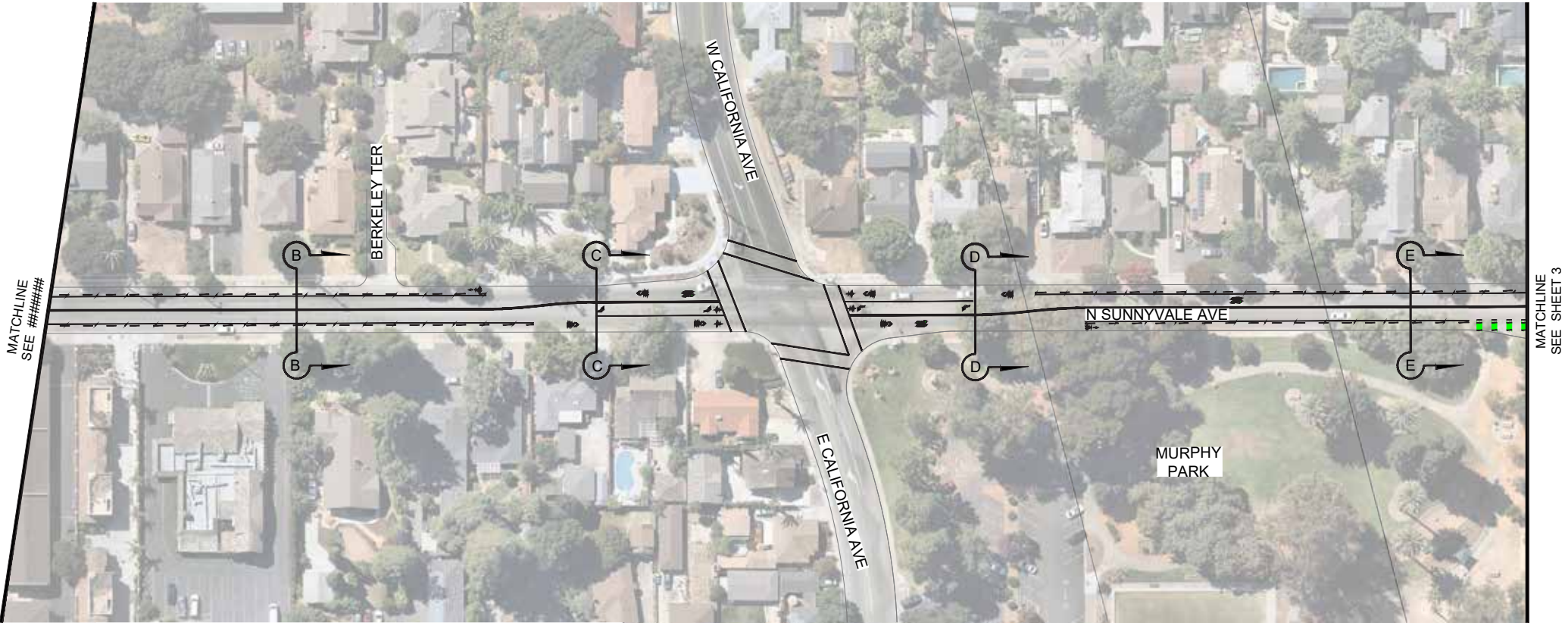


SUNNYVALE SRTS IMPROVEMENTS PROJECT  
SUNNYVALE AVENUE  
CORRIDOR CONCEPT PLAN  
SHEET 1 OF 8  
AUGUST 2020

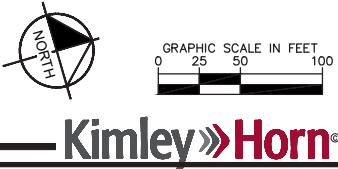




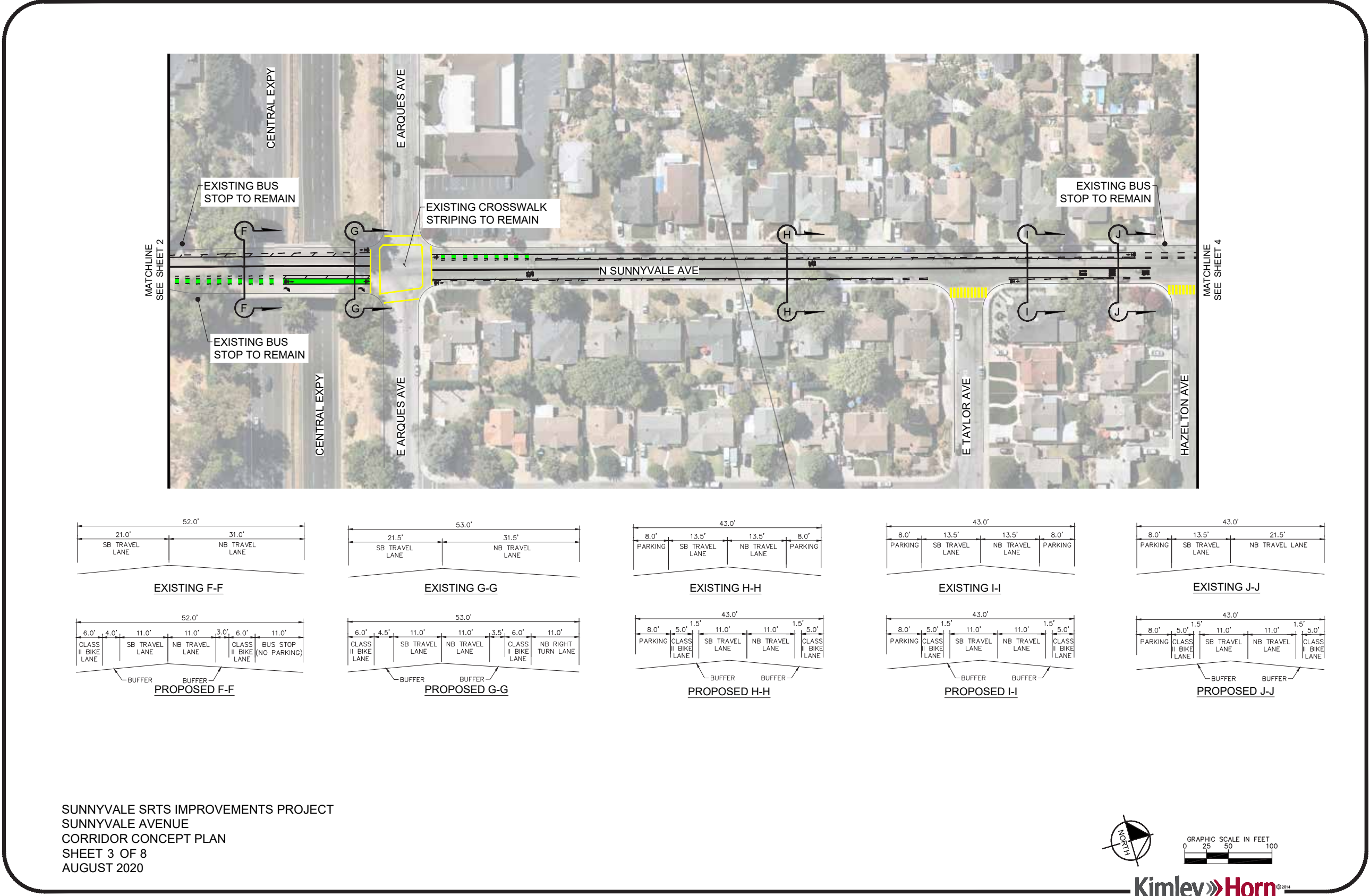
Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue



SUNNYVALE SRTS IMPROVEMENTS PROJECT  
SUNNYVALE AVENUE  
CORRIDOR CONCEPT PLAN  
SHEET 2 OF 8  
AUGUST 2020

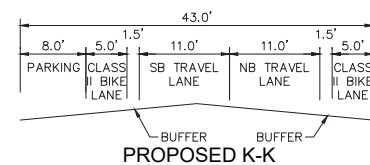
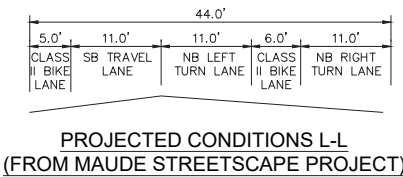
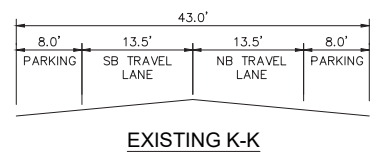
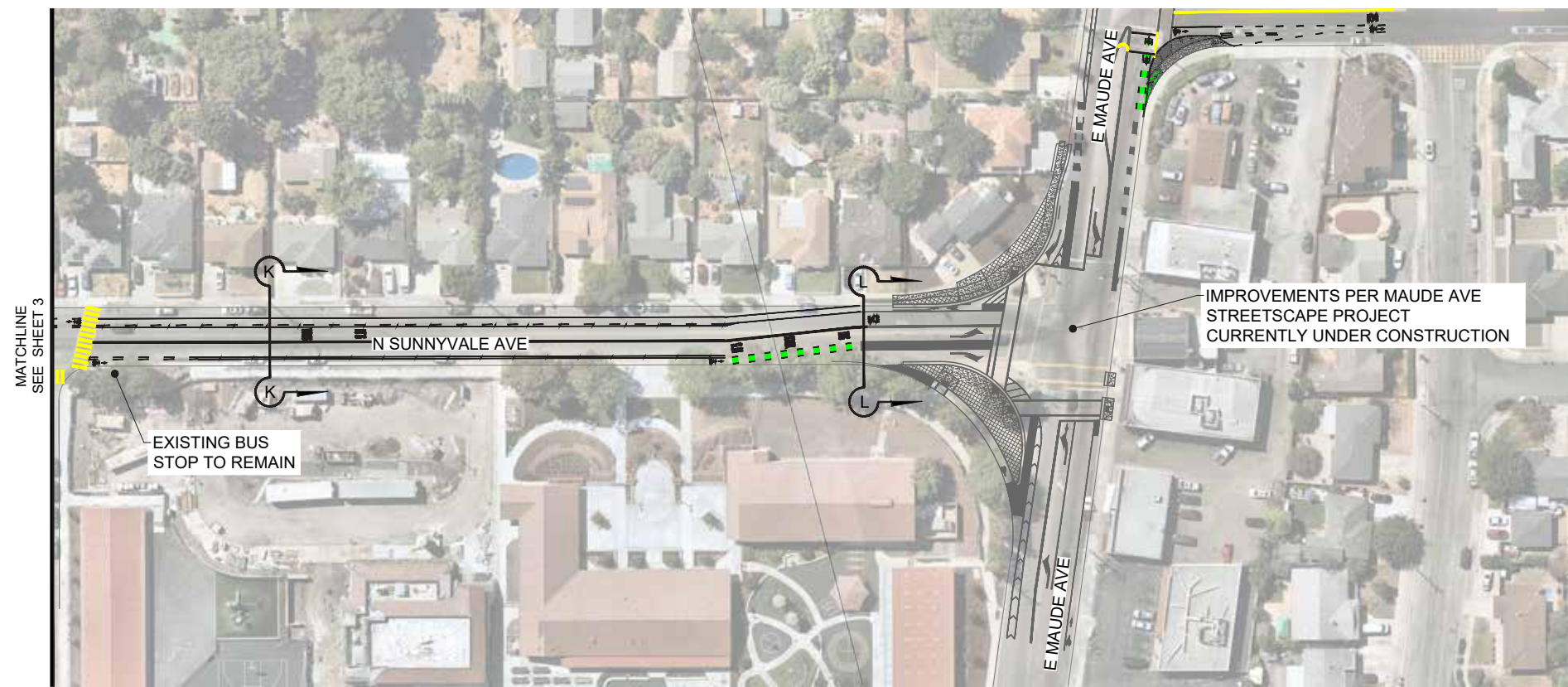


Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue

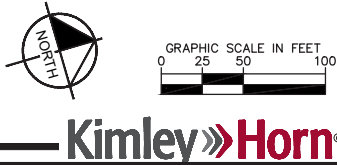




Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue



SUNNYVALE SRTS IMPROVEMENTS PROJECT  
SUNNYVALE AVENUE  
CORRIDOR CONCEPT PLAN  
SHEET 4 OF 8  
AUGUST 2020



**Table 9: Existing and Proposed Overnight Occupancy Percentages**

Segment #	Street	Segment Limits	Street Side	Existing Parking Supply <sup>1</sup>	Existing # Parked Vehicles	Existing % Occupancy	Proposed Parking Supply <sup>2</sup>	Change to # parked Vehicles	Adjusted # Parked Vehicles	Proposed % Occupancy
11	Sunnyvale Ave	Maude & Hazelton	West	18	11	61%	18	0	11	61%
12			East	13	1	8%	- <sup>2</sup>	-1	0	-
13		Hazelton & Taylor	West	7	4	57%	7	0	4	57%
14			East	5	2	40%	- <sup>2</sup>	-2	0	-
15		Taylor & Arques	West	22	10	45%	22	+5	15	68%
16			East	21	10	48%	- <sup>2</sup>	-10	0	-
43		Arques & California	West	3	1	33%	- <sup>2</sup>	-1	0	-
44			East	- <sup>1</sup>	-	-	- <sup>1</sup>	-	0	-
45		California & Hendy	West	15	1	7%	- <sup>2</sup>	-1	0	-
46			East	12	3	25%	- <sup>2</sup>	-3	0	-
19	Hazelton Ave	Sunnyvale & Bayview	North	29	3	10%	29	+1	4	14%
20			South	26	11	42%	26	+2	13	50%
24	Taylor Ave	Sunnyvale & Schroeder	South	7	2	29%	7	+2	4	57%
37	Arques Ave	Sunnyvale & Schroeder	North	6	2	33%	6	+3	5	<b>83%</b>
49	Hendy Ave	Murphy & Sunnyvale	North	11	2	18%	11	+4	6	55%
52	Murphy Ave (South)	North of California	East	15	12	<b>78%</b>	15	+1	13	<b>87%</b>

Note: Segments that experience a change in parking supply or expected number of parked cars are listed above. All other segments not listed in the table do not experience any change.

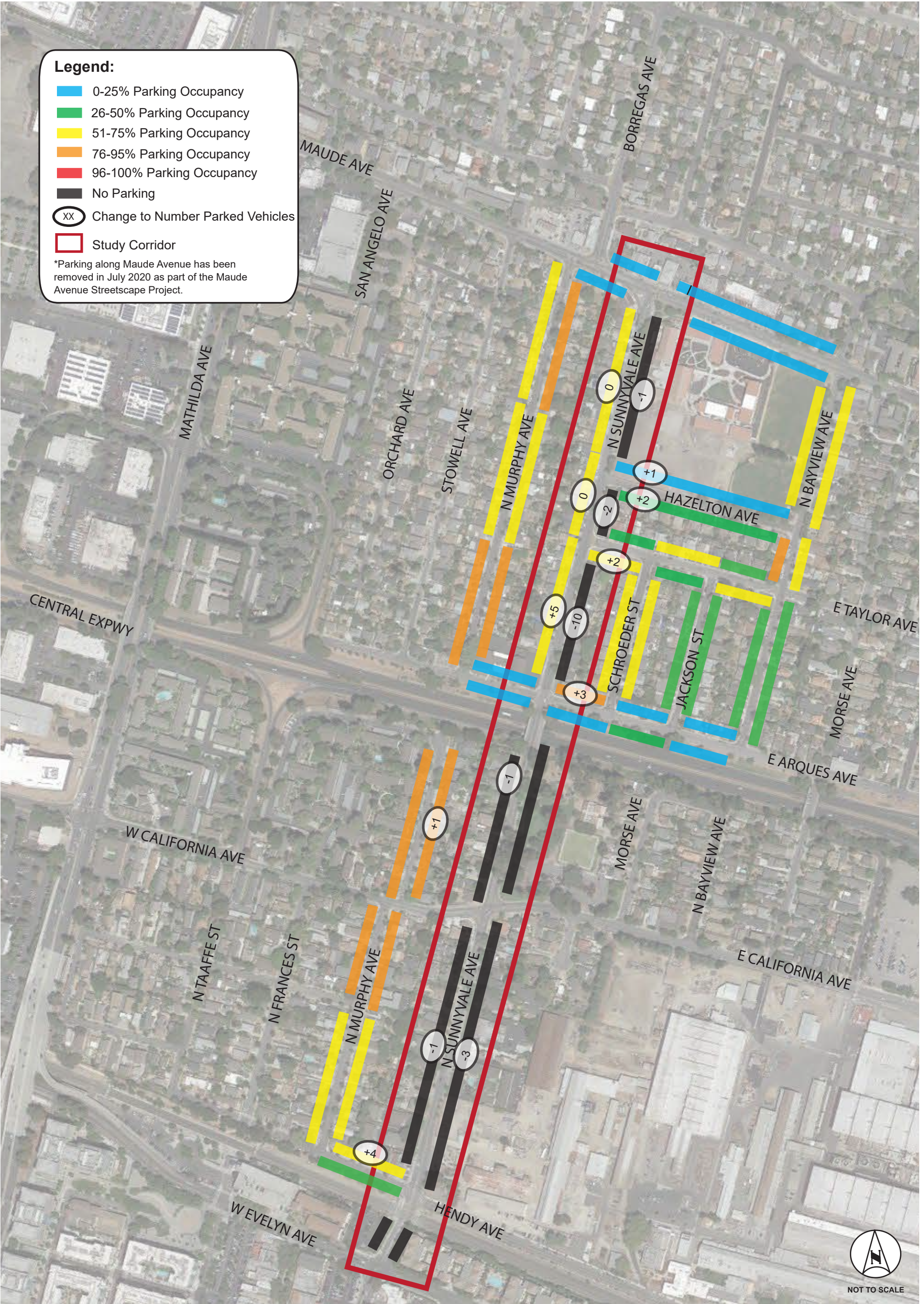
Segments with an average weekday parking occupancy equal to or greater than 75% are shown in **bold** and highlighted.

<sup>1</sup>Under Existing conditions, no on-street parking is allowed along Segments 44.

<sup>2</sup>The Project proposes removing existing on-street parking along the east side of Sunnyvale Avenue between Maude Avenue and Arques Avenue (Segments 12, 14, and 16) and on both sides between Arques Avenue and Hendy Avenue (Segments 43-46).



Safe Routes to School (SRTS) Improvements on Maude Avenue and Sunnyvale Avenue





## 4 SUMMARY OF ALTERNATIVES

The chapter summarizes the results of the SRTS improvements along Maude Avenue and Sunnyvale Avenue.

### Maude Avenue Improvements

The improvements along Maude Avenue consist of adjusting corner radii by removing right-turn channelization at all four corners of Intersection #1 – Maude Avenue / Mathilda Avenue and right-turn channelization for the westbound right-turn at Intersection #2 – Maude Avenue / Borregas Avenue-Sunnyvale Avenue. The removal of right-turn channelization would increase safety at both intersections since the improvements would require vehicles to slow down to make the right-turn.

The removal of the channelization does not affect intersection geometrics and thus does not affect intersection level of service or delay. Existing southbound and eastbound right turn lanes at Intersection #1 – Maude Avenue / Mathilda Avenue would remain. Intersection #1 – Maude Avenue / Mathilda Avenue will continue to operate at LOS F in the AM peak hour and LOS D in the PM peak hour. Intersection #2 – Maude Avenue / Borregas Avenue-Sunnyvale Avenue will continue to operate at an acceptable LOS.

### Sunnyvale Avenue Improvements

The improvements along Sunnyvale Avenue would consist of removing a portion of the on-street parking to install buffered bicycle lanes between Maude Avenue and Hendy Avenue. Only on-street parking on the east side will be removed between Maude Avenue and Arques Avenue and on-street parking on both sides will be removed between Arques Avenue and Hendy Avenue. A total of 79 parking spaces would be removed, although no more than 18 vehicles were observed to be utilizing those 79 spaces at the time periods during which parking data was collected. The installation of buffered bicycle lanes would greatly increase bicycle user safety over the existing shared travel lanes.

A parking analysis was conducted to determine if adjacent streets provide sufficient parking capacity to support the on-street parking demand being displaced from Sunnyvale Avenue. The parking analysis found that the surrounding street network has ample available on-street parking to support the redistribution of parking demand from segments of Sunnyvale Avenue. Only two street segments would experience a parking occupancy over 75% at 1 AM, including one segment that currently experiences a parking occupancy over 75%. Other on-street parking is available within one block for all displaced parking and the study area has ample parking to support the redistribution of impacted Sunnyvale Avenue parked vehicles. Only eight existing parked vehicles would need to be relocated to a parking area that would require crossing Sunnyvale Avenue to travel between the replacement parking area and their original parked location. In addition, the residences along Sunnyvale Avenue have off-street driveways

and garages where vehicles may be able to use if displaced from on-street parking areas. Therefore, the analysis found that there would be minimal detriment to the removal of on-street parking along Sunnyvale Avenue as proposed in the improvement concept.

## **Appendices**

- A: Study Intersection Traffic Counts
- B: Parking Survey
- C: Traffix Analysis Sheets
- D: Collision History Data

## **Appendix A: Study Intersection Traffic Counts**

North/South	East/West	Count Date	Time	Northbound				Southbound				Eastbound				Westbound				Grand Total
				L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	
Mathilda Avenue	Maude Avenue	May 2018	8:45AM-9:45AM	636	2197	52	2885	111	805	440	1356	87	61	100	248	132	428	304	864	5353
			4:30PM-5:30PM	103	821	107	1031	286	2025	105	2416	455	340	607	1402	98	73	134	305	5154

MITIG8 - Existing (PM)

Mon Jun 29, 2020 19:35:39

Page 1-1

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                        Level Of Service Computation Report
                2000 HCM Operations Method (Future Volume Alternative)
*****
Intersection #1413 Mathilda Ave / Maude Ave
*****
Cycle (sec):          160                Critical Vol./Cap.(X):          0.653
Loss Time (sec):       12                Average Delay (sec/veh):        47.2
Optimal Cycle:         58                Level Of Service:              D
*****
Street Name:          Mathilda Avenue                Maude Avenue
Approach:              North Bound                South Bound                East Bound                West Bound
Movement:              L - T - R                L - T - R                L - T - R                L - T - R
-----|-----|-----|-----|
Control:               Protected                Protected                Protected                Protected
Rights:                Include                Ovl                Ovl                Include
Min. Green:            7   10   10                7   10   10                7   10   10                7   10   10
Y+R:                   4.0  4.0  4.0                4.0  4.0  4.0                4.0  4.0  4.0                4.0  4.0  4.0
Lanes:                 2  0  2  1  0                2  0  4  0  1                2  0  1  0  1                1  0  1  1  0
-----|-----|-----|-----|
Volume Module: >> Count Date: 30 Oct 2018 << 4:30 - 5:30 PM
Base Vol:              104  787   98                315 1566   91                452  365  576                87  114  136
Growth Adj:            1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
Initial Bse:           104  787   98                315 1566   91                452  365  576                87  114  136
Added Vol:              0    0    0                0    0    0                0    0    0                0    0    0
PasserByVol:           0    0    0                0    0    0                0    0    0                0    0    0
Initial Fut:           104  787   98                315 1566   91                452  365  576                87  114  136
User Adj:              1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
PHF Adj:               1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
PHF Volume:            104  787   98                315 1566   91                452  365  576                87  114  136
Reduct Vol:            0    0    0                0    0    0                0    0    0                0    0    0
Reduced Vol:           104  787   98                315 1566   91                452  365  576                87  114  136
PCE Adj:               1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
MLF Adj:               1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
FinalVolume:           104  787   98                315 1566   91                452  365  576                87  114  136
-----|-----|-----|-----|
Saturation Flow Module:
Sat/Lane:              1900 1900  1900                1900 1900  1900                1900 1900  1900                1900 1900  1900
Adjustment:            0.83 0.99  0.95                0.83 1.00  0.92                0.83 1.00  0.92                0.92 1.00  0.92
Lanes:                 2.00 2.66  0.34                2.00 4.00  1.00                2.00 1.00  1.00                1.00 1.00  1.00
Final Sat.:            3150 4979  620                3150 7600  1750                3150 1900  1750                1750 1900  1750
-----|-----|-----|-----|
Capacity Analysis Module:
Vol/Sat:               0.03 0.16  0.16                0.10 0.21  0.05                0.14 0.19  0.33                0.05 0.06  0.08
Crit Moves:            ****                ****                ****                ****
Green Time:            11.1 38.7  38.7                24.5 52.2 105.4                53.3 69.9  81.0                12.2 28.9  28.9
Volume/Cap:            0.48 0.65  0.65                0.65 0.63  0.08                0.43 0.44  0.65                0.65 0.33  0.43
Uniform Del:           71.7 54.6  54.6                63.7 45.8   9.8                41.6 31.4  29.1                71.9 57.2  58.3
IncrementDel:          1.6  1.2   1.2                3.2  0.5   0.0                0.3  0.4   1.7                11.0  0.3   0.5
InitQueueDel:          0.0  0.0   0.0                0.0  0.0   0.0                0.0  0.0   0.0                0.0  0.0   0.0
Delay Adj:             1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
Delay/Veh:             73.3 55.7  55.7                66.9 46.3   9.8                41.8 31.7  30.8                82.9 57.4  58.8
User DelAdj:           1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00                1.00 1.00  1.00
AdjDel/Veh:            73.3 55.7  55.7                66.9 46.3   9.8                41.8 31.7  30.8                82.9 57.4  58.8
LOS by Move:           E   E+   E+                E   D   A                D   C   C                F   E+  E+
HCM2kAvgQ:              3   13   13                10  16   2                10  12   22                6   5   7

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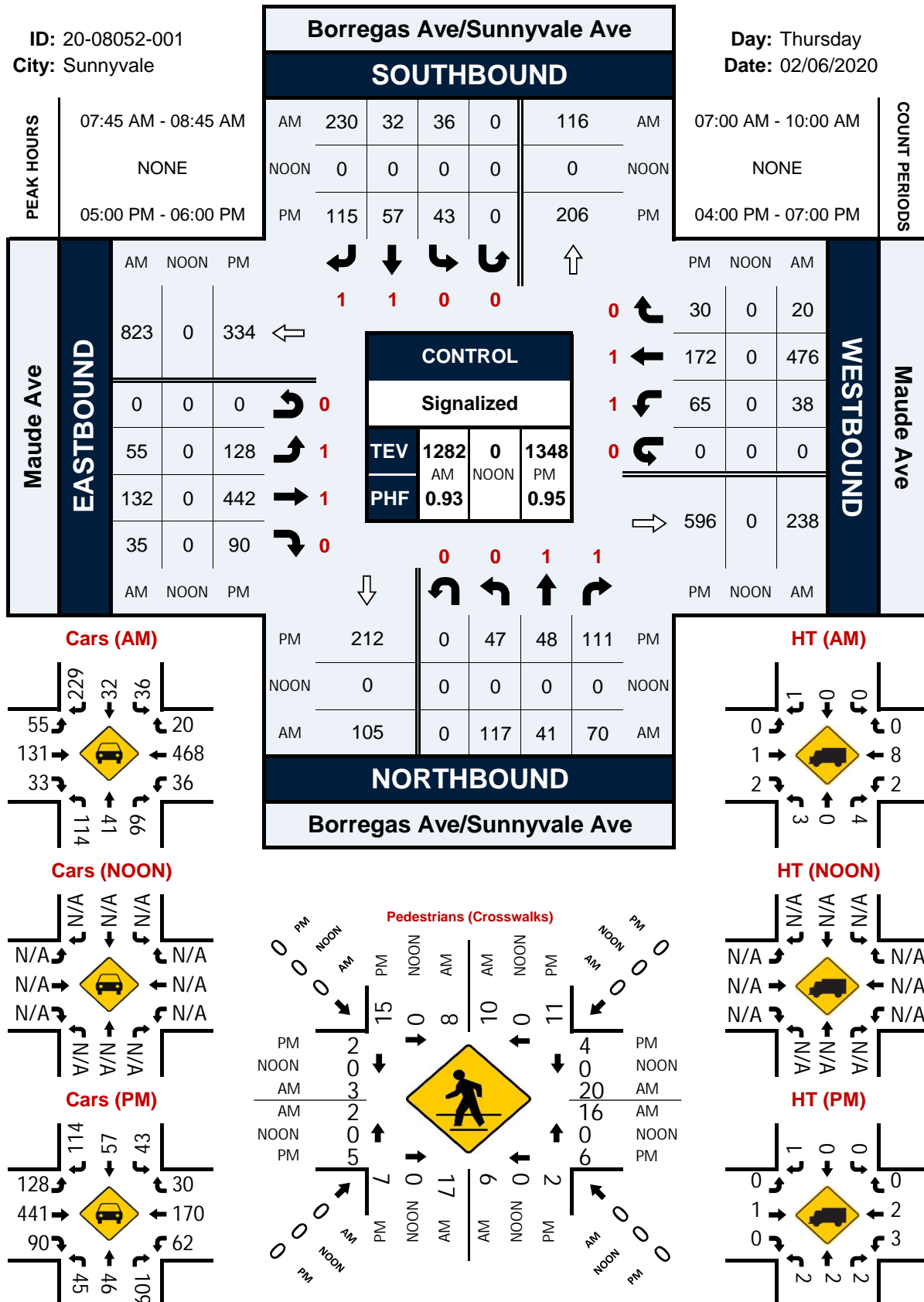
Prepared by National Data & Surveying Services

# Borregas Ave/Sunnyvale Ave & Maude Ave

## Peak Hour Turning Movement Count

ID: 20-08052-001  
City: Sunnyvale

Day: Thursday  
Date: 02/06/2020





# National Data & Surveying Services

## Intersection Turning Movement Count

Location: Borregas Ave/Sunnyvale Ave & Maude Ave  
City: Sunnyvale  
Control: Signalized

Project ID: 20-08052-001  
Date: 2/6/2020

[illegible]

National Data & Surveying Services  
Intersection Turning Movement Count

Location: Borregas Ave/Sunnyvale Ave & Maude Ave  
City: Sunnyvale  
Control: Signalized

Project ID: 20-08052-001  
Date: 2/6/2020

[illegible]

National Data & Surveying Services  
Intersection Turning Movement Count

Location: Borregas Ave/Sunnyvale Ave & Maude Ave  
City: Sunnyvale  
Control: Signalized

Project ID: 20-08052-001  
Date: 2/6/2020

HT

[illegible]

National Data & Surveying Services  
Intersection Turning Movement Count

Location: Borregas Ave/Sunnyvale Ave & Maude Ave  
City: Sunnyvale  
Control: Signalized

Project ID: 20-08052-001  
Date: 2/6/2020

[illegible]

National Data & Surveying Services

# Intersection Turning Movement Count

Location: Borregas Ave/Sunnyvale Ave & Maude Ave  
City: Sunnyvale

Project ID: 20-08052-001  
Date: 2/6/2020

## Pedestrians (Crosswalks)

NS/EW Streets:	Borregas Ave/Sunnyvale Ave		Borregas Ave/Sunnyvale Ave		Maude Ave		Maude Ave										
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		NORTH LEG 2		SOUTH LEG 2		EAST LEG 2				TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	EB	WB	EB	WB	NB	SB			
7:00 AM	2	0	0	4	0	2	0	1	3	0	3	5	2	0			22
7:15 AM	4	0	1	0	1	1	5	0	5	1	1	0	4	1			24
7:30 AM	1	0	3	0	0	1	2	4	1	0	4	1	1	0			18
7:45 AM	7	2	10	0	2	14	1	0	16	2	10	2	15	2			83
8:00 AM	1	6	3	5	13	5	0	2	1	9	0	2	4	11			62
8:15 AM	0	0	2	1	0	1	0	1	0	0	3	0	0	0			8
8:30 AM	0	2	2	0	1	0	1	0	1	1	1	1	1	1			12
8:45 AM	0	1	1	0	1	2	2	0	3	2	2	3	2	2			21
9:00 AM	1	1	0	0	0	0	1	2	2	3	1	2	1	3			17
9:15 AM	0	1	0	0	0	0	0	0	2	4	2	1	1	2			13
9:30 AM	0	1	0	0	2	1	0	1	3	0	3	2	2	0			15
9:45 AM	0	0	0	0	0	4	0	0	4	1	1	2	0	0			12
TOTAL VOLUMES :	EB 16	WB 14	EB 22	WB 10	NB 20	SB 31	NB 12	SB 11	EB 41	WB 23	EB 31	WB 21	NB 33	SB 22			TOTAL 307
APPROACH %'s :	53.33% 46.67%		68.75% 31.25%		39.22% 60.78%		52.17% 47.83%		64.06% 35.94%		59.62% 40.38%		60.00% 40.00%				
PEAK HR :	07:45 AM - 08:45 AM		17 6 0.425 0.300		16 20 0.308 0.357		2 3 0.500 0.375		18 12 0.281 0.333		14 5 0.350 0.625		20 14 0.333 0.318		0.500		TOTAL
PEAK HR VOL :	8 10	165															
PEAK HR FACTOR :	0.286 0.417	0.500		0.575		0.500		0.625		0.417		0.396		0.500		0.497	

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		NORTH LEG 2		SOUTH LEG 2		EAST LEG 2				TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	EB	WB	EB	WB	NB	SB			
4:00 PM	0	0	0	0	0	2	0	1	1	0	1	5	1	0			11
4:15 PM	3	0	0	0	1	0	3	1	2	2	1	0	2	2			17
4:30 PM	0	1	0	0	1	1	0	1	2	1	0	4	3	1			15
4:45 PM	0	2	0	0	2	0	2	0	2	4	1	5	2	4			24
5:00 PM	4	0	0	0	1	1	1	1	3	2	1	3	3	2			22
5:15 PM	3	4	4	0	0	1	0	0	4	2	3	3	4	2			30
5:30 PM	6	4	2	0	1	1	1	1	3	3	4	3	2	4			35
5:45 PM	2	3	1	2	4	1	3	0	3	3	2	3	4	2			33
6:00 PM	6	0	1	1	2	4	2	0	3	2	3	4	4	3			35
6:15 PM	1	0	4	0	2	0	1	1	3	4	3	1	3	3			26
6:30 PM	4	4	5	1	0	1	1	0	2	4	6	1	2	4			35
6:45 PM	0	1	1	1	2	0	0	1	1	2	2	2	1	3			17
TOTAL VOLUMES :	EB 29	WB 19	EB 18	WB 5	NB 16	SB 12	NB 14	SB 7	EB 29	WB 29	EB 27	WB 34	NB 31	SB 30			TOTAL 300
APPROACH %'s :	60.42% 39.58%		78.26% 21.74%		57.14% 42.86%		66.67% 33.33%		50.00% 50.00%		44.26% 55.74%		50.82% 49.18%				
PEAK HR :	05:00 PM - 06:00 PM		7 2 0.438 0.250		6 4 0.375 1.000		5 2 0.417 0.500		13 10 0.813 0.833		10 12 0.625 1.000		13 10 0.813 0.625		0.958		TOTAL
PEAK HR VOL :	15 11	120															
PEAK HR FACTOR :	0.625 0.688	0.650		0.563		0.500		0.583		0.958		0.786		0.958		0.857	

## **Appendix B: Parking Survey**

Prepared by National Data & Surveying Services

Parking Study

Project: 20-8051  
City: Sunnyvale

Date: 2/4/2020  
Day: Tuesday

Segment	Street	Limits	Side	Space Type	Restriction	Space#	11:00 AM	3:00 PM	8:00 PM	1:00 AM	Notes
1	Maude Ave	Borregas & Sunnvyale	North	Regular	No Restriction	5	1	1	0	0	
2			South	Regular	No Restriction	6	0	0	0	0	
3		Sunnyvale & Bayview	North	Regular	No Restriction	21	9	9	3	4	
				Green Curb	12 Minute Parking (9am to 8pm)	2	0	0	0	0	
4			South	Regular	No Restriction	11	8	5	3	0	
				Diagonal	No Restriction	10	8	7	3	6	1 Car Parked Illegaly in No Parking at 11:00 (Not Included in Occupancy)
5	Murphy Ave (North)	Maude & 369/368	West	Regular	No Restriction	15	7	8	9	9	
6		Murphy	East	Regular	No Restriction	17	4	6	12	12	
7		369/368 Murphy & 333/334 Murphy	West	Regular	No Restriction	18	5	6	9	12	
8			East	Regular	No Restriction	16	6	10	11	10	
9		333/334 Murphy & Arques	West	Regular	No Restriction	19	6	8	13	16	
10			East	Regular	No Restriction	21	7	8	15	17	
11	Sunnyvale Ave	Maude & Hazelton	West	Regular	No Restriction	18	14	8	10	9	
12			East	Regular	No Restriction	9	7	1	2	2	
				Passenger Loading	No Restriction	4	0	0	0	0	
13		Hazelton & Taylor	West	Regular	No Restriction	7	3	1	3	3	
14			East	Regular	No Restriction	5	1	1	1	1	
15		Taylor & Arques	West	Regular	No Restriction	22	5	6	8	9	
16			East	Regular	No Restriction	21	5	5	8	10	
		Arques & California	West	No Parking	No Parking Any Time	-	-	-	-	-	
43				Regular		3	1	1	1	1	
				No Parking	No Parking Any Time	-	-	-	-	-	
44		California & Hendy	East	No Parking	No Parking Any Time	-	-	-	-	-	
				No Parking	No Parking Any Time	-	-	-	-	-	
45				No Parking	No Parking Any Time	-	-	-	-	-	
			West	Regular	NP 4am-6am, 4pm-6pm	15	1	0	1	0	
				No Parking	No Parking Any Time	-	-	-	-	-	
				No Parking	No Parking Any Time	-	-	-	-	-	
46		Hendy & Evelyn	East	No Parking	No Parking Any Time	-	-	-	-	-	
				Regular	No Parking 6am - 8 am, 6pm - 8pm	12	0	1	9	3	
				No Parking	No Parking Any Time	-	-	-	-	-	
47		Hendy & Evelyn	West	No Parking	No Parking Any Time	-	-	-	-	-	
48			East	No Parking	No Parking Any Time	-	-	-	-	-	
17	Bayview Ave	Maude & Hazelton	West	Regular	No Restriction	27	17	13	17	18	
18			East	Regular	No Restriction	19	8	6	12	14	
				ADA	No Restriction	1	0	0	0	0	
21		Hazelton & Taylor	West	Regular	No Restriction	5	2	2	3	4	
22			East	Regular	No Restriction	6	0	0	2	3	
33		Taylor & Arques	West	Regular	No Restriction	21	3	7	6	8	
34			East	Regular	No Restriction	21	8	5	5	6	
19	Hazelton Ave	Sunnyvale & Bayview	North	Regular	No Restriction	29	11	10	4	5	
20			South	Regular	No Restriction	26	10	7	10	10	
23	Taylor Ave	Sunnyvale & Schroeder	North	Regular	No Restriction	7	2	0	2	3	
24			South	Regular	No Restriction	7	1	1	2	2	
25		Schroeder & Jackson	North	Regular	No Restriction	7	1	3	2	3	
26			South	Regular	No Restriction	7	1	1	2	2	
27		Jackson & Bayview	North	Regular	No Restriction	9	2	3	2	3	
28			South	Regular	No Restriction	7	1	1	3	4	



Prepared by National Data & Surveying Services

Parking Study

Project: 20-8051                      Date: 2/4/2020  
City: Sunnyvale                      Day: Tuesday

29	Schroeder St	Taylor & Arques	West	Regular	No Restriction	21	7	8	10	12	
30			East	Regular	No Restriction	20	6	9	10	11	
31	Jackson St	Taylor & Arques	West	Regular	No Restriction	21	6	8	6	8	
32			East	Regular	No Restriction	20	7	5	8	9	
35	Arques Ave	Murphy & Sunnyvale	North	Regular	No Vehicles over 6 FT	8	0	0	0	0	
36			South	Regular	No Vehicles over 6 FT	10	1	0	0	1	
37		Sunnyvale & Schroeder	North	Regular	No Vehicles over 6 FT	6	3	3	2	2	
38			South	Regular	No Vehicles over 6 FT	7	0	0	2	0	
39		Schroeder & Jackson	North	Regular	No Vehicles over 6 FT	5	0	0	1	1	
40			South	Regular	No Vehicles over 6 FT	8	0	0	0	2	
41		Jackson & Bayview	North	Regular	No Vehicles over 6 FT	6	2	2	2	1	
42			South	Regular	No Vehicles over 6 FT	9	2	2	0	0	
49	Hendy Ave	Murphy & Sunnyvale	North	Regular		11	1	2	1	1	
50			South	Regular	3 HR From 8am-6pm, Except Sat, Sun + Holidays	9	0	1	1	3	
51	Murphy Ave (South)	North of California	West	Regular		23	19	23	15	10	
52			East	Regular		15	0	3	8	9	
53		California & Beemer	West	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	11	8	11	11	11	
54			East	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	9	7	8	8	7	
55		Beemer & Hendy	West	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	14	10	11	10	8	
56			East	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	13	11	14	9	9	
				ADA		1	1	1	0	0	

Prepared by National Data & Surveying Services

Parking Study

Project: 20-8051  
City: Sunnyvale

Date: 2/5/2020  
Day: Wednesday

Segment	Street	Limits	Side	Space Type	Restriction	Space#	11:00 AM	3:00 PM	8:00 PM	1:00 AM	Notes	
1	Maude Ave	Borregas & Sunnvyale	North	Regular	No Restriction	5	1	0	0	0		
2			South	Regular	No Restriction	6	0	1	0	0		
3		Sunnyvale & Bayview	North	Regular	No Restriction	21	13	10	7	4		
4				South	Green Curb	12 Minute Parking (9am to 8pm)	2	0	0	0	0	
			Regular		No Restriction	11	4	3	3	0	1 Car Parked Illegaly in No Parking at 11:00 (Not Included in Occupancy)	
			Diagonal		No Restriction	10	9	8	4	6		
5	Murphy Ave (North)	Maude & 369/368 Murphy	West	Regular	No Restriction	15	8	8	7	8		
6			East	Regular	No Restriction	17	3	4	10	13		
7		369/368 Murphy & 333/334 Murphy	West	Regular	No Restriction	18	4	7	11	11		
8			East	Regular	No Restriction	16	7	9	12	12		
9		333/334 Murphy & Arques	West	Regular	No Restriction	19	8	5	14	14		
10			East	Regular	No Restriction	21	7	7	18	19		
11	Sunnyvale Ave	Maude & Hazelton	West	Regular	No Restriction	18	13	10	10	11		
12			East	Regular	No Restriction	9	6	0	0	1		
				Passenger Loading	No Restriction	4	0	0	0	0		
13		Hazelton & Taylor	West	Regular	No Restriction	7	2	4	4	4		
			14	East	Regular	No Restriction	5	1	0	1	3	
15		Taylor & Arques	West	Regular	No Restriction	22	4	8	9	9		
16			East	Regular	No Restriction	21	7	5	8	9		
43		Sunnyvale Ave	Arques & California	West	No Parking	No Parking Any Time	-	-	-	-	-	
Regular					1	0	1	1				
44	East			No Parking	No Parking Any Time	-	-	-	-	-		
				No Parking	No Parking Any Time	-	-	-	-	-		
45	California & Hendy		West	No Parking	No Parking Any Time	-	-	-	-	-		
				Regular	NP 4am-6am, 4pm-6pm	15	1	0	0	1		
				No Parking	No Parking Any Time	-	-	-	-	-		
			46	East	No Parking	No Parking Any Time	-	-	-	-	-	
					Regular	No Parking 6am - 8 am, 6pm - 8pm	12	0	0	4	2	
					No Parking	No Parking Any Time	-	-	-	-	-	
47	Hendy & Evelyn		West	No Parking	No Parking Any Time	-	-	-	-	-		
			48	East	No Parking	No Parking Any Time	-	-	-	-	-	
17	Bayview Ave	Maude & Hazelton	West	Regular	No Restriction	27	17	13	12	17		
18			East	Regular	No Restriction	19	8	10	11	14		
	ADA	No Restriction		1	0	0	0	0				
21	Bayview Ave	Hazelton & Taylor	West	Regular	No Restriction	5	2	2	4	4		
22			East	Regular	No Restriction	6	1	2	2	4		
33	Bayview Ave	Taylor & Arques	West	Regular	No Restriction	21	6	5	4	6		
34			East	Regular	No Restriction	21	5	8	5	8		
19	Hazelton Ave	Sunnyvale & Bayview	North	Regular	No Restriction	29	12	10	2	3		
20			South	Regular	No Restriction	26	13	12	11	11		
23	Taylor Ave	Sunnyvale & Schroeder	North	Regular	No Restriction	7	1	0	2	3		
24			South	Regular	No Restriction	7	1	1	1	2		
25		Schroeder & Jackson	North	Regular	No Restriction	7	2	1	4	5		
26			South	Regular	No Restriction	7	2	1	2	2		
27		Jackson & Bayview	North	Regular	No Restriction	9	3	3	4	4		
28			South	Regular	No Restriction	7	2	2	3	4		

Prepared by National Data & Surveying Services

Parking Study

Project: 20-8051  
City: Sunnyvale

Date: 2/5/2020  
Day: Wednesday

29	Schroeder St	Taylor & Arques	West	Regular	No Restriction	21	8	7	7	10	
30			East	Regular	No Restriction	20	7	9	7	11	
31	Jackson St	Taylor & Arques	West	Regular	No Restriction	21	8	5	6	9	
32			East	Regular	No Restriction	20	7	5	6	9	
35	Arques Ave	Murphy & Sunnyvale	North	Regular	No Vehicles over 6 FT	8	1	0	0	0	
36			South	Regular	No Vehicles over 6 FT	10	0	0	0	0	
37		Sunnyvale & Schroeder	North	Regular	No Vehicles over 6 FT	6	2	3	1	1	
38			South	Regular	No Vehicles over 6 FT	7	0	0	0	2	
39		Schroeder & Jackson	North	Regular	No Vehicles over 6 FT	5	1	1	1	1	
40			South	Regular	No Vehicles over 6 FT	8	1	1	1	1	
41		Jackson & Bayview	North	Regular	No Vehicles over 6 FT	6	0	0	0	0	
42			South	Regular	No Vehicles over 6 FT	9	1	0	1	1	
49	Hendy Ave	Murphy & Sunnyvale	North	Regular		11	1	2	2	2	
50			South	Regular	3 HR From 8am-6pm, Except Sat, Sun + Holidays	9	4	3	2	3	
51	Murphy Ave (South)	North of California	West	Regular		23	23	24	20	21	
52			East	Regular		15	12	12	8	12	
53		California & Beemer	West	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	11	9	6	8	9	
54			East	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	9	5	3	8	9	
55		Beemer & Hendy	West	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	14	8	10	8	9	
56			East	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	13	8	8	6	9	
		ADA			1	1	1	1	0		

Prepared by National Data & Surveying Services

Parking Study

Project: 20-8051  
City: Sunnyvale

Date: 2/6/2020  
Day: Thursday

Segment	Street	Limits	Side	Space Type	Restriction	Space#	11:00 AM	3:00 PM	8:00 PM	1:00 AM	Notes
1	Maude Ave	Borregas & Sunnvyale	North	Regular	No Restriction	5	1	1	1	1	
2			South	Regular	No Restriction	6	0	0	0	0	
3		Sunnyvale & Bayview	North	Regular	No Restriction	21	8	8	6	3	
4				South	Green Curb	12 Minute Parking (9am to 8pm)	2	0	0	0	0
			Regular		No Restriction	11	1	5	3	0	
			Diagonal		No Restriction	10	10	5	4	0	
5	Murphy Ave (North)	Maude & 369/368 Murphy	West	Regular	No Restriction	15	10	9	9	12	
East			Regular	No Restriction	17	5	8	13	13		
7		369/368 Murphy & 333/334 Murphy	West	Regular	No Restriction	18	5	7	11	10	
East			Regular	No Restriction	16	8	8	9	11		
9		333/334 Murphy & Arques	West	Regular	No Restriction	19	6	6	13	15	
10			East	Regular	No Restriction	21	11	10	11	19	
11	Sunnyvale Ave	Maude & Hazelton	West	Regular	No Restriction	18	14	13	13	12	
12			East	Regular	No Restriction	9	5	2	0	0	
				Passenger Loading	No Restriction	4	1	0	0	0	
13		Hazelton & Taylor	West	Regular	No Restriction	7	1	3	3	3	
			East	Regular	No Restriction	5	0	1	3	2	
15		Taylor & Arques	West	Regular	No Restriction	22	6	5	9	10	
			East	Regular	No Restriction	21	5	5	8	9	
16											
43	Sunnyvale Ave	Arques & California	West	No Parking	No Parking Any Time	-	-	-	-	-	
Regular					3	0	2	2	0		
44			East	No Parking	No Parking Any Time	-	-	-	-	-	
		Regular		No Parking Any Time	-	-	-	-	-		
45		California & Hendy	West	No Parking	No Parking Any Time	-	-	-	-	-	
				Regular	NP 4am-6am, 4pm-6pm	15	14	0	0	1	
			East	No Parking	No Parking Any Time	-	-	-	-	-	
				No Parking	No Parking Any Time	-	-	-	-	-	
				Regular	No Parking 6am - 8 am, 6pm - 8pm	12	12	0	0	5	
46		Hendy & Evelyn	West	No Parking	No Parking Any Time	-	-	-	-	-	
			East	No Parking	No Parking Any Time	-	-	-	-	-	
47											
48											
17	Bayview Ave	Maude & Hazelton	West	Regular	No Restriction	27	14	9	14	17	
18			East	Regular	No Restriction	19	12	11	15	15	
21	Bayview Ave	Hazelton & Taylor		West	Regular	No Restriction	5	3	2	3	3
22			East	Regular	No Restriction	6	2	2	5	5	
33	Bayview Ave	Taylor & Arques	West	Regular	No Restriction	21	4	4	5	6	
34			East	Regular	No Restriction	21	8	6	6	7	
19	Hazelton Ave	Sunnyvale & Bayview	North	Regular	No Restriction	29	2	11	1	1	
20			South	Regular	No Restriction	26	10	9	8	11	
23	Taylor Ave	Sunnyvale & Schroeder	North	Regular	No Restriction	7	3	3	1	2	
24			South	Regular	No Restriction	7	2	2	2	2	
25		Schroeder & Jackson	North	Regular	No Restriction	7	1	3	1	4	
26			South	Regular	No Restriction	7	2	4	1	2	
27		Jackson & Bayview	North	Regular	No Restriction	9	3	2	4	5	
28			South	Regular	No Restriction	7	2	2	4	4	

Prepared by National Data & Surveying Services

Parking Study

Project: 20-8051                      Date: 2/6/2020  
City: Sunnyvale                      Day: Thursday

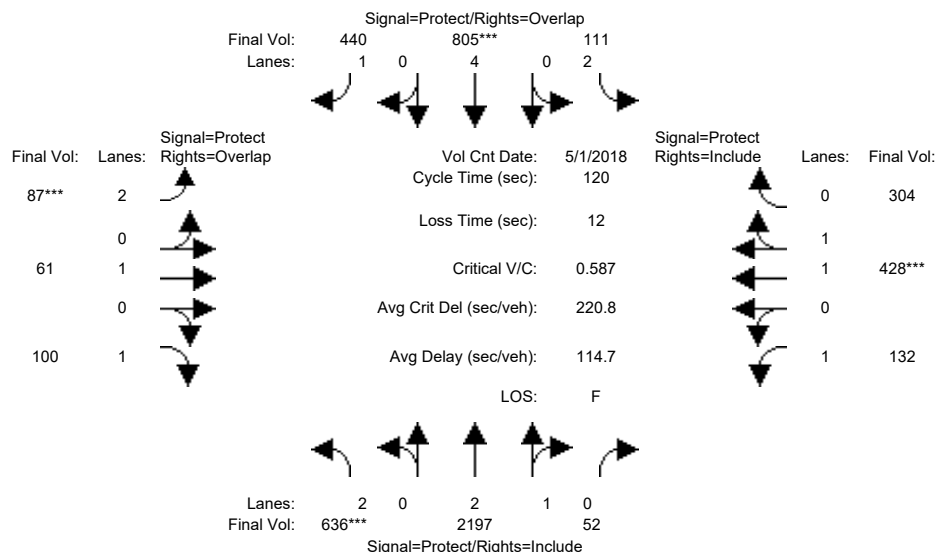
29	Schroeder St	Taylor & Arques	West	Regular	No Restriction	21	7	9	7	11	
30			East	Regular	No Restriction	20	4	4	10	10	
31	Jackson St	Taylor & Arques	West	Regular	No Restriction	21	7	8	10	9	
32			East	Regular	No Restriction	20	7	6	9	10	
35	Arques Ave	Murphy & Sunnyvale	North	Regular	No Vehicles over 6 FT	8	2	0	1	0	
36			South	Regular	No Vehicles over 6 FT	10	0	0	0	0	
37		Sunnyvale & Schroeder	North	Regular	No Vehicles over 6 FT	6	3	3	1	1	
38			South	Regular	No Vehicles over 6 FT	7	0	0	1	0	
39		Schroeder & Jackson	North	Regular	No Vehicles over 6 FT	5	0	0	1	1	
40			South	Regular	No Vehicles over 6 FT	8	0	0	1	1	
41		Jackson & Bayview	North	Regular	No Vehicles over 6 FT	6	0	1	2	1	
42			South	Regular	No Vehicles over 6 FT	9	1	0	2	1	
49	Hendy Ave	Murphy & Sunnyvale	North	Regular		11	4	1	1	3	
50			South	Regular	3 HR From 8am-6pm, Except Sat, Sun + Holidays	9	9	7	2	3	
51	Murphy Ave (South)	North of California	West	Regular		23	24	22	16	21	
52			East	Regular		15	12	14	10	13	
53		California & Beemer	West	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	11	6	6	7	8	
54			East	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	9	4	5	6	8	
55		Beemer & Hendy	West	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	14	9	10	9	9	
56			East	Regular	7 HR 8am-6pm, Except Sat, Sun + Holidays	13	5	9	12	9	
				ADA		1	0	0	0	0	



## **Appendix C: Traffic Analysis Sheets**

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Ex AM

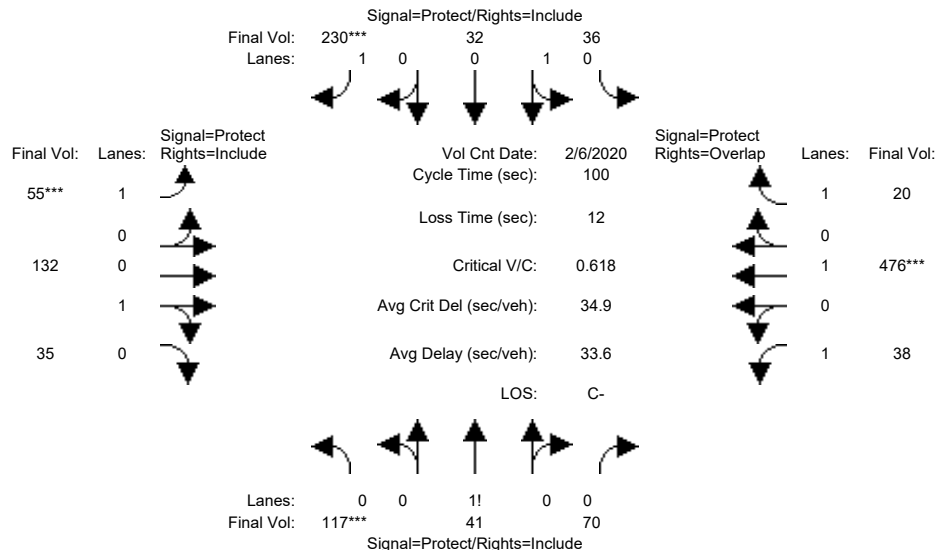
## Intersection #1: Mathilda Ave / Maude Ave



Street Name:	Mathilda Avenue						Maude Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	13	58	58	13	58	58	28	21	21	28	21	21
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: >> Count Date: 1 May 2018 << 8:45 AM - 9:45 AM												
Base Vol:	636	2197	52	111	805	440	87	61	100	132	428	304
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	636	2197	52	111	805	440	87	61	100	132	428	304
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	636	2197	52	111	805	440	87	61	100	132	428	304
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	636	2197	52	111	805	440	87	61	100	132	428	304
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	636	2197	52	111	805	440	87	61	100	132	428	304
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	636	2197	52	111	805	440	87	61	100	132	428	304
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	0.98	0.95	0.83	1.00	0.92	0.83	1.00	0.92	0.92	0.99	0.95
Lanes:	2.00	2.93	0.07	2.00	4.00	1.00	2.00	1.00	1.00	1.00	1.15	0.85
Final Sat.:	3150	5470	129	3150	7600	1750	3150	1900	1750	1750	2162	1536
Capacity Analysis Module:												
Vol/Sat:	0.20	0.40	0.40	0.04	0.11	0.25	0.03	0.03	0.06	0.08	0.20	0.20
Crit Moves:	****			****			****			****		
Green Time:	11.8	52.7	52.7	11.8	52.7	78.2	25.5	19.1	30.9	25.5	19.1	19.1
Volume/Cap:	2.05	0.91	0.91	0.36	0.24	0.39	0.13	0.20	0.22	0.36	1.24	1.24
Uniform Del:	59.5	34.7	34.7	55.6	23.2	10.7	42.1	48.2	38.6	44.3	55.5	55.5
IncrementDel:	483.6	5.8	5.8	0.7	0.0	0.2	0.1	0.3	0.3	0.6	124	123.7
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	543.1	40.5	40.5	56.3	23.2	10.9	42.2	48.5	38.8	44.9	179	179.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	543.1	40.5	40.5	56.3	23.2	10.9	42.2	48.5	38.8	44.9	179	179.2
LOS by Move:	F	D	D	E+	C	B+	D	D	D+	D	F	F
HCM2k95thQ:	1581	1298	1298	142	242	410	87	111	171	245	1091	1091
Note: Queue reported is the distance per lane in feet.												

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Ex AM

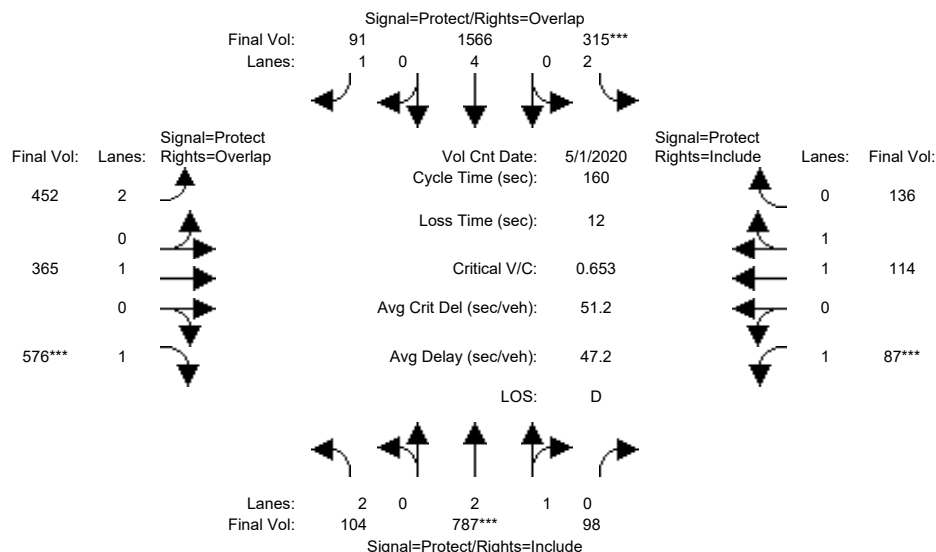
Intersection #2: Borregas Ave-Sunnyvale Ave / Maude Ave



Street Name:	Borregas Ave-Sunnyvale Ave						Maude Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: >> Count Date:	6 Feb 2020 << 7:45 AM - 8:45 AM											
Base Vol:	117	41	70	36	32	230	55	132	35	38	476	20
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	117	41	70	36	32	230	55	132	35	38	476	20
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	117	41	70	36	32	230	55	132	35	38	476	20
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	117	41	70	36	32	230	55	132	35	38	476	20
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	117	41	70	36	32	230	55	132	35	38	476	20
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	117	41	70	36	32	230	55	132	35	38	476	20
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.95	0.95	0.92	0.92	0.95	0.95	0.92	1.00	0.92
Lanes:	0.51	0.18	0.31	0.53	0.47	1.00	1.00	0.79	0.21	1.00	1.00	1.00
Final Sat.:	898	315	537	953	847	1750	1750	1423	377	1750	1900	1750
Capacity Analysis Module:												
Vol/Sat:	0.13	0.13	0.13	0.04	0.04	0.13	0.03	0.09	0.09	0.02	0.25	0.01
Crit Moves:	***					***	***				***	
Green Time:	19.8	22.5	22.5	17.3	20.0	20.0	10.0	24.1	24.1	24.1	38.1	55.5
Volume/Cap:	0.66	0.58	0.58	0.22	0.19	0.66	0.31	0.39	0.39	0.09	0.66	0.02
Uniform Del:	36.9	34.5	34.5	35.5	33.2	36.8	41.8	31.8	31.8	29.5	25.5	10.0
IncrementDel:	4.5	2.1	2.1	0.4	0.3	4.5	1.0	0.6	0.6	0.1	2.2	0.0
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	41.5	36.6	36.6	35.9	33.5	41.3	42.8	32.3	32.3	29.6	27.7	10.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.5	36.6	36.6	35.9	33.5	41.3	42.8	32.3	32.3	29.6	27.7	10.0
LOS by Move:	D	D+	D+	D+	C-	D	D	C-	C-	C	C	B+
HCM2k95thQ:	380	352	352	101	96	382	101	231	231	51	571	15
Note: Queue reported is the distance per lane in feet.												

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Ex PM

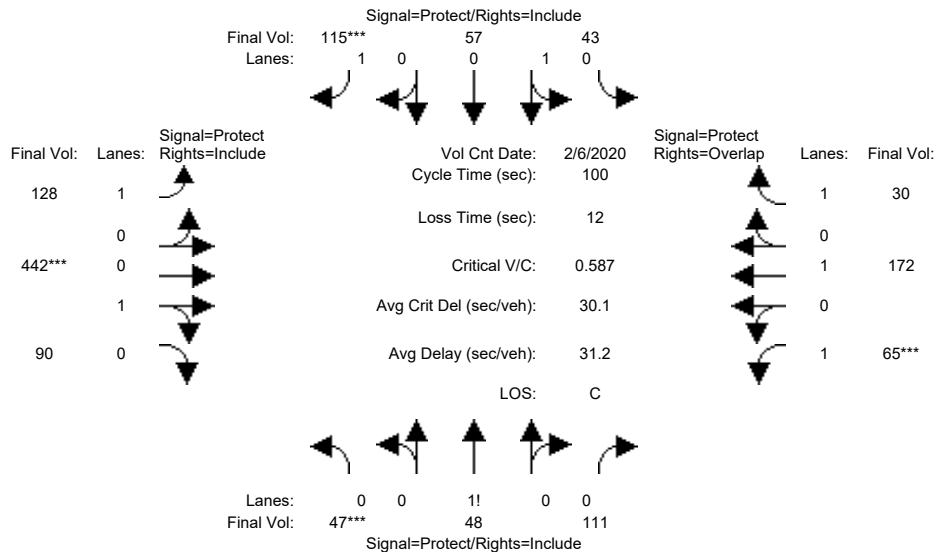
## Intersection #1: Mathilda Ave / Maude Ave



Street Name:	Mathilda Avenue						Maude Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: >> Count Date: 1 May 2020 << 4:30 PM - 5:30 PM												
Base Vol:	104	787	98	315	1566	91	452	365	576	87	114	136
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	104	787	98	315	1566	91	452	365	576	87	114	136
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	104	787	98	315	1566	91	452	365	576	87	114	136
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	104	787	98	315	1566	91	452	365	576	87	114	136
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	104	787	98	315	1566	91	452	365	576	87	114	136
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	104	787	98	315	1566	91	452	365	576	87	114	136
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	0.99	0.95	0.83	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92
Lanes:	2.00	2.66	0.34	2.00	4.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	3150	4979	620	3150	7600	1750	3150	1900	1750	1750	1900	1750
Capacity Analysis Module:												
Vol/Sat:	0.03	0.16	0.16	0.10	0.21	0.05	0.14	0.19	0.33	0.05	0.06	0.08
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	****
Green Time:	11.1	38.7	38.7	24.5	52.2	105.4	53.3	69.9	81.0	12.2	28.9	28.9
Volume/Cap:	0.48	0.65	0.65	0.65	0.63	0.08	0.43	0.44	0.65	0.65	0.33	0.43
Uniform Del:	71.7	54.6	54.6	63.7	45.8	9.8	41.6	31.4	29.1	71.9	57.2	58.3
IncrementDel:	1.6	1.2	1.2	3.2	0.5	0.0	0.3	0.4	1.7	11.0	0.3	0.5
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	73.3	55.7	55.7	66.9	46.3	9.8	41.8	31.7	30.8	82.9	57.4	58.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	73.3	55.7	55.7	66.9	46.3	9.8	41.8	31.7	30.8	82.9	57.4	58.8
LOS by Move:	E	E+	E+	E	D	A	D	C	C	F	E+	E+
HCM2k95thQ:	175	612	612	445	714	85	469	545	931	271	240	315
Note: Queue reported is the distance per lane in feet.												

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Ex PM

Intersection #2: Borregas Ave-Sunnyvale Ave / Maude Ave

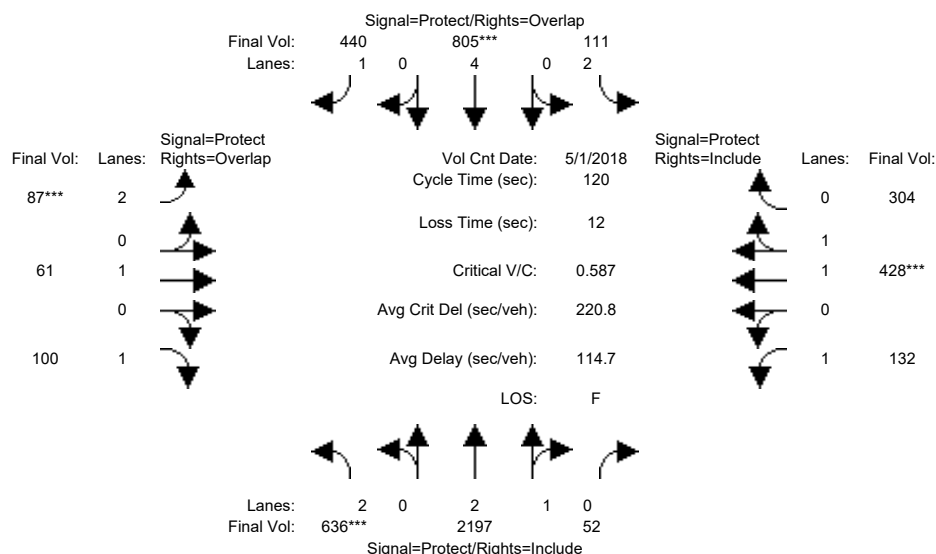


Street Name:	Borregas Ave-Sunnyvale Ave						Maude Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: >> Count Date:	6 Feb 2020 << 5:00 PM - 6:00 PM											
Base Vol:	47	48	111	43	57	115	128	442	90	65	172	30
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	47	48	111	43	57	115	128	442	90	65	172	30
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	47	48	111	43	57	115	128	442	90	65	172	30
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	47	48	111	43	57	115	128	442	90	65	172	30
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	47	48	111	43	57	115	128	442	90	65	172	30
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	47	48	111	43	57	115	128	442	90	65	172	30
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.95	0.95	0.92	0.92	0.95	0.95	0.92	1.00	0.92
Lanes:	0.23	0.23	0.54	0.43	0.57	1.00	1.00	0.83	0.17	1.00	1.00	1.00
Final Sat.:	399	408	943	774	1026	1750	1750	1495	305	1750	1900	1750
Capacity Analysis Module:												
Vol/Sat:	0.12	0.12	0.12	0.06	0.06	0.07	0.07	0.30	0.30	0.04	0.09	0.02
Crit Moves:	***					***		***		***		
Green Time:	19.2	16.2	16.2	13.7	10.7	10.7	29.1	48.1	48.1	10.0	29.1	42.8
Volume/Cap:	0.61	0.73	0.73	0.40	0.52	0.61	0.25	0.61	0.61	0.37	0.31	0.04
Uniform Del:	37.0	39.8	39.8	39.4	42.2	42.7	27.1	19.1	19.1	42.1	27.7	16.7
IncramntDel:	3.4	9.2	9.2	1.1	2.5	6.0	0.3	1.3	1.3	1.3	0.3	0.0
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	40.4	49.1	49.1	40.5	44.7	48.6	27.4	20.4	20.4	43.4	28.0	16.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	40.4	49.1	49.1	40.5	44.7	48.6	27.4	20.4	20.4	43.4	28.0	16.7
LOS by Move:	D	D	D	D	D	D	C	C+	C+	D	C	B
HCM2k95thQ:	341	382	382	167	187	231	164	583	583	122	206	30
Note: Queue reported is the distance per lane in feet.												



Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Project AM

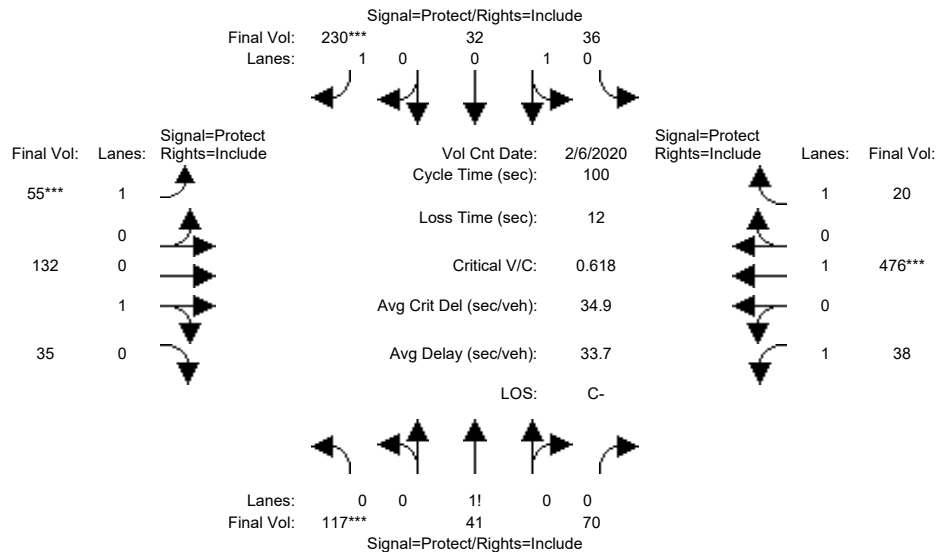
## Intersection #1: Mathilda Ave / Maude Ave



Street Name:	Mathilda Avenue						Maude Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	13	58	58	13	58	58	28	21	21	28	21	21
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: >> Count Date: 1 May 2018 << 8:45 AM - 9:45 AM												
Base Vol:	636	2197	52	111	805	440	87	61	100	132	428	304
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	636	2197	52	111	805	440	87	61	100	132	428	304
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	636	2197	52	111	805	440	87	61	100	132	428	304
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	636	2197	52	111	805	440	87	61	100	132	428	304
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	636	2197	52	111	805	440	87	61	100	132	428	304
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	636	2197	52	111	805	440	87	61	100	132	428	304
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	0.98	0.95	0.83	1.00	0.92	0.83	1.00	0.92	0.92	0.99	0.95
Lanes:	2.00	2.93	0.07	2.00	4.00	1.00	2.00	1.00	1.00	1.00	1.15	0.85
Final Sat.:	3150	5470	129	3150	7600	1750	3150	1900	1750	1750	2162	1536
Capacity Analysis Module:												
Vol/Sat:	0.20	0.40	0.40	0.04	0.11	0.25	0.03	0.03	0.06	0.08	0.20	0.20
Crit Moves:	****			****			****			****		
Green Time:	11.8	52.7	52.7	11.8	52.7	78.2	25.5	19.1	30.9	25.5	19.1	19.1
Volume/Cap:	2.05	0.91	0.91	0.36	0.24	0.39	0.13	0.20	0.22	0.36	1.24	1.24
Uniform Del:	59.5	34.7	34.7	55.6	23.2	10.7	42.1	48.2	38.6	44.3	55.5	55.5
IncrementDel:	483.6	5.8	5.8	0.7	0.0	0.2	0.1	0.3	0.3	0.6	124	123.7
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	543.1	40.5	40.5	56.3	23.2	10.9	42.2	48.5	38.8	44.9	179	179.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	543.1	40.5	40.5	56.3	23.2	10.9	42.2	48.5	38.8	44.9	179	179.2
LOS by Move:	F	D	D	E+	C	B+	D	D	D+	D	F	F
HCM2k95thQ:	1581	1298	1298	142	242	410	87	111	171	245	1091	1091
Note: Queue reported is the distance per lane in feet.												

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Project AM

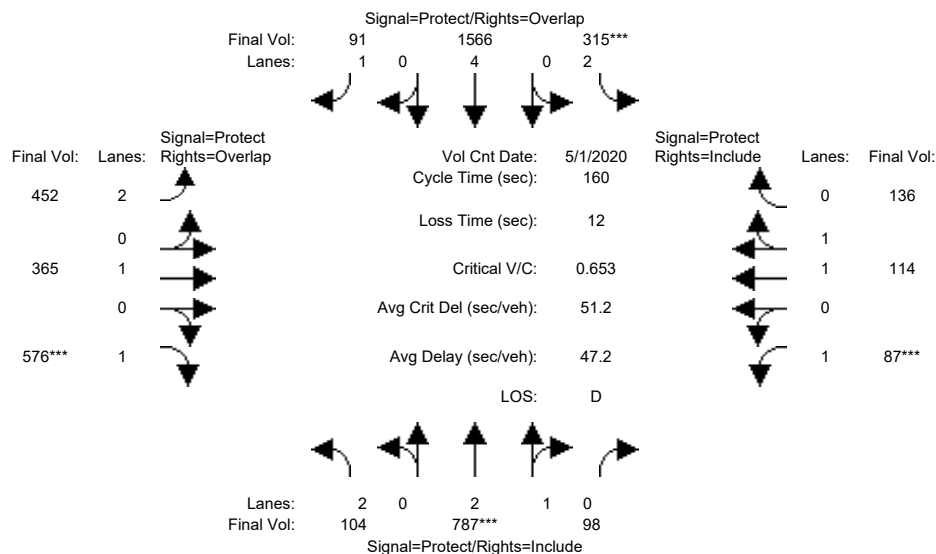
Intersection #2: Borregas Ave-Sunnyvale Ave / Maude Ave



Street Name:	Borregas Ave-Sunnyvale Ave						Maude Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: >> Count Date:	6 Feb 2020 << 7:45 AM - 8:45 AM											
Base Vol:	117	41	70	36	32	230	55	132	35	38	476	20
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	117	41	70	36	32	230	55	132	35	38	476	20
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	117	41	70	36	32	230	55	132	35	38	476	20
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	117	41	70	36	32	230	55	132	35	38	476	20
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	117	41	70	36	32	230	55	132	35	38	476	20
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	117	41	70	36	32	230	55	132	35	38	476	20
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.95	0.95	0.92	0.92	0.95	0.95	0.92	1.00	0.92
Lanes:	0.51	0.18	0.31	0.53	0.47	1.00	1.00	0.79	0.21	1.00	1.00	1.00
Final Sat.:	898	315	537	953	847	1750	1750	1423	377	1750	1900	1750
Capacity Analysis Module:												
Vol/Sat:	0.13	0.13	0.13	0.04	0.04	0.13	0.03	0.09	0.09	0.02	0.25	0.01
Crit Moves:	***					***	***				***	
Green Time:	19.8	22.5	22.5	17.3	20.0	20.0	10.0	24.1	24.1	24.1	38.1	38.1
Volume/Cap:	0.66	0.58	0.58	0.22	0.19	0.66	0.31	0.39	0.39	0.09	0.66	0.03
Uniform Del:	36.9	34.5	34.5	35.5	33.2	36.8	41.8	31.8	31.8	29.5	25.5	19.3
IncrementDel:	4.5	2.1	2.1	0.4	0.3	4.5	1.0	0.6	0.6	0.1	2.2	0.0
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	41.5	36.6	36.6	35.9	33.5	41.3	42.8	32.3	32.3	29.6	27.7	19.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.5	36.6	36.6	35.9	33.5	41.3	42.8	32.3	32.3	29.6	27.7	19.4
LOS by Move:	D	D+	D+	D+	C-	D	D	C-	C-	C	C	B-
HCM2k95thQ:	380	352	352	101	96	382	101	231	231	51	571	21
Note:	Queue reported is the distance per lane in feet.											

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Project PM

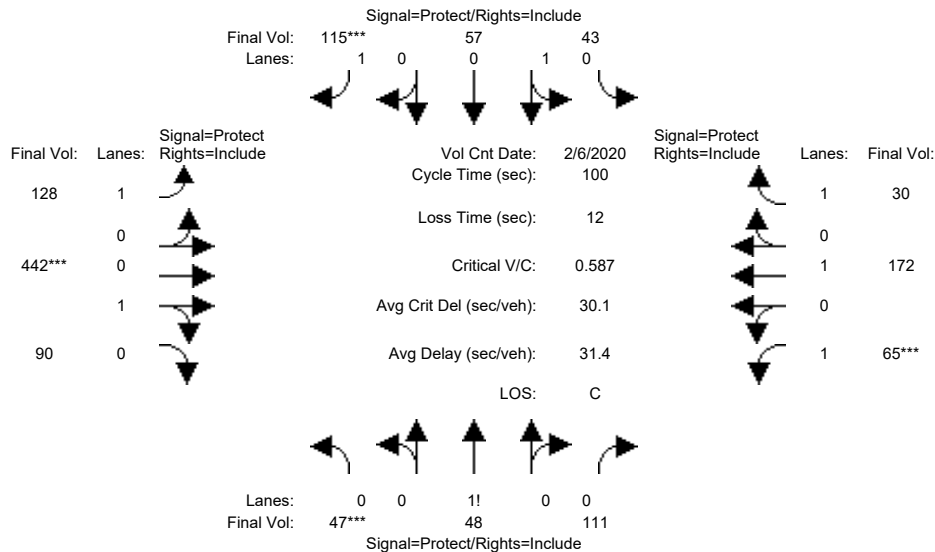
## Intersection #1: Mathilda Ave / Maude Ave



Street Name:	Mathilda Avenue						Maude Avenue					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	7	10	10	7	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: >> Count Date: 1 May 2020 << 4:30 PM - 5:30 PM												
Base Vol:	104	787	98	315	1566	91	452	365	576	87	114	136
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	104	787	98	315	1566	91	452	365	576	87	114	136
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	104	787	98	315	1566	91	452	365	576	87	114	136
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	104	787	98	315	1566	91	452	365	576	87	114	136
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	104	787	98	315	1566	91	452	365	576	87	114	136
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	104	787	98	315	1566	91	452	365	576	87	114	136
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.83	0.99	0.95	0.83	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92
Lanes:	2.00	2.66	0.34	2.00	4.00	1.00	2.00	1.00	1.00	1.00	1.00	1.00
Final Sat.:	3150	4979	620	3150	7600	1750	3150	1900	1750	1750	1900	1750
Capacity Analysis Module:												
Vol/Sat:	0.03	0.16	0.16	0.10	0.21	0.05	0.14	0.19	0.33	0.05	0.06	0.08
Crit Moves:	****	****	****	****	****	****	****	****	****	****	****	****
Green Time:	11.1	38.7	38.7	24.5	52.2	105.4	53.3	69.9	81.0	12.2	28.9	28.9
Volume/Cap:	0.48	0.65	0.65	0.65	0.63	0.08	0.43	0.44	0.65	0.65	0.33	0.43
Uniform Del:	71.7	54.6	54.6	63.7	45.8	9.8	41.6	31.4	29.1	71.9	57.2	58.3
IncrementDel:	1.6	1.2	1.2	3.2	0.5	0.0	0.3	0.4	1.7	11.0	0.3	0.5
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	73.3	55.7	55.7	66.9	46.3	9.8	41.8	31.7	30.8	82.9	57.4	58.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	73.3	55.7	55.7	66.9	46.3	9.8	41.8	31.7	30.8	82.9	57.4	58.8
LOS by Move:	E	E+	E+	E	D	A	D	C	C	F	E+	E+
HCM2k95thQ:	175	612	612	445	714	85	469	545	931	271	240	315
Note: Queue reported is the distance per lane in feet.												

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Project PM

Intersection #2: Borregas Ave-Sunnyvale Ave / Maude Ave



Street Name:	Borregas Ave-Sunnyvale Ave						Maude Ave					
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	10	10	10	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: >> Count Date:	6 Feb 2020 << 5:00 PM - 6:00 PM											
Base Vol:	47	48	111	43	57	115	128	442	90	65	172	30
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	47	48	111	43	57	115	128	442	90	65	172	30
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	47	48	111	43	57	115	128	442	90	65	172	30
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	47	48	111	43	57	115	128	442	90	65	172	30
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	47	48	111	43	57	115	128	442	90	65	172	30
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	47	48	111	43	57	115	128	442	90	65	172	30
Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	0.92	0.92	0.95	0.95	0.92	0.92	0.95	0.95	0.92	1.00	0.92
Lanes:	0.23	0.23	0.54	0.43	0.57	1.00	1.00	0.83	0.17	1.00	1.00	1.00
Final Sat.:	399	408	943	774	1026	1750	1750	1495	305	1750	1900	1750
Capacity Analysis Module:												
Vol/Sat:	0.12	0.12	0.12	0.06	0.06	0.07	0.07	0.30	0.30	0.04	0.09	0.02
Crit Moves:	***					***		***		***		
Green Time:	19.2	16.2	16.2	13.7	10.7	10.7	29.1	48.1	48.1	10.0	29.1	29.1
Volume/Cap:	0.61	0.73	0.73	0.40	0.52	0.61	0.25	0.61	0.61	0.37	0.31	0.06
Uniform Del:	37.0	39.8	39.8	39.4	42.2	42.7	27.1	19.1	19.1	42.1	27.7	25.6
IncrementDel:	3.4	9.2	9.2	1.1	2.5	6.0	0.3	1.3	1.3	1.3	0.3	0.0
InitQueueDel:	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Delay Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Delay/Veh:	40.4	49.1	49.1	40.5	44.7	48.6	27.4	20.4	20.4	43.4	28.0	25.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	40.4	49.1	49.1	40.5	44.7	48.6	27.4	20.4	20.4	43.4	28.0	25.6
LOS by Move:	D	D	D	D	D	D	C	C+	C+	D	C	C
HCM2k95thQ:	341	382	382	167	187	231	164	583	583	122	206	37
Note: Queue reported is the distance per lane in feet.												

## **Appendix D: Collision History Data**



From 1/1/2016 to 12/31/2019

Total Collisions: 22

Injury Collisions: 9

Fatal Collisions: 0

## Collision Summary Report

1/31/20

## MATHILDA AVENUE &amp; MAUDE AVENUE

Page 1 of 4

<b>CR16-770</b>	<b>2/1/2016</b>	<b>17:50</b>	Monday	MATHILDA AVENUE - MAUDE AVENUE		80'	Direction: North	Dark - Street Ligh	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed		22350	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	South	Proceeding Straight		Male	Age: 62	2010 FORD	EXPEDITION	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use		
<b>Party 2</b> Driver	South	Stopped In Road		Male	Age: 43	1998 MITSUBISHI	SPYDER	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use		
<b>CR16-3961</b>	<b>6/4/2016</b>	<b>01:16</b>	Saturday	MATHILDA AVENUE - MAUDE AVENUE		0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:0
	Hit Object		Fixed Object	Improper Turning		22107	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	East	Making Left Turn		Male	Age:	2000 BMW	323i	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: Violation		Unknown				
<b>CR16-4853</b>	<b>7/8/2016</b>	<b>22:13</b>	Friday	MATHILDA AVENUE - MAUDE AVENUE		0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:0
	Rear-End		Other Motor Vehicle	Unsafe Speed		22350	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	North	Proceeding Straight		Male	Age:	2015 CHRYSLER	200	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: Violation		Not Stated		Cell Phone Not In Use		
<b>Party 2</b> Driver	North	Stopped In Road		Male	Age: 33	2010 TOYOTA	YARIS	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use		
<b>CR16-5790</b>	<b>8/13/2016</b>	<b>11:30</b>	Saturday	MATHILDA AVENUE - MAUDE AVENUE		0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Hit Object		Fixed Object	Improper Turning		22107	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	South	Making Left Turn		Male	Age: 20	1998 FORD	MUSTANG	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: Sleepy - Fatigued		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use		
<b>CR16-5986</b>	<b>8/19/2016</b>	<b>23:44</b>	Friday	MATHILDA AVENUE - MAUDE AVENUE		0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Traffic Signals and Signs		21453A	Hit & Run: No	Other Visible Injury	# Inj: 2	# Killed: 0
<b>Party 1</b> Driver	West	Making Left Turn		Female	Age: 26	2014 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use		
<b>Party 2</b> Driver	South	Proceeding Straight		Female	Age: 29	1998 JEEP	WRANGLER	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use		
<b>CR16-6326</b>	<b>8/31/2016</b>	<b>19:55</b>	Wednesday	MATHILDA AVENUE - MAUDE AVENUE		40'	Direction: North	Dusk - Dawn	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Unsafe Lane Change		21658A	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
<b>Party 1</b> Driver	North	Changing Lanes		Female	Age: 24	2012 LEXUS	CT200	Passenger Car, Station Wagon, Jeep		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use		
<b>Party 2</b> Driver	North	Proceeding Straight		Male	Age: 25	2016 HARLEY	SOFT TAIL	Motorcycle		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		M/C Helmet Driver - Yes		Cell Phone Not In Use		

**MATHILDA AVENUE & MAUDE AVENUE**

<b>CR16-7266</b>	<b>10/4/2016</b>	<b>08:45</b>	Tuesday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Not Stated			21453	Hit & Run: No	Other Visible Injury	# Inj: 2	# Killed: 0
<b>Party 1</b> Driver Veh Type:	East	Making Left Turn Sobriety: HNBD		Male	Age: 39	2013 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep			
<b>Party 2</b> Driver Veh Type:	North	Proceeding Straight Sobriety: HNBD		Female	Age: 32	2014 BMW	X5	Sport Utility Vehicle			
							Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR16-8658</b>	<b>11/21/2016</b>	<b>21:08</b>	Monday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Not Stated			21450A	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
<b>Party 1</b> Driver Veh Type:	East	Proceeding Straight Sobriety: HNBD		Male	Age: 66	1993 FORD	ECONOLINE	Passenger Car, Station Wagon, Jeep			
<b>Party 2</b> Driver Veh Type:	West	Making Left Turn Sobriety: HNBD		Male	Age: 29	2009 TOYOTA	COROLLA	Passenger Car, Station Wagon, Jeep			
							Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR16-9358</b>	<b>12/17/2016</b>	<b>18:54</b>	Saturday	MAUDE AVENUE - MATHILDA AVENUE			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: Felony	Complaint of Pain	# Inj: 2	# Killed: 0
<b>Party 1</b> Driver Veh Type:	East	Proceeding Straight Sobriety: HBD Under Influence		Male	Age: 33	2012 MAZDA	MODEL 3				
<b>Party 2</b> Driver Veh Type:	East	Stopped In Road Sobriety: HNBD		Male	Age: 47	1997 HONA	ACCORD	Passenger Car, Station Wagon, Jeep			
<b>Party 3</b> Driver Veh Type:	East	Stopped In Road Sobriety: HNBD		Female	Age: 25	2007 HYUNDAI		Passenger Car, Station Wagon, Jeep			
<b>Party 4</b> Driver Veh Type:	East	Stopped In Road Sobriety: HNBD		Male	Age: 51	1994 PORSCHE					
							Lap/Shoulder Harness Used				
<b>CR16-9459</b>	<b>12/21/2016</b>	<b>15:18</b>	Wednesday	MAUDE AVENUE - MATHILDA AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Improper Turning			22107	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver Veh Type:	West	Proceeding Straight Sobriety: HNBD		Male	Age:			Two Axle Tank Truck			
<b>Party 2</b> Driver Veh Type:	East	Proceeding Straight Sobriety: Impairment Not Kno		Female	Age: 45	2016 MERCEDES-BENZ	C300	Passenger Car, Station Wagon, Jeep			
							Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-3185</b>	<b>4/24/2017</b>	<b>10:30</b>	Monday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver Veh Type:	South	Proceeding Straight Sobriety: Impairment Not Kno		Male	Age:			Passenger Car, Station Wagon, Jeep		No Injury	
<b>Party 2</b> Driver Veh Type:	South	Stopped In Road Sobriety: HNBD		Male	Age: 49	2016 BMW	228i	Passenger Car, Station Wagon, Jeep		No Injury	
							Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-3450</b>	<b>5/4/2017</b>	<b>22:19</b>	Thursday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Broadside		Motor Vehicle on Othe	Other Improper Driving			21453A	Hit & Run: No	Complaint of Pain	# Inj: 2	# Killed: 0
<b>Party 1</b> Driver Veh Type:	South	Other Unsafe Turning Sobriety: Impairment Not Kno		Female	Age: 65	2002 MERCEDES-BENZ	C-CLASS	Passenger Car, Station Wagon, Jeep		Complaint of Pain	
<b>Party 2</b> Driver Veh Type:	South	Other Unsafe Turning Sobriety: HNBD		Female	Age: 29	2015 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		No Injury	
<b>Party 3</b> Driver Veh Type:	East	Stopped In Road Sobriety: HNBD		Male	Age: 44	1998 TOYOTA	BLACK	Passenger Car, Station Wagon, Jeep		Complaint of Pain	
							Lap/Shoulder Harness Used	Cell Phone Not In Use			

**MATHILDA AVENUE & MAUDE AVENUE**

<b>CR17-3939</b>	<b>5/22/2017</b>	<b>10:00</b>	Monday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
<b>Party 1</b> Driver	North	Proceeding Straight		Female	Age: 43	2014 TOYOTA	SIENNA	Passenger Car, Station Wagon, Jeep			No Injury
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 2</b> Driver	North	Stopped In Road		Female	Age: 57	2015 MERCEDES-BENZ	SPRINTER 3500	Tour Bus			Complaint of Pain
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-4309</b>	<b>6/4/2017</b>	<b>18:15</b>	Sunday	MAUDE AVENUE - MATHILDA AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	West	Proceeding Straight		Female	Age: 41	2003 HONDA	CR-V	Sport Utility Vehicle			No Injury
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 2</b> Driver	West	Stopped In Road		Male	Age: 57	2006 FORD	TAURUS	Passenger Car, Station Wagon, Jeep			No Injury
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-5013</b>	<b>6/29/2017</b>	<b>11:20</b>	Thursday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Rear-End			Not Stated			22350CVC	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	North	Slowing / Stopping		Male	Age: 64	2013 TOYOTA	PRIUS	Passenger Car, Station Wagon, Jeep			No Injury
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 2</b> Driver	North	Stopped In Road		Male	Age: 30	2014 MITSUBISHI	OUTLANDER	Passenger Car, Station Wagon, Jeep			No Injury
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-5888</b>	<b>7/29/2017</b>	<b>17:45</b>	Saturday	MATHILDA AVENUE - MAUDE AVENUE			30'	Direction: North	Daylight	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	North	Stopped In Road		Male	Age:	CHEVROLET	SUBURBAN				No Injury
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: Inattention			Not Stated	Cell Phone Not In Use			
<b>Party 2</b> Driver	North	Slowing / Stopping		Male	Age: 68	2014 VOLKSWAGEN	PASSAT	Passenger Car, Station Wagon, Jeep			No Injury
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 3</b> Driver	North	Proceeding Straight		Female	Age: 17	2016 HONDA	CIVIC	Passenger Car, Station Wagon, Jeep			No Injury
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-6327</b>	<b>8/15/2017</b>	<b>07:40</b>	Tuesday	MATHILDA AVENUE - MAUDE AVENUE			32'	Direction: North	Daylight	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	North			Age:							No Injury
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor:							
<b>Party 2</b> Driver	North	Stopped In Road		Male	Age: 25	2016 HONDA	CIVIC	Passenger Car, Station Wagon, Jeep			No Injury
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-10148</b>	<b>12/19/2017</b>	<b>22:36</b>	Tuesday	MATHILDA AVENUE - MAUDE AVENUE			10'	Direction: South	Dark - Street Ligh	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: Felony	Complaint of Pain	# Inj: 2	# Killed: 0
<b>Party 1</b> Driver	North	Proceeding Straight		Male	Age: 22	2010 INFINITI	G37	Passenger Car, Station Wagon, Jeep			No Injury
Veh Type:		Sobriety: HBD Not Under Infl		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 2</b> Driver	North	Stopped In Road		Male	Age: 27	2017 AUDI	Q7	Passenger Car, Station Wagon, Jeep			Complaint of Pain
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR18-1503</b>	<b>2/22/2018</b>	<b>07:25</b>	Thursday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Other Hazardous Movement			21451A	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0

## MATHILDA AVENUE & MAUDE AVENUE

<b>Party 1</b> Driver	North	Proceeding Straight		Male	Age: 50	2017 SUBARU	LEGACY	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>Party 2</b> Driver	South	Making Left Turn		Female	Age: 62	2015 MITSUBISHI	MIRAGE	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>CR18-2485</b>	<b>3/28/2018</b>	<b>17:45</b>	Wednesday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Sideswipe		Other Motor Vehicle	Unsafe Lane Change			21658A	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver		Changing Lanes		Age:							No Injury
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor:		Not Stated					
<b>Party 2</b> Driver	South	Stopped In Road		Female	Age: 34	2013 TOYOTA	PRIUS	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>CR18-7970</b>	<b>10/4/2018</b>	<b>09:16</b>	Thursday	MAUDE AVENUE - MATHILDA AVENUE			50'	Direction: West	Daylight	Clear	Pty at Fault:1
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	West	Proceeding Straight		Female	Age: 17	2004 ACURA	TSX	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>Party 2</b> Driver	West	Stopped In Road		Female	Age: 46	2012 FIAT	500	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>Party 3</b> Driver	West	Stopped In Road		Male	Age: 42	2015 HYUNDAI	SONATA	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>CR18-8363</b>	<b>10/16/2018</b>	<b>21:33</b>	Tuesday	MATHILDA AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle	Traffic Signals and Signs			21453A	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
<b>Party 1</b> Driver	North	Proceeding Straight		Male	Age: 29	2017 MAZDA	CX-3	Passenger Car, Station Wagon, Jeep		Other Visible Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>Party 2</b> Driver	S TO	Making Left Turn		Male	Age: 53	1997 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			

### Settings for Query:

**Street: MATHILDA AVENUE**  
**Cross Street: MAUDE AVENUE**  
**Intersection Related: True**  
**Sorted By: Date and Time**

From 1/1/2016 to 12/31/2019

Total Collisions: 4

Injury Collisions: 2

Fatal Collisions: 0

## Collision Summary Report

1/31/20

## BORREGAS AVENUE &amp; MAUDE AVENUE

Page 1 of 1

CR16-3354	5/12/2016	21:58	Thursday	MAUDE AVENUE - BORREGAS AVENUE			15'	Direction: West	Dark - Street Light	Clear	Pty at Fault:0
	Rear-End		Other Motor Vehicle		Unsafe Speed		22350	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver Veh Type:	West	Stopped In Road		Female	Age: 33	2014 HONDA	BLACK	Passenger Car, Station Wagon, Jeep			
		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2 Driver Veh Type:	West	Slowing / Stopping		Female	Age: 32	2011 MAZDA	3	Passenger Car, Station Wagon, Jeep			
		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 3 Driver Veh Type:	West	Stopped In Road		Male	Age: 29	1999 ACURA	TL	Passenger Car, Station Wagon, Jeep			
		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
CR16-6709	9/14/2016	09:00	Wednesday	BORREGAS AVENUE - MAUDE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Vehicle - Pedestrian		Pedestrian		Ped R/W Violation		21950A	Hit & Run: Felony	Complaint of Pain	# Inj: 1	# Killed: 0
Party 1 Driver Veh Type:	South	Proceeding Straight			Age:			Passenger Car, Station Wagon, Jeep			
		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent			Unknown	Cell Phone Not In Use			
Party 2 Pedestrian Veh Type:	East			Female	Age: 13			Pedestrian			
		Sobriety: HNBD		Assoc Factor: None Apparent			Not Stated	Cell Phone Not In Use			
CR18-4201	5/25/2018	17:00	Friday	MAUDE AVENUE - BORREGAS AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Rear-End		Parked Motor Vehicle		Unknown		20002A	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver Veh Type:	West	Stopped In Road		Male	Age: 29	1997 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		No Injury	
		Sobriety: Not Applicable		Assoc Factor: None Apparent			Unknown	Cell Phone Not In Use			
Party 2 Parked Vehicle Veh Type:	West	Proceeding Straight			Age:		2002 FORD	RANGER	Passenger Car, Station Wagon, Jeep		No Injury
		Sobriety: Not Applicable		Assoc Factor: None Apparent			Not Required				
CR19-2980	4/11/2019	14:33	Thursday	MAUDE AVENUE - BORREGAS AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Head-On		Other Motor Vehicle		Traffic Signals and Signs		21453A	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
Party 1 Driver Veh Type:	West	Proceeding Straight		Female	Age: 34	2010 TOYOTA	PRIUS	Passenger Car, Station Wagon, Jeep		No Injury	
		Sobriety: HNBD		Assoc Factor: Inattention			Lap/Shoulder Harness Used	Cell Phone Handheld In Use			
Party 2 Driver Veh Type:	East	Making Left Turn		Female	Age: 67	2014 FORD	FUSION	Passenger Car, Station Wagon, Jeep		No Injury	
		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Handsfree In Use			

Settings for Query:

Street: BORREGAS AVENUE

Cross Street: MAUDE AVENUE

Intersection Related: True

Sorted By: Date and Time



From 1/1/2016 to 12/31/2019

Total Collisions: 0

Injury Collisions: 0

Fatal Collisions: 0

Collision Summary Report

1/31/20

SUNNYVALE AVENUE & MAUDE AVENUE

Page 1 of 1

Settings for Query:

Street: SUNNYVALE AVENUE

Cross Street: MAUDE AVENUE

Intersection Related: True

Sorted By: Date and Time

From 1/1/2016 to 12/31/2019

Total Collisions: 31

Injury Collisions: 13

Fatal Collisions: 0

## Collision Summary Report

1/31/20

## SUNNYVALE AVENUE from MAUDE AVENUE to EVELYN AVENUE

Page 1 of 6

<b>CR16-177</b>	<b>1/8/2016</b>	<b>23:07</b>	Friday	SUNNYVALE AVENUE - CALIFORNIA AVENUE	0'	Direction: Not Stated	Dark - Street Ligh	Raining	Pty at Fault:0
	Vehicle - Pedestrian	Pedestrian		Unknown		Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
<b>Party 1</b> Driver	South	Making Left Turn		Male	Age: 67	2009 TOYOTA	YARIS	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>Party 2</b> Pedestrian	East			Male	Age: 31		Pedestrian		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Not Stated	Cell Phone Not In Use		
<b>CR16-3252</b>	<b>5/9/2016</b>	<b>08:12</b>	Monday	SUNNYVALE AVENUE - HAZELTON AVENUE	200'	Direction: North	Daylight	Clear	Pty at Fault:1
	Other	Bicycle		Unsafe Starting or Backing	22106	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
<b>Party 1</b> Driver	West	Backing		Female	Age: 44	2011 TOYOTA		Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>Party 2</b> Bicyclist	North	Proceeding Straight		Male	Age: 52		Bicycle		
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Not Stated	Cell Phone Not In Use		
<b>CR16-6044</b>	<b>8/22/2016</b>	<b>11:33</b>	Monday	SUNNYVALE AVENUE - HENDY AVENUE	0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:0
	Sideswipe	Other Motor Vehicle		Improper Turning	22107	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	South	Proceeding Straight		Female	Age: 56	2005 TOYOTA	SIENNA	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>Party 2</b> Driver	South	Proceeding Straight		Male	Age: 54	1996 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>CR16-6125</b>	<b>8/25/2016</b>	<b>08:50</b>	Thursday	SUNNYVALE AVENUE - ANCHOR BAY TERRACE	67'	Direction: South	Daylight	Clear	Pty at Fault:1
	Hit Object	Fixed Object		Other Hazardous Movement	21663	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	South	Making Left Turn		Male	Age: 25	2006 CADILLAC	CTS	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>CR16-7138</b>	<b>9/29/2016</b>	<b>19:46</b>	Thursday	SUNNYVALE AVENUE - ARQUES AVENUE	40'	Direction: South	Dark - Street Ligh	Clear	Pty at Fault:1
	Sideswipe	Bicycle		Driving Under Influence	23152B	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
<b>Party 1</b> Bicyclist	South	Making Left Turn		Male	Age: 62		Bicycle		
Veh Type:		Sobriety: HBD Under Influence		Assoc Factor: None Apparent		Unknown	Cell Phone Not In Use		
<b>Party 2</b> Driver	South	Proceeding Straight		Male	Age: 55	2015 HONDA	CR-V	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HBD Not Under Infl		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>CR16-7359</b>	<b>10/7/2016</b>	<b>17:36</b>	Friday	SUNNYVALE AVENUE - CALIFORNIA AVENUE	126'	Direction: North	Dusk - Dawn	Clear	Pty at Fault:1
	Rear-End	Other Motor Vehicle		Unsafe Speed	22350	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0
<b>Party 1</b> Driver	South	Proceeding Straight		Male	Age: 29	2015 HONDA	CRV	Passenger Car, Station Wagon, Jeep	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used	Cell Phone Not In Use		

**SUNNYVALE AVENUE from MAUDE AVENUE to EVELYN AVENUE**

<b>Party 2</b> Driver	South	Stopped In Road		Male	Age: 34	2014 ACURA	MDX	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR16-8567</b>	<b>11/18/2016</b>	<b>17:19</b>	Friday	SUNNYVALE AVENUE - EVELYN AVENUE			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1
	Rear-End	Bicycle		Improper Turning			22107	Hit & Run: No	Complaint of Pain		# Inj: 2   # Killed: 0
<b>Party 1</b> Driver	North	Making Right Turn		Female	Age: 26	2013 JAGUAR	XF	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 2</b> Bicyclist	North	Proceeding Straight		Male	Age: 26	2016 RALEIGH	MERIT 1	Bicycle			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Not Stated	Cell Phone Not In Use			
<b>Party 3</b> Bicyclist	North	Proceeding Straight		Female	Age: 46	2017 RALEIGH	REVERE	Bicycle			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Not Stated	Cell Phone Not In Use			
<b>CR17-257</b>	<b>1/9/2017</b>	<b>23:00</b>	Monday	SUNNYVALE AVENUE - EVELYN AVENUE			180'	Direction: North	Dark - Street Ligh	Cloudy	Pty at Fault:1
	Hit Object	Fixed Object		Improper Turning			22107	Hit & Run: No	Property Damage Only	# Inj: 0   # Killed: 0	
<b>Party 1</b> Driver	South	Changing Lanes		Male	Age: 66	2014 WSTR	4900FA	Three or More Axle Truck			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-526</b>	<b>1/20/2017</b>	<b>14:05</b>	Friday	SUNNYVALE AVENUE - EVELYN AVENUE			0'	Direction: Not Stated	Daylight	Cloudy	Pty at Fault:1
	Rear-End	Other Motor Vehicle		Unsafe Speed			22350	Hit & Run: No	Complaint of Pain	# Inj: 1   # Killed: 0	
<b>Party 1</b> Driver	South	Passing Other Vehicle		Male	Age: 71	2003 TOYOTA	CAMRY	Passenger Car, Station Wagon, Jeep			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 2</b> Driver	South	Proceeding Straight		Female	Age: 56	2016 FORD	EDGE	Sport Utility Vehicle			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 3</b> Driver	South	Stopped In Road		Male	Age: 51	2010 INTERNATIONAL	LT	Two Axle Truck			
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-5420</b>	<b>7/13/2017</b>	<b>18:15</b>	Thursday	EVELYN AVENUE - SUNNYVALE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Rear-End	Other Motor Vehicle		Unsafe Speed			22350	Hit & Run: Misde	Property Damage Only	# Inj: 0   # Killed: 0	
<b>Party 1</b> Driver		Proceeding Straight		Male	Age:			No Injury			
Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor:							
<b>Party 2</b> Driver	East	Proceeding Straight		Female	Age: 37	2010 HONDA	CIVIC	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>CR17-5740</b>	<b>7/24/2017</b>	<b>16:30</b>	Monday	HENDY AVENUE - SUNNYVALE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Head-On	Other Motor Vehicle		Unsafe Speed			22350	Hit & Run: Misde	Property Damage Only	# Inj: 0   # Killed: 0	
<b>Party 1</b> Driver	North	Proceeding Straight		Male	Age: 30	2014 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: Under Drug Influen		Assoc Factor: Violation			Unknown				
<b>Party 2</b> Driver	West	Making Left Turn		Male	Age: 56	1995 JEEP	GRAND CHERO	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used				
<b>CR17-6517</b>	<b>8/20/2017</b>	<b>20:50</b>	Sunday	SUNNYVALE AVENUE - HAZELTON AVENUE			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:0
	Broadside	Other Motor Vehicle		Improper Passing			21750	Hit & Run: No	Complaint of Pain	# Inj: 1   # Killed: 0	
<b>Party 1</b> Driver	South	Crossed Into Opposing Lane		Female	Age: 22	2003 INFINITI	G35	Passenger Car, Station Wagon, Jeep		Complaint of Pain	
Veh Type:		Sobriety: HNBD		Assoc Factor: Violation			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 2</b> Driver	East	Making Left Turn		Male	Age: 43	2010 FORD	TRANSIT CONN	Mini Van		No Injury	
Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
<b>Party 3</b> Parked Vehicle	North	Parked			Age:	1999 HONDA	ODYSSEY	Mini Van		No Injury	
Veh Type:		Sobriety: Not Applicable		Assoc Factor: None Apparent			Not Stated	Cell Phone Not In Use			

**SUNNYVALE AVENUE from MAUDE AVENUE to EVELYN AVENUE**

CR17-6613	8/23/2017	17:12	Wednesday	EVELYN AVENUE - SUNNYVALE AVENUE			0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1	
	Other		Bicycle	Improper Turning			22107	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0	
Party 1	Driver	EAST	Making Right Turn		Female	Age: 38	2003 HONDA	CR-V	Sport Utility Vehicle		No Injury	
	Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Bicyclist	East	Proceeding Straight		Male	Age: 25	BIANCHI	IMPULSO	Bicycle		Other Visible Injury	
	Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Not Stated	Cell Phone Not In Use			
CR17-6714	8/27/2017	01:20	Sunday	SUNNYVALE AVENUE - ARQUES AVENUE			477'	Direction: North	Dark - Street Ligh	Clear	Pty at Fault:1	
	Rear-End		Parked Motor Vehicle	Driving Under Influence			23152A	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	North	Proceeding Straight		Male	Age: 36	2000 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		No Injury	
	Veh Type:		Sobriety: HBD Under Influence		Assoc Factor: None Apparent			Unknown	Cell Phone Not In Use			
Party 2	Parked Vehicle	North	Parked			Age:	2014 SUBARU	FORESTER	Sport Utility Vehicle		No Injury	
	Veh Type:		Sobriety: Not Applicable		Assoc Factor: None Apparent			Not Stated	Cell Phone Not In Use			
CR17-7016	9/4/2017		Monday	SUNNYVALE AVENUE - MAUDE AVENUE			282'	Direction: South	Daylight	Clear	Pty at Fault:1	
	Sideswipe		Parked Motor Vehicle	Improper Turning			22107	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	South	Proceeding Straight			Age:			Unknown Hit and Run Vehicle Involvem		No Injury	
	Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor:							
Party 2	Parked Vehicle	South	Parked			Age:	2011 TOYOTA	COROLLA	Passenger Car, Station Wagon, Jeep		No Injury	
	Veh Type:		Sobriety: Not Applicable		Assoc Factor: None Apparent				Cell Phone Not In Use			
CR17-8030	10/7/2017	14:56	Saturday	SUNNYVALE AVENUE - EVELYN AVENUE			39'	Direction: South	Daylight	Clear	Pty at Fault:1	
	Rear-End		Other Motor Vehicle	Unsafe Speed			22350	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	North	Proceeding Straight		Male	Age: 39	1998 TOYOTA	SIENNA	Passenger Car, Station Wagon, Jeep		No Injury	
	Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Driver	North	Stopped In Road		Female	Age: 72	2004 VOLKSWAGEN	TOUREG	Passenger Car, Station Wagon, Jeep		No Injury	
	Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
CR17-8540	10/22/2017	23:20	Sunday	CALIFORNIA AVENUE - SUNNYVALE AVENUE			0'	Direction: Not Stated	Dark - Street Ligh	Clear	Pty at Fault:1	
	Head-On		Other Motor Vehicle	Improper Turning			22107	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	West	Making Left Turn			Age:	1998 SAAB	900	Passenger Car, Station Wagon, Jeep		No Injury	
	Veh Type:		Sobriety: Impairment Not Kno		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Driver	East	Proceeding Straight		Male	Age: 58	2017 HYUNDAI	SONATA	Passenger Car, Station Wagon, Jeep		No Injury	
	Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
CR17-10235	12/22/2017	15:24	Friday	SUNNYVALE AVENUE - MAUDE AVENUE			227'	Direction: South	Daylight	Clear	Pty at Fault:1	
	Sideswipe		Other Motor Vehicle	Driving Under Influence			23152A	Hit & Run: Misde	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	North	Proceeding Straight		Male	Age: 34	2016 CHEVROLET	SILVERADO	Pickups & Panels		No Injury	
	Veh Type:		Sobriety: HBD Under Influence		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
Party 2	Driver	South	Stopped In Road		Male	Age: 55	UPS TRUCK		Other Commercial		No Injury	
	Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			
CR18-485	1/18/2018	18:00	Thursday	SUNNYVALE AVENUE - CALIFORNIA AVENUE			0'	Direction: Not Stated	Dark - Street Ligh	Cloudy	Pty at Fault:1	
	Vehicle - Pedestrian		Pedestrian	Ped R/W Violation			21950A	Hit & Run: No	Property Damage Only	# Inj: 0	# Killed: 0	
Party 1	Driver	East	Making Left Turn		Female	Age: 39	2014 FORD	CMAX	Passenger Car, Station Wagon, Jeep		No Injury	
	Veh Type:		Sobriety: HNBD		Assoc Factor: None Apparent			Lap/Shoulder Harness Used	Cell Phone Not In Use			

**SUNNYVALE AVENUE from MAUDE AVENUE to EVELYN AVENUE**

<b>Party 2</b>	Pedestrian	North		Male	Age: 35		Pedestrian		No Injury	
Veh Type:			Sobriety: HNBD		Assoc Factor: None Apparent	Not Stated		Cell Phone Not In Use		
<b>CR18-1204</b>	<b>2/11/2018</b>	<b>14:41</b>	Sunday	CALIFORNIA AVENUE - SUNNYVALE AVENUE		0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Broadside		Other Motor Vehicle		Traffic Signals and Signs	21453A	Hit & Run: No	Complaint of Pain	# Inj: 1	# Killed: 0
<b>Party 1</b>	Driver	East	Proceeding Straight		Female	Age: 34	2014 TOYOTA	RAV4 EV	Passenger Car, Station Wagon, Jeep	No Injury
Veh Type:			Sobriety: HNBD			Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>Party 2</b>	Driver	South	Proceeding Straight		Female	Age: 40	2015 NISSAN	XTERRA	Passenger Car, Station Wagon, Jeep	Complaint of Pain
Veh Type:			Sobriety: HNBD			Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>CR18-2649</b>	<b>4/3/2018</b>	<b>18:37</b>	Tuesday	CALIFORNIA AVENUE - SUNNYVALE AVENUE		0'	Direction: Not Stated	Daylight		Pty at Fault:
	Rear-End		Bicycle		Not Stated		21804A	Hit & Run: No	Other Visible Injury	# Inj: 1 # Killed: 0
<b>Party 1</b>	Bicyclist	West	Making Right Turn		Male	Age: 52	SCHWIN	BICYCLE	Bicycle	Other Visible Injury
Veh Type:			Sobriety: HNBD			Assoc Factor: Violation	Not Stated	Cell Phone Not In Use		
<b>Party 2</b>	Driver	West	Proceeding Straight		Male	Age: 54	2010 HONDA	CIVIC	Passenger Car, Station Wagon, Jeep	No Injury
Veh Type:			Sobriety: HNBD			Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>CR18-2868</b>	<b>4/11/2018</b>	<b>15:54</b>	Wednesday	SUNNYVALE AVENUE - CALIFORNIA AVENUE		330'	Direction: North	Daylight	Clear	Pty at Fault:1
	Sideswipe		Parked Motor Vehicle		Improper Turning		22107	Hit & Run: No	Property Damage Only	# Inj: 0 # Killed: 0
<b>Party 1</b>	Driver	South	Proceeding Straight		Male	Age: 39	2002 DODGE	RAM 1500	Pickups & Panels	No Injury
Veh Type:			Sobriety: HNBD			Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>Party 2</b>	Parked Vehicle	South	Parked			Age:	2004 FRHT	FIRE ENGINE	Fire Truck	No Injury
Veh Type:			Sobriety: Not Applicable			Assoc Factor: None Apparent	Not Stated			
<b>CR18-3562</b>	<b>5/3/2018</b>	<b>16:13</b>	Thursday	SUNNYVALE AVENUE - ARQUES AVENUE		140'	Direction: North	Daylight	Clear	Pty at Fault:
	Broadside		Parked Motor Vehicle		Not Stated		21650	Hit & Run: No	Property Damage Only	# Inj: 0 # Killed: 0
<b>Party 1</b>	Driver	South	Proceeding Straight		Female	Age: 31	1998 HONDA	CIVIC	Passenger Car, Station Wagon, Jeep	No Injury
Veh Type:			Sobriety: Under Drug Influen			Assoc Factor: Violation	Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>Party 2</b>	Parked Vehicle					Age:	2009 TOYOTA	COROLLA		No Injury
Veh Type:			Sobriety:			Assoc Factor:	Not Stated			
<b>CR18-8771</b>	<b>10/30/2018</b>	<b>17:35</b>	Tuesday	SUNNYVALE AVENUE - TAYLOR AVENUE		0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
	Vehicle - Pedestrian		Pedestrian	Ped R/W Violation		21950A	Hit & Run: No	Other Visible Injury	# Inj: 1	# Killed: 0
<b>Party 1</b>	Driver	West	Making Right Turn		Female	Age: 47	2012 NISSAN	FRONTIER	Pickups & Panels	No Injury
Veh Type:			Sobriety: HNBD			Assoc Factor: None Apparent	Lap/Shoulder Harness Used	Cell Phone Not In Use		
<b>Party 2</b>	Pedestrian	North	Proceeding Straight		Female	Age: 56			Pedestrian	Other Visible Injury
Veh Type:			Sobriety: HNBD			Assoc Factor: None Apparent	Not Stated	Cell Phone Not In Use		
<b>CR18-9069</b>	<b>11/8/2018</b>		Thursday	SUNNYVALE AVENUE - MAUDE AVENUE		327'	Direction: South			Pty at Fault:1
			Parked Motor Vehicle		Unknown			Hit & Run: Misde	Property Damage Only	# Inj: 0 # Killed: 0
<b>Party 1</b>	Driver					Age:				No Injury
Veh Type:			Sobriety: Impairment Not Kno			Assoc Factor:				
<b>Party 2</b>	Parked Vehicle	South	Parked			Age:	2013 TOYOTA	PRIUS	Passenger Car, Station Wagon, Jeep	No Injury
Veh Type:			Sobriety: Not Applicable			Assoc Factor: None Apparent		Cell Phone Not In Use		
<b>CR18-9796</b>	<b>12/4/2018</b>	<b>01:37</b>	Tuesday	SUNNYVALE AVENUE - ARQUES AVENUE		200'	Direction: North	Dark - Street Ligh	Clear	Pty at Fault:1
	Broadside		Parked Motor Vehicle		Driving Under Influence		23152A	Hit & Run: No	Other Visible Injury	# Inj: 1 # Killed: 0



**SUNNYVALE AVENUE from MAUDE AVENUE to EVELYN AVENUE**

<b>Party 1</b>	Driver	North	Other Unsafe Turning		Male	Age: 31	2001 FORD	MUSTANG	Passenger Car, Station Wagon, Jeep		Other Visible Injury	
Veh Type:			Sobriety: HBD Under Influence		Assoc Factor: Violation			Lap/Shoulder Harness Used		Cell Phone Not In Use		
<b>Party 2</b>	Parked Vehicle	North	Parked			Age:	2005 CHRYSLER	PT CRUISER	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:			Sobriety: Not Applicable		Assoc Factor: None Apparent		Not Stated					
<b>Party 3</b>	Parked Vehicle	North	Parked			Age:	1998 CHEVROLET	TRUCK	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:			Sobriety: Not Applicable		Assoc Factor: None Apparent		Not Stated					
<b>Party 4</b>	Parked Vehicle	North	Parked			Age:	2014 SUBARU	FORESTER	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:			Sobriety: Not Applicable		Assoc Factor: None Apparent		Not Stated					
<b>CR18-9846</b>	<b>12/5/2018</b>	<b>09:46</b>	Wednesday	SUNNYVALE AVENUE - ARQUES AVENUE				0'	Direction: Not Stated	Daylight	Cloudy	Pty at Fault:1
		Broadside	Motor Vehicle on Othe		Traffic Signals and Signs		21453A	Hit & Run: No	Property Damage Only		# Inj: 0	# Killed: 0
<b>Party 1</b>	Driver	North	Proceeding Straight		Female	Age: 40	2016 NISSAN	LEAF	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:			Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used					
<b>Party 2</b>	Driver	East	Proceeding Straight		Female	Age: 62	2016 LEXUS	RX350	Sport Utility Vehicle		No Injury	
Veh Type:			Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used					
<b>CR19-921</b>	<b>2/1/2019</b>	<b>12:26</b>	Friday	SUNNYVALE AVENUE - CALIFORNIA AVENUE				226'	Direction: North	Daylight	Cloudy	Pty at Fault:1
		Sideswipe	Parked Motor Vehicle		Improper Turning		22107	Hit & Run: No	Property Damage Only		# Inj: 0	# Killed: 0
<b>Party 1</b>	Driver	South	Proceeding Straight		Female	Age: 18	1996 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:			Sobriety: HNBD		Assoc Factor: Defective Vehicle E		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>Party 2</b>	Parked Vehicle	South	Parked			Age:	2012 FIAT	5CC	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:			Sobriety: Not Applicable		Assoc Factor: None Apparent				Cell Phone Not In Use			
<b>CR19-951</b>	<b>2/2/2019</b>	<b>11:03</b>	Saturday	CALIFORNIA AVENUE - SUNNYVALE AVENUE				0'	Direction: Not Stated	Daylight	Cloudy	Pty at Fault:1
		Broadside	Other Motor Vehicle		Traffic Signals and Signs		21453A	Hit & Run: No	Property Damage Only		# Inj: 0	# Killed: 0
<b>Party 1</b>	Driver	West	Proceeding Straight		Female	Age: 56	2014 HONDA	INSIGHT	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:			Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>Party 2</b>	Driver	South	Proceeding Straight		Male	Age: 23	1996 MERCURY	VILLAGER	Mini Van		No Injury	
Veh Type:			Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>CR19-983</b>	<b>2/4/2019</b>	<b>01:00</b>	Monday	SUNNYVALE AVENUE - CALIFORNIA AVENUE				0'	Direction: Not Stated	Dark - Street Ligh	Raining	Pty at Fault:1
		Vehicle - Pedestrian	Pedestrian	Pedestrian Violation			21950B	Hit & Run: No	Other Visible Injury		# Inj: 1	# Killed: 0
<b>Party 1</b>	Driver	East	Making Right Turn		Male	Age: 48	2004 HONDA	ACCORD	Passenger Car, Station Wagon, Jeep		No Injury	
Veh Type:			Sobriety: HBD Impairment Un		Assoc Factor: None Apparent		Unknown					
<b>Party 2</b>	Pedestrian	North			Male	Age: 66			Pedestrian		Other Visible Injury	
Veh Type:			Sobriety: HBD Under Influence		Assoc Factor: None Apparent		Not Required					
<b>CR19-3466</b>	<b>4/26/2019</b>	<b>17:11</b>	Friday	CALIFORNIA AVENUE - SUNNYVALE AVENUE				0'	Direction: Not Stated	Daylight	Clear	Pty at Fault:1
		Broadside	Other Motor Vehicle		Traffic Signals and Signs		21453A	Hit & Run: No	Other Visible Injury		# Inj: 2	# Killed: 0
<b>Party 1</b>	Driver	East	Proceeding Straight		Female	Age: 44	2008 HONDA	CIVIC	Passenger Car, Station Wagon, Jeep		Complaint of Pain	
Veh Type:			Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			
<b>Party 2</b>	Driver	South	Proceeding Straight		Female	Age: 24	2016 FORD	FIESTA	Passenger Car, Station Wagon, Jeep		Other Visible Injury	
Veh Type:			Sobriety: HNBD		Assoc Factor: None Apparent		Lap/Shoulder Harness Used		Cell Phone Not In Use			

SUNNYVALE AVENUE from MAUDE AVENUE to EVELYN AVENUE

Segment Length: 0.76 miles (4,009')

Settings for Query:

Segment: SUNNYVALE AVENUE between MAUDE AVENUE and EVELYN AVENUE  
Include Intersection Related at Limit 1 (MAUDE AVENUE): True  
Include Intersection Related at Limit 2 (EVELYN AVENUE): True  
Include Intersection Related at Intermediate Intersections: True  
Sorted By: Date and Time

**Exhibit A-1**  
**Project Schedule**

Sunnyvale SRTS Improvements on Maude and Sunnyvale Avenues, City  
project #: TR-18-05, Caltrans project #: 5213 (067).

### Summary of Combined Consultant Total Costs

Phase	Kimley-Horn Prime	Mark Thomas Sub Surveying	Vizion Utility Partners Sub Utility Design	Total
Task #1, Project Management	\$41,961.64		\$3,450.00	\$45,411.64
Task #2, Preliminary Design	\$13,704.62	\$31,340.00	\$5,500.00	\$50,544.62
Task #3, Utility Coordination	\$17,122.04		\$3,750.00	\$20,872.04
Task #4, Design Development	\$162,013.47		\$10,800.00	\$172,813.47
Task #5, Bidding Services	\$4,257.64			\$4,257.64
Task #6, Construction Support Services	\$35,316.48		\$7,800.00	\$43,116.48
<b>Task Subtotal</b>	<b>\$274,375.89</b>	<b>\$31,340.00</b>	<b>\$31,300.00</b>	<b>\$337,015.89</b>
Reimbursables	\$20,369.50		\$500.00	\$20,869.50
<b>Tasks &amp; Reimbursable Total</b>	<b>\$294,745.39</b>	<b>\$31,340.00</b>	<b>\$31,800.00</b>	<b>\$357,885.39</b>
<b>Optional Services</b>				
Task #7, Traffic Signal Timing (Optional)	\$8,456.16			\$8,456.16
Task #8, Right of Entry Assistance (Optional)	\$8,645.82	\$12,180.00		\$20,825.82
Task #9, Undergrounding of Pole of Pork Chop Island	\$4,307.93		\$9,300.00	\$13,607.93
<b>Optional Tasks Total</b>	<b>\$21,409.91</b>	<b>\$12,180.00</b>	<b>\$9,300.00</b>	<b>\$42,889.91</b>

Phase		Ryan Dole	John Pulliam	Adnm Dankberg	Sr. Professional II	Sr. Professional I	Professional II	Professional I	Analyst	Sr. Project Support	Project Support		Total Dollars	
		Project Manager	QC/QA Manager	Principal-in-Charge										
	rate (\$/hr)	\$232.94	\$302.49	\$256.67	\$260.97	\$220.19	\$184.31	\$158.92	\$127.65	\$169.14	\$119.56			
Task 1 - Project Management														
1.1	Project Coordination and Administration	64	6	8				8		18	10	114	\$ 24,287.94	
1.2	Meetings (Kick-off, 4 design review meetings, and 12 coordination meetings)	22	2	4			6	24				58	\$ 11,676.28	
1.3	Request for Authorization Coordination	6	2		8			12				28	\$ 5,997.42	
	Subtotal Task 1 (hours)	92	10	12	8	0	6	44	0	18	10	200		
	Subtotal Task 1 (dollars)	\$21,430.48	\$3,024.90	\$3,080.04	\$2,087.76	\$0.00	\$1,105.86	\$6,992.48	\$0.00	\$3,044.52	\$1,195.60		\$ 41,961.64	
Task 2 - Preliminary Design														
2.1	Data Collection and Field Review	8	4					14	18			58	\$ 10,176.40	
2.2	Topographic Survey and Base Mapping				2		8		12			22	\$ 3,528.22	
												0	\$ -	
	Subtotal Task 2 (hours)	8	4	0	2	0	22	14	30	0	0	80		
	Subtotal Task 2 (dollars)	\$1,863.52	\$1,209.96	\$0.00	\$521.94	\$0.00	\$4,054.82	\$2,224.88	\$3,829.50	\$0.00	\$0.00		\$ 13,704.62	
Task 3 -Utility Coordination														
3.1	Utility Coordination	8			12		24	34				78	\$ 14,821.88	
3.2	Ground Penetrating Radar and Potholing	2				4		6				12	\$ 2,300.16	
	Subtotal Task 3 (hours)	10	0	0	12	4	24	40	0	0	0	90		
	Subtotal Task 3 (dollars)	\$2,329.40	\$0.00	\$0.00	\$3,131.64	\$880.76	\$4,423.44	\$6,356.80	\$0.00	\$0.00	\$0.00		\$ 17,122.04	
Task 4 - Design Development														
4.1	30% Design Package	18	6	4	14	14	44	42	80		6	228	\$ 39,484.42	
4.2	75% Design Package	24	12	4	20	18	80	80	120		8	366	\$ 63,162.82	
4.3	100% Design Package	16	10		12	10	40	32	79		8	207	\$ 35,584.15	
4.4	Bid-Ready Package	10	4		10	8	20	32	50		6	140	\$ 23,782.08	
	Subtotal Task 4 (hours)	68	32	8	56	50	184	186	329	0	28	941		
	Subtotal Task 4 (dollars)	\$15,839.92	\$9,679.68	\$2,053.36	\$14,614.32	\$11,009.50	\$33,913.04	\$29,559.12	\$41,996.85	\$0.00	\$3,347.68		\$ 162,013.47	
Task 5 - Bidding Services														
5.1	Bidding Services	8					4	4	8			24	\$ 4,257.64	
	Subtotal Task 5 (hours)	8	0	0	0	0	4	4	8	0	0	24		
	Subtotal Task 5 (dollars)	\$1,863.52	\$0.00	\$0.00	\$0.00	\$0.00	\$737.24	\$635.68	\$1,021.20	\$0.00	\$0.00		\$ 4,257.64	
Task 6 - Construction Support Services														
6.1	Meetings (up to seven)	14				8	8		10			40	\$ 7,773.66	
6.2	Design Support During Construction	20			6	6	16	16	16			80	\$ 15,079.84	
6.3	Record Drawings	4			4	4	8	8	50		4	82	\$ 12,462.98	
	Subtotal Task 6 (hours)	38	0	0	10	18	32	24	76	0	4	202		
	Subtotal Task 6 (dollars)	\$8,851.72	\$0.00	\$0.00	\$2,609.70	\$3,963.42	\$5,897.92	\$3,814.08	\$9,701.40	\$0.00	\$478.24		\$ 35,316.48	
Reimbursables														
	Direct Costs (Mileage, tolls, meals, etc.)													\$ 640.00
	Printing													\$ 2,500.00
	Mark Up on Subs (5%)													\$ 3,157.00
	Potholing (Bess Testlab) - Up to 6 potholes													\$ 14,072.50
	Subtotal Reimbursables													\$ 20,369.50
Base Services Totals														
	Total Hours	224	46	20	88	72	272	312	443	18	42	1,537		
	Total Dollars	\$52,178.56	\$13,914.54	\$5,133.40	\$22,965.36	\$15,853.68	\$50,132.32	\$49,583.04	\$56,548.95	\$3,044.52	\$5,021.52		\$ 274,375.89	
	Subtotal Reimbursables													\$ 20,369.50
Project Total (Dollars)														\$ 294,745.39



Phase		Ryan Dole	John Pulliam	Adnm Dankberg	Sr. Professional II	Sr. Professional I	Professional II	Professional I	Analyst	Sr. Project Support	Project Support		Total Dollars
		Project Manager	QC/QA Manager	Principal-in-Charge									
	rate (\$/hr)	\$232.94	\$302.49	\$256.67	\$260.97	\$220.19	\$184.31	\$158.92	\$127.65	\$169.14	\$119.56		
OPTIONAL TASKS													
Task 7 - Traffic Signal Timing (Optional)													
7.1	Prepare Recommended Signal Timing	4				8	12		10			34	\$ 6,181.50
7.2	Implementation and Fine-Tuning					6		6				12	\$ 2,274.66
	Subtotal Task 7 (hours)	4	0	0	0	14	12	6	10	0	0	46	
	Subtotal Task 7 (dollars)	\$931.76	\$0.00	\$0.00	\$0.00	\$3,082.66	\$2,211.72	\$953.52	\$1,276.50	\$0.00	\$0.00		\$ 8,456.16
Task 8 - Right of Entry Assistance (Optional)													
8.1	TCE/Right of Entry Assistance (up to 6 locations)	3			6		18		24			51	\$ 8,645.82
	Subtotal Task 8 (hours)	3	0	0	6	0	18	0	24	0	0	51	
	Subtotal Task 8 (dollars)	\$698.82	\$0.00	\$0.00	\$1,565.82	\$0.00	\$3,317.58	\$0.00	\$3,063.60	\$0.00	\$0.00		\$ 8,645.82
Phase 9 - Undergrounding of Pole on Pork Chop Island (Optional)													
9.1	Undergrounding of Pole on Island	2	1		4		8		8			23	\$ 4,307.93
	Subtotal Task 8 (hours)	2	1	0	4	0	8	0	8	0	0	23	
	Subtotal Task 8 (dollars)	\$465.88	\$302.49	\$0.00	\$1,043.88	\$0.00	\$1,474.48	\$0.00	\$1,021.20	\$0.00	\$0.00		\$ 4,307.93
Optional Task Totals													
	Optional Tasks Total Hours	9	1	0	10	14	38	6	42	0	0	120	
	Optional Tasks Total Dollars	\$2,096.46	\$302.49	\$0.00	\$2,609.70	\$3,082.66	\$7,003.78	\$953.52	\$5,361.30	\$0.00	\$0.00		\$ 21,409.91
	Optional Tasks Total I Reimbursables												\$ 90.00
	Optional Tasks Total												\$ 21,499.91
Project Total (Dollars) including Optional Tasks													\$ 316,245.30

**CITY OF SUNNYVALE**

**SAFE ROUTES TO SCHOOL IMPROVEMENTS ONMAUDE AND SUNNYVALE AVENUES**

**Mark Thomas**

Phase		Travis Bohan					Total Hours	Total Dollars
		Survey Manager	Project Surveyor	Survey Technician	2 Person Field Crew	Sr. Project Coordinator		
	rate (\$/hr)	\$215.00	\$170.00	\$115.00	\$280.00	\$140.00		
Phase 1 - Project Management								
Phase 2 - Preliminary Design								
2.1	Data Collection and Field Review						0	\$ -
2.2	Topographic Survey and Base Mapping	12	40	40	60	4	40	\$ 31,340.00
							0	\$ -
	Subtotal Phase 2 (hours)	12	40	40	60	4	156	
	Subtotal Phase 2 (dollars)	\$2,580.00	\$6,800.00	\$4,600.00	\$16,800.00	\$560.00		\$ 31,340.00
Phase 3 -Utility Coordination								
Phase 4 - Design Development								
Phase 5 - Bidding Services								
Phase 6 - Construction Support Services								
Reimbursables								
	Subtotal Reimbursables							\$ -
Base Services Totals								
	Total Hours	12	40	40	60	4	156	
	Total Dollars	\$2,580.00	\$6,800.00	\$4,600.00	\$16,800.00	\$560.00		\$31,340.00
	Subtotal Reimbursables							\$ -
Project Total (Dollars)								\$ 31,340.00

<b>OPTIONAL TASKS</b>								
Phase 7 - Traffic Signal Timing (Optional)								
Phase 8 - Right of Entry Assistance (Optional)								
8.1	Right of Entry Assistance	12	24	48			84	\$ 12,180.00
	Subtotal Phase 8 (hours)	12	24	48	0	0	84	
	Subtotal Phase 8 (dollars)	\$2,580.00	\$4,080.00	\$5,520.00	\$0.00	\$0.00		\$ 12,180.00
Optional Task Totals								
	Optional Tasks Total Hours	12	24	48	0	0	84	
	Optional Tasks Total Dollars	\$2,580.00	\$4,080.00	\$5,520.00	\$0.00	\$0.00		\$ 12,180.00
	Optional Tasks Total l Reimbursables							
	Optional Tasks Total							\$ 12,180.00
Project Total (Dollars) including Optional Tasks								\$ 43,520.00

**CITY OF SUNNYVALE**

**SAFE ROUTES TO SCHOOL IMPROVEMENTS ONMAUDE AND SUNNYVALE AVENUES**

**Vizion Utility Partners**

Phase		Darlene Hayes	Karlo Mendoza	Juan Padilla	Mark Webb	Total Hours	Total Dollars
		Principal	Project Manager	Electrical Engineer	Drafter		
	rate (\$/hr)	\$225.00	\$175.00	\$150.00	\$125.00		
<b>Phase 1 - Project Management</b>							
1.1	Project Administration	0	0	0	0	0	\$ -
1.2	Meetings	6	12	0	0	18	\$ 3,450.00
	Subtotal Phase 1 (hours)	6	12	0	0	18	
	Subtotal Phase 1 (dollars)	\$1,350.00	\$2,100.00	\$0.00	\$0.00		\$ 3,450.00
<b>Phase 2 - Preliminary Design</b>							
2.1	Data Collection and Field Review	0	4	8	0	12	\$ 1,900.00
2.2	Topographic Survey and Base Mapping	0	8	8	8	24	\$ 3,600.00
						0	\$ -
	Subtotal Phase 2 (hours)	0	12	16	8	36	
	Subtotal Phase 2 (dollars)	\$0.00	\$2,100.00	\$2,400.00	\$1,000.00		\$ 5,500.00
<b>Phase 3 -Utility Coordination</b>							
3.1	Utility Pole Relocation Coordination	5	15	0	0	20	\$ 3,750.00
3.2	Ground Penetrating Radar and Potholing	0	0	0	0	0	\$ -
	Subtotal Phase 3 (hours)	5	15	0	0	20	
	Subtotal Phase 3 (dollars)	\$1,125.00	\$2,625.00	\$0.00	\$0.00		\$ 3,750.00
<b>Phase 4 - Design Development</b>							
4.1	30% Design Package	2	8	4	2	16	\$ 2,700.00
4.2	75% Design Package	2	8	4	2	16	\$ 2,700.00
4.3	100% Design Package	2	8	4	2	16	\$ 2,700.00
4.4	Bid-Ready Package	2	8	4	2	16	\$ 2,700.00
	Subtotal Phase 4 (hours)	8	32	16	8	64	
	Subtotal Phase 4 (dollars)	\$1,800.00	\$5,600.00	\$2,400.00	\$1,000.00		\$ 10,800.00
<b>Phase 5 - Bidding Services</b>							
5.1	Bidding Services	0	0	0	0	0	\$ -
	Subtotal Phase 5 (hours)	0	0	0	0	0	
	Subtotal Phase 5 (dollars)	\$0.00	\$0.00	\$0.00	\$0.00		\$ -
<b>Phase 6 - Construction Support Services</b>							
6.1	Meetings	0	16	0	0	16	\$ 2,800.00
6.2	Design Support During Construction	4	18	0	0	22	\$ 4,050.00
6.3	Record Drawings	0	2	4		6	\$ 950.00
	Subtotal Phase 6 (hours)	4	36	4	0	44	
	Subtotal Phase 6 (dollars)	\$900.00	\$6,300.00	\$600.00	\$0.00		\$ 7,800.00

CITY OF SUNNYVALE

SAFE ROUTES TO SCHOOL IMPROVEMENTS ONMAUDE AND SUNNYVALE AVENUES

Vizion Utility Partners

Phase		Darlene Hayes	Karlo Mendoza	Juan Padilla	Mark Webb	Total Hours	Total Dollars
		Principal	Project Manager	Electrical Engineer	Drafter		
	rate (\$/hr)	\$225.00	\$175.00	\$150.00	\$125.00		
Reimbursables							
	Mylar						\$ 500.00
	Subtotal Reimbursables						\$ 500.00
Base Services Totals							
	Total Hours	23	107	36	16	182	
	Total Dollars	\$5,175.00	\$18,725.00	\$5,400.00	\$2,000.00		\$ 31,300.00
	Subtotal Reimbursables						\$ 500.00
Project Total (Dollars)							\$ 31,800.00

OPTIONAL TASKS							
Phase 7 - Traffic Signal Timing (Optional)							
7.1	Prepare Recommended Signal Timing					0	\$ -
7.2	Implement and Fine-Tuning					0	\$ -
	Subtotal Phase 7 (hours)	0	0	0	0	0	
	Subtotal Phase 7 (dollars)	\$0.00	\$0.00	\$0.00	\$0.00		\$ -
Phase 8 - Right of Entry Assistance (Optional)							
8.1	Right of Entry Assistance					0	\$ -
	Subtotal Phase 8 (hours)	0	0	0	0	0	
	Subtotal Phase 8 (dollars)	\$0.00	\$0.00	\$0.00	\$0.00		\$ -
Phase 9 - Undergrounding of Pole on Pork Chop Island (Optional)							
9.1	Undergrounding of Pole on Island	4	20	16	20	60	\$ 9,300.00
	Subtotal Phase 9 (hours)	4	20	16	20	60	
	Subtotal Phase 9 (dollars)	\$900.00	\$3,500.00	\$2,400.00	\$2,500.00		\$ 9,300.00
Optional Task Totals							
	Optional Tasks Total Hours	4	20	16	20	60	
	Optional Tasks Total Dollars	\$900.00	\$3,500.00	\$2,400.00	\$2,500.00		\$ 9,300.00
	Optional Tasks Total Reimbursables						
	Optional Tasks Total						\$ 9,300.00
Project Total (Dollars) including Optional Tasks							\$ 41,100.00

**Exhibit C**  
**INSURANCE REQUIREMENTS FOR CONSULTANTS**

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work by the Consultant, his agents, representatives, or employees.

Minimum Scope and Limits of Insurance. Consultant shall maintain limits no less than:

1. **Commercial General Liability:** \$2,000,000 per occurrence and \$4,000,000 aggregate for bodily injury, personal injury and property damage. ISO Occurrence Form CG 0001 or equivalent is required.
2. **Automobile Liability:** \$1,000,000 per accident for bodily injury and property damage. ISO Form CA 0001 or equivalent is required.
3. **Workers' Compensation** Statutory Limits and **Employer's Liability:** \$1,000,000 per accident for bodily injury or disease.

Industry Specific Coverages. If checked below, the following insurance is also required:

- x Professional Liability Insurance / Errors and Omissions Liability in the minimum amount of \$1,000,000 per occurrence.
- ☐ If working directly with children, the Certificate of Insurance must include coverage for molestation and sexual abuse in the minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate. In the event that Abuse & Molestation Liability coverage is provided via a Claims Made Policy, the coverage shall include a minimum of a five year extended reporting clause.
- ☐ Pollution Liability Insurance in the minimum amount of \$1,000,000 per occurrence
- ☐ MCS-90 Endorsement to Business Automobile insurance for transportation of hazardous materials and pollutants
- ☐ Builder's Risk / Course of Construction Insurance in the minimum amount of \$\_\_\_\_\_.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared and approved by the City of Sunnyvale. The consultant shall guarantee payment of any losses and related investigations, claim administration and defense expenses within the deductible or self-insured retention.

Other Insurance Provisions

The **general liability** and automobile liability policies (and if applicable, pollution liability, sexual abuse and molestation, and builder's risk policies) shall contain, or be endorsed to contain, the following provisions:

1. The City of Sunnyvale, its officials, employees, agents and volunteers are to be covered as additional insureds with respects to liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; or automobiles owned, leased, hired or borrowed by the Consultant. The coverage shall contain no special limitations on the scope of protection afforded to the City of Sunnyvale, its officers, employees, agents or volunteers.
2. For any claims related to this project, the Consultant's insurance shall be primary. Any insurance or self-insurance maintained by the City of Sunnyvale, its officers, officials, employees, agents and volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
3. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City of Sunnyvale, its officers, officials, employees, agents or volunteers.
4. The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City of Sunnyvale.
6. The policy limits of coverage shall be made available to the full limits of the policy. The minimum limits stated above shall not serve to reduce the CONSULTANT'S policy limits of coverage. Therefore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured, whichever is greater.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of not less than A:VII, unless otherwise acceptable to the City of Sunnyvale.

Verification of Coverage

Consultant shall furnish the City of Sunnyvale with original a Certificate of Insurance effecting the coverage required. The certificates are to be signed by a person authorized by that insurer to bind coverage on its behalf. All certificates are to be received and approved by the City of Sunnyvale prior to commencement of work.

Subcontractors

CONSULTANT shall require all subcontractors to procure and maintain insurance policies subject to these requirements. Failure of CONSULTANT to verify existence of sub-contractor's insurance shall not relieve CONSULTANT from any claim arising from sub-contractors work on behalf of CONSULTANT.



# Project: 833850 - Sunnyvale Safe Routes to School Improvements

<b>Category:</b>	Capital	<b>Project Type:</b>	Traffic and Transportation	<b>Project Manager:</b>	Richard Chen
<b>Year Identified:</b>	2019	<b>Project Phase:</b>	Planning	<b>Project Coordinator:</b>	Dennis Ng
<b>Est. Completion Year:</b>	2021/22	<b>Department:</b>	C90 - Public Works	<b>Fund - Sub-Fund:</b>	385-100 - Capital Projects - General Fund Assets

## Project Description/Scope/Purpose:

At select locations in the vicinity of Bishop Elementary School, the project will install bike lanes, high visibility crosswalks, raised or paved crosswalks, and curb extensions. New bike lanes on Maude Avenue between Pastoria Avenue and Wolfe Road will improve safety, and will connect surrounding neighborhoods to Bishop Elementary School and to other destinations like Fair Oaks Park, King's Academy (Private School) and the commercial corridor on Mathilda Avenue. Despite this, new bikeway barriers will remain for students travelling along Sunnyvale Avenue. Therefore, this project will consider a variety of improvements including removing slip lanes where possible to eliminate conflicts and reduce crossing distances, upgrading traffic signals and installing Americans with Disabilities Act (ADA) compliant pedestrian signals, infrared bike detection systems, green bike box, high visibility crosswalks, and potentially installing of a raised or paved crosswalk in front of the school. In addition to the improvements, the project will provide bicycle and pedestrian education programs.

## Project Evaluation and Analysis:

Nine pedestrian and bicycle collisions in the past five years have been documented on nearby routes to Bishop Elementary, a school in north-central Sunnyvale. To improve safety, the new facilities and improvements will connect surrounding neighborhoods to Bishop Elementary School and other destinations like Fair Oaks Park, King's Academy (Private School) and the commercial corridor on Mathilda Avenue, and will remove barriers at the intersections for those who would like to bike and walk to and from the school. The project will encourage more walking and biking in the neighborhood, especially to and from the schools.

## Fiscal Impact:

The project is funded by Active Transportation Program (ATP) Grant Funds for up to \$1,889,000 and requires a local match of \$473,000. The local match will come from Capital Projects Fund/Transportation Impact Fees Sub-Fund.

## Funding Sources:

Active Transportation Program (ATP) Grant, Capital Projects Fund/Transportation Impact Fees Sub-Fund

## Plans and Goals:

LT - Land Use and Transportation - LT-3: An Effective Multimodal Transportation System

## Project Financial Summary

	Project Costs	Revenues	Transfers In	Operating Costs
Prior Actual	14	-	14	-
2019 - 20	2,361,986	1,889,000	472,986	-
2020 - 21	-	-	-	-
2021 - 22	-	-	-	-
2022 - 23	-	-	-	-
2023 - 24	-	-	-	-
2024 - 25	-	-	-	-
2025 - 26	-	-	-	-
2026 - 27	-	-	-	-
2027 - 28	-	-	-	-
2028 - 29	-	-	-	-
2029 - 30	-	-	-	-
2030 - 31	-	-	-	-
2031 - 32	-	-	-	-
2032 - 33	-	-	-	-
2033 - 34	-	-	-	-
2034 - 35	-	-	-	-
2035 - 36	-	-	-	-
2036 - 37	-	-	-	-
2037 - 38	-	-	-	-
2038 - 39	-	-	-	-
2039 - 40	-	-	-	-
<b>20 Year Total</b>	-	-	-	-
<b>Grand Total</b>	2,362,000	1,889,000	473,000	-

## RTC 21-0651 – Safe Routes to School Improvements, Maude Ave & Sunnyvale Ave

Intersections to be improved:

- Borregas Ave/Maude Ave
- Mathilda Ave/Maude Ave

Street to be improved:

- Sunnyvale Ave
  - FROM: Hendy Ave
  - TO: Maude Ave



# City of Sunnyvale

## Agenda Item

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21-0915

Agenda Date: 10/12/2021

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### REPORT TO COUNCIL

#### **SUBJECT**

Adopt Resolutions Approving Amendments to the City's Contribution for CalPERS Medical Insurance for Management, Sunnyvale Employees' Association/International Federation of Professional and Technical Engineers (SEA/IFPTE Local 21), Confidential, and Service Employees International Union (SEIU) Employees and Annuitants (Retirees)

#### **BACKGROUND**

The City's healthcare is administered through CalPERS. CalPERS healthcare is regulated by the Public Employees' Medical and Hospital Care Act (PEMHCA), which requires participating agencies to adopt a resolution stating the employer contribution amount toward the employees' and retirees' medical plans. These two resolutions are adopted annually or when there are changes in a bargaining unit agreement affecting amounts paid by the City toward medical coverage. PEMHCA regulations further require that medical insurance contributions for retired annuitants paid for by a contracting agency be equal to the medical insurance contributions paid for its active employees.

#### **EXISTING POLICY**

In accordance with Article 8 of PEMHCA, the City's contract with CalPERS provides that the City's contribution towards medical insurance (and the effective date of said contribution) be the same for active employees and retirees.

#### **ENVIRONMENTAL REVIEW**

The action being considered does not constitute a "project" with the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(4) in that it is a fiscal activity that does not involve any commitment to any specific project which may result in a potential significant impact on the environment.

#### **DISCUSSION**

As established during negotiations with the Sunnyvale Employees Association /International Federation of Professional and Technical Engineers Local 21 (SEA/IFPTE Local 21) and the Service Employees International Union (SEIU), the existing Memoranda of Understanding for these respective bargaining units provide for annual increases in the City's contribution toward medical coverage for active employees. The total City medical and cafeteria contribution for SEA/IFPTE Local 21 is 80% (52% for SEIU) of the average of the family level monthly premium of the Blue Shield Access+ and Kaiser medical plans. This amount is then allocated 49% to the City medical contribution and 51% to the cafeteria contribution. However, any increase in the City medical contribution shall not exceed 5% from the prior year. Based on the increases for the 2021 CalPERS health plan rates, an increase is needed for the PEHMC rate for City employees and retirees.

Additionally, Article 5.505 of the Salary Resolution provides that effective January 1 of each year, the

City's contribution for medical coverage for active management employees shall be no less than the highest City contribution for any of the represented employee groups. As a result of these provisions and in order to meet the CalPERS requirement that the City's medical contribution be the same amount for employees and retirees, the City's contribution to CalPERS for retiree medical coverage shall be increased appropriately.

Effective January 1, 2022, the City's PEMHCA monthly contribution for medical coverage for retirees in SEA/IFPTE Local 21, Confidential and Management will be \$1,005.48, an increase of \$38.10 per retiree per month. The City's monthly contribution for medical coverage for retirees in SEIU will be \$558.70, an increase of \$26.61 per retiree per month.

### **FISCAL IMPACT**

The cost of this increase to the City's contribution has been included in the FY 2021/22 Adopted Budget.

### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website.

### **RECOMMENDATION**

Adopt two resolutions: (1) Setting the employer's contribution under the Public Employees' Medical and Hospital Care Act ("PEMHCA") for 2022, and (2) Amending Salary Resolution No. 190-05, to modify the City's contribution for medical insurance for Management, SEA/IFPTE Local 21, Confidential, and SEIU employees and annuitants (retirees).

Prepared by: Delanie LoFranco, Human Resources Manager

Reviewed by: Tina Murphy, Director, Human Resources

Reviewed by: Jaqui Guzmán, Deputy City Manager

Approved by: Kent Steffens, City Manager

### **ATTACHMENTS**

1. Resolution Setting Employer's Contribution under PEMHCA
2. Resolution Amending the Salary Resolution

DRAFT 9/21/2021 MCT

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SUNNYVALE FIXING THE EMPLOYER'S  
CONTRIBUTION AT AN EQUAL AMOUNT FOR  
EMPLOYEES AND ANNUITANTS UNDER THE PUBLIC  
EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT  
("PEMHCA")**

WHEREAS, the City of Sunnyvale is a contracting agency under Government Code Section 22920, and subject to the Public Employees' Medical and Hospital Care Act (the "Act"); and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to the Act shall fix the amount of the employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT:

Section 1. (a) That the employer contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan up to a maximum of:

<u>Code</u>	<u>Bargaining Unit</u>	<u>Contribution per Month</u>
003	Sunnyvale Employees Association	\$1,005.48
005	Management	\$1,005.48
006	Service Employees International Union, Local 715	\$558.70

Plus administrative fees and Contingency Reserve Fund Assessments; and

(b) That the City of Sunnyvale has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and

(c) That the participation of the employees and annuitants of the City of Sunnyvale shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that the City of Sunnyvale would not qualify as an agency or instrumentality of the state or political subdivision of a



State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer.

(d) That the executive body appoint and direct, and it does hereby appoint and direct the City's Director of Human Resources or her designee to file with the Board a verified copy of this resolution, and to perform on behalf of the City of Sunnyvale all functions required of it under the Act.

Section 2. This Resolution shall become effective immediately upon adoption by the City Council, however, the employer's contribution specified above will be effective on January 1, 2022.

Adopted by the City Council at a regular meeting held on \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:  
RECUSAL:

ATTEST:

APPROVED:

\_\_\_\_\_  
City Clerk  
(SEAL)

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF SUNNYVALE AMENDING RESOLUTION NO. 190-05,  
THE CITY'S SALARY RESOLUTION, TO MODIFY THE  
CITY'S CONTRIBUTION FOR MEDICAL INSURANCE  
FOR MANAGEMENT, SEA/IFPTE LOCAL 21 AND SEIU  
EMPLOYEES**

WHEREAS, pursuant to the current Memoranda of Understanding (MOU) between the City of Sunnyvale and the Service Employees International Union (SEIU) and the Sunnyvale Employees Association (SEA), and existing provisions of the City's Salary Resolution related to management employees, an amendment to the City's Salary Resolution is necessary to amend the City's contribution for health insurance under the Public Employees' Medical and Hospital Care Act (PEMHCA).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYVALE THAT Section 5.505 of Resolution 190-05 is hereby amended to read as follows:

1. 5.505. CITY CONTRIBUTION. MEDICAL INSURANCE. Effective January 1, 2022, the City will contribute the following amounts toward the cost of premiums for medical insurance under the Public Employees Medical and Hospital Care Act (PEMHCA) for each employee in the respective categories listed below, and his or her eligible dependents, and for each annuitant in CalPERS formerly in the respective categories listed below and his or her eligible dependents:
  - (a) Category A. The cost of the premium or \$472.98 per month, whichever is less.
  - (b) Categories B, G, and TL. The cost of the premium or \$1,005.48 per month, whichever is less.
  - (c) Category C. The cost of the premium or \$467.46 per month, whichever is less.
  - (d) Category L. The cost of the premium or \$558.70 per month, whichever is less.
  - (e) Categories D, E, F, K and M. The cost of the premium or \$1,005.48 per month, whichever is less. Effective January 1<sup>st</sup> each year, the City's contribution will be the lesser of the cost of the premium or the lowest cost HMO premium for single coverage available through the CalPERS Region 1 medical plans. Additionally, the City's contribution shall be no less than the highest City contribution for any of the employee represented units; including COA, PSOA, SEA and SEIU.

- (f) Members of the City Council. The City's contribution will be the lesser of the cost of the premium or the minimum monthly contribution pursuant to Government Code Section 22892 of the Public Employees Medical and Hospital Care Act (PEMHCA). For calendar year 2022, the amount is \$149.00.

2. All other provisions of Resolution No. 190-05 shall remain in full force and effect.

Adopted by the City Council of the City of Sunnyvale at a regular meeting held on \_\_\_\_\_, 20\_\_\_\_, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSAL:

ATTEST:

APPROVED:

\_\_\_\_\_  
City Clerk  
(SEAL)

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



# City of Sunnyvale

## Agenda Item

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**21-0714**

**Agenda Date: 10/12/2021**

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### **REPORT TO COUNCIL**

#### **SUBJECT**

Consider the Sunnyvale Historical Society and Museum Association's Proposed Addition to the Sunnyvale Heritage Park Museum and Find that the Project is Exempt from California Environmental Quality Act

#### **BACKGROUND**

The Sunnyvale Historical Society and Museum Association (SHSMA) has proposed a new 1,600 square-foot, single-story addition (Project) to the Sunnyvale Heritage Park Museum. The Museum is located across from the Sunnyvale Community Center at 570 E. Remington Drive, see Attachments 1 and 2. The addition, as proposed in Attachment 3, will remove three to four existing apricot trees, with the possibility of removing up to six to seven apricot trees, and potentially affecting up to a total of 10 existing apricot trees by removal or trimming within a 10-acre orchard. The proposed addition would be used to house historical items from the closed Onizuka Air Force Base's "Blue Cube," and would also serve as a research library.

On June 12, 2019, the Parks and Recreation Commission considered an item brought forward from SHSMA to expand the existing Heritage Park Museum (RTC No. 19-0355). The Commission voted at that time to recommend to City Council not to proceed with the museum expansion, noting that a study issue was underway (DPW 17-05 Orchard Heritage Park and Heritage Park Museum - Analysis and Options for the Long-Term Operations and Maintenance of Orchard Heritage Park and Review of the Sunnyvale Historical Society and Museum Association Proposed Expansion of the Sunnyvale Heritage Park Museum Site).

On July 16, 2019, the City Council reviewed the potential expansion (RTC No. 19-0699) and chose Alternative 1: Direct staff to develop modifications to the Orchard Heritage Park Master Plan and associated agreements and documents, including appropriate CEQA review, of Alternative Plan 1 - add an addition to the Museum at the location preferred by SHSMA, with all costs including CEQA to be fully funded by SHSMA.

On February 4, 2020, the City Council considered funding the CEQA Environmental Review for the Orchard Heritage Park Museum Expansion and Approved Budget Modification Number 22 to Appropriate Funding for a New Project (RTC No. 20-0171) and chose Alternative 4: Do not provide funding for staff to procure a consultant to perform the environmental review or preparation of a technical memoranda and Categorical Exemption for the Proposed Expansion of the Heritage Museum and maintained Council's initial direction for SHSMA to provide funding for the environmental review.

Subsequently, SHSMA agreed to fund the environmental review. On December 2, 2020, staff executed a contract with Kimley-Horn & Associates that was fully funded by SHSMA. Staff authorized

Kimley-Horn & Associates to move forward with the first stage of performing the technical analyses, which included the Agricultural Resources Memorandum and Cultural Resources Report.

## **EXISTING POLICY**

### **General Plan, Chapter 3, *Land Use and Transportation - Open Space*, Goal LT-8**

Adequate and Balanced Open Space: Provide and maintain adequate and balanced open space and recreation facilities for the benefit of maintaining a healthy community based on community needs and the ability of the City to finance, construct, maintain and operate these facilities now and in the future.

#### **From the Orchard Heritage Park Master Plan Action Statements:**

2. Maintain a working fruit orchard throughout the largest portion of Orchard Heritage Park for as long a time period as practical within the resources made available by the City. Provide public access to the greatest extent possible while meeting the goal of maintaining a working fruit orchard.
5. Assist the Sunnyvale Historical Society per written agreements, and to the greatest extent practical, in developing a Heritage Museum facility at Orchard Heritage Park consistent with City Council direction.

## **ENVIRONMENTAL REVIEW**

The California Environmental Quality Act (CEQA) is a state law that requires agencies to consider the environmental consequences of proposed projects. The CEQA Guidelines (contained within Title 14 of the California Code of Regulations) include a number of categorical exemptions for projects that are presumed not to have significant environmental effects. If a project is exempt, the agency does not have to perform additional environmental review.

CEQA Guidelines Section 15301, known as the “Class 1 exemption,” is a broad exemption that applies to “the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.” The Class 1 exemption (CEQA Guidelines Section 15301(e))

specifically includes “Additions to existing structures provided that the addition will not result in an increase of more than:

- (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
- (2) 10,000 square feet if:
  - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
  - (B) The area in which the project is located is not environmentally sensitive.”

In addition to the Class 1 exemption, CEQA Guidelines Section 15303, known as the “Class 3 exemption,” creates an exemption for “construction and location of limited numbers of new, small facilities or structures.” The Class 3 exemption (CEQA Guidelines Section 15303(c)) specifically covers a “store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area.”

The Sunnyvale Heritage Park Museum is approximately 8,500 square feet in size. Ordinarily, a proposal to add a small addition (less than 2,000 s.f.) to the building or the site would fall under the Class 1 and Class 3 categorical exemptions. However, the use of categorical exemptions is subject



to certain limitations stated in CEQA Guidelines Section 15300.2. In particular, CEQA Guidelines Section 15300.2 provides that categorical exemptions “shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.” Categorical exemptions are also disallowed if the project would have a significant effect due to “unusual circumstances.” Finally, the use of the Class 3 exemption is prohibited if the project is located in an area designated as an “environmental resource of hazardous or critical concern” by any federal, state or local agency.<sup>1</sup>

After reviewing the proposed Museum expansion, staff felt that additional information was needed to assess the project’s impact on the site’s historical and agricultural resources. If these impacts are potentially significant, then the Project would not be exempt from CEQA and the City would have to prepare either a mitigated negative declaration or an environmental impact report.

### **Cultural Resources.**

CEQA’s cultural resources category considers whether the project would result in a “significant adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.” Section 15064.5 defines a “significant adverse change” as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” “Material impairment” means that the project demolishes or materially alters the physical characteristics of the historic resource that convey its historic significance and justify its inclusion in a state or local listing of historical resources.

Heritage Park is not listed in the City of Sunnyvale Heritage Resources Inventory as a Heritage Resource, Heritage Tree, or as a Local Landmark. The report prepared by PaleoWest, LLC (Attachment 6) finds that the orchard would not be eligible for listing on the California Register of Historical Resources because it lacks sufficient historic integrity, but it would be eligible for local listing. Therefore, it is a historical resource protected by CEQA.

The report concludes that the removal of up to 10 out of 752 trees in the orchard would not result in physical demolition, destruction, or alteration of the apricot orchard or its immediate surroundings such that the significance of the historical resource would be materially impaired or would no longer be able to physically convey its historic significance.

### **Agricultural Resources.**

CEQA’s Agricultural Resources category requires agencies to evaluate whether a project would convert “Farmland” to a non-agricultural use. Farmland is defined as land with soil characteristics that are designated “Prime Farmland,” “Unique Farmland,” or “Farmland of Statewide Importance” in the California Department of Conservation (CDOC) Farmland Mapping and Monitoring Program, or land protected by a Williamson Act contract. As further detailed in the Agricultural Resources Memorandum (Attachment 5) prepared by Brad Stoneman of Kimley-Horn, the Sunnyvale Heritage Orchard is designated “Unique Farmland” which is the lowest of the three tiers of farmland protected by CEQA. The area is not under a Williamson contract.

<sup>1</sup> With regard to the other exceptions listed in Section 15300.2, the proposed project does not include scenic highways or hazardous waste sites, and there is no likelihood of successive projects at the same location over time.

The Sunnyvale General Plan designates the orchard site as “Public Facilities (PF)” which allows for public and quasi-public uses such as parks, schools, places of assembly, and civic facilities. There are no designated agricultural areas within the Sunnyvale and the entire city is considered “developed area” in the Santa Clara County Agricultural Plan (County of Santa Clara, Jan. 2018). The Sunnyvale General Plan encourages maintenance of the orchard for as long as feasible because of its cultural and social benefits. However, there is no evidence that the City intended to maintain the orchard in order to preserve the agricultural economy or to have a profitable business. The site is too small to be considered “viable farmland” as defined in the Santa Clara County Agricultural Plan.

The report concludes that while the proposed Project would result in the loss of apricot production of up to 10 trees, “the City would continue to use the remainder of the orchard for production of this resource. The Project would also increase the availability, access, and study of historical resources consistent with the intended uses of the overall site. Therefore, the effects of the proposed Project on agricultural production would be less than significant in consideration of all factors at hand. The proposed Project would not result in significant project-level or cumulative impact to agricultural resources as defined by CEQA.”

### **Conclusion**

Staff concludes that the proposed project is categorically exempt from CEQA under the Class 1 and Class 3 exemptions. The project will not have significant impacts on either cultural or agricultural resources that could preclude reliance on these exemptions and require preparation of a mitigated negative declaration or environmental impact report. A Notice of Exemption will be filed with the County upon project approval by the Sunnyvale Planning Division.

Having completed the environmental review, the remaining funds from the Kimley-Horn & Associates contract will be returned to SHSMA.

### **DISCUSSION**

Staff reviewed the current Orchard Heritage Park (OHP) Master Plan, most recently updated on September 27, 2011. Staff determined that in anticipation of the Orchard Heritage Park and Heritage Park Museum - Analysis and Options for the Long-Term Operations and Maintenance of Orchard Heritage Park Study (DPW 17-05), which is expected to begin in the near term, the existing OHP Master Plan maintains its purpose in providing guidelines for “operations, maintenance and development of the park... to preserve the agricultural and historical heritage of the City of Sunnyvale” and no amendment or revision to the master plan is recommended.

Associated Heritage Park agreements reviewed by staff also included the SHSMA Lease Agreement (dated September 12, 2006) with executed Amendments 1 through 4, and the Olson Orchard Maintenance Agreement (dated December 15, 1992). While the Olson Maintenance Agreement is unaffected by the Museum expansion project, if approved, the SHSMA Lease Agreement will require a fifth amendment to capture the building addition. A draft Fifth Amendment is included with this report as Attachment 7.

The next steps for the project would be for SHSMA to execute the Fifth Amendment, by signing and delivering the original copy to staff for execution by the City. The amendment requires all future design, construction, operation and maintenance costs for the addition to be paid for by the SHSMA. If minor revisions are requested by SHSMA, staff will review the revisions within two to three weeks of receipt. After the amendment has been executed, SHSMA is then able to submit a Planning

Application to the City for review and approval. The application will include a civil site plan, architectural floorplans and elevations of the addition, and any supporting documents to the Planning Division. Upon receipt of the planning application approval, SHSMA shall follow standard procedures for construction permitting, including Building Permit approval of detailed construction plans.

### **FISCAL IMPACT**

This proposal will have no fiscal impact to the City as the SHSMA would incur all costs of the expansion as they proposed, if approved.

Remaining unused funds from Environmental Review will be returned to SHSMA.

### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website.

### **ALTERNATIVES**

1. Find that the project is categorically exempt from CEQA pursuant to CEQA Guideline Sections 15301(e) and 15303(c), accept the Heritage Museum Expansion Project concept proposed by SHSMA, and direct the City Manager to execute the Fifth Amendment to the SHSMA Lease Agreement in substantially the same form as Attachment 7 to the report when all necessary conditions have been met.
2. Find that the project is categorically exempt from CEQA pursuant to CEQA Guideline Sections 15301(e) and 15303(c), and decline the request from the SHSMA to expand the museum building.
3. Find that the project is not exempt from CEQA and direct staff to complete further appropriate environmental review before the project is approved.
4. Other actions as directed by Council.

### **RECOMMENDATION**

Staff makes no recommendation.

Prepared by: Marlon Quiambao, Senior Engineer

Reviewed by: Jim Stark, Superintendent of Parks and Golf

Reviewed by: Jennifer Ng, Assistant Director of Public Works

Reviewed by: Chip Taylor, Director of Public Works

Reviewed by: Rob Boco, Sr. Assistant City Attorney

Reviewed by: Rebecca Moon, Sr. Assistant City Attorney

Reviewed by: John Nagel, City Attorney

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

### **ATTACHMENTS**

1. Orchard Heritage Park Area Map
2. Orchard Heritage Park Site Map
3. Orchard Heritage Park Site Map with Addition Project Site
4. RTC No. 19-0699 - Sunnyvale Historical Society and Museum Association's Proposed Expansion of the Sunnyvale Heritage Park Museum (without attachments)

5. Agricultural Resources Technical Memorandum by Kimley-Horn & Associates, Inc., dated June 11, 2021
6. Cultural Resource Report and Impacts Assessment by PaleoWest, LLC, dated July 21, 2021
7. Draft Fifth Amendment to the SHSMA Lease Agreement



# Orchard Heritage Park Area Map





## Orchard Heritage Park Site Map

Bianchi Barn &  
Orchard Operations

Park maintenance building replaced with  
landscaping

Multi-purpose building – currently  
storage for Museum

Orchard Heritage Park  
Interpretive Exhibit

Heritage  
Museum





# Orchard Heritage Park Site Map with Location of Addition Project





# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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File #: 19-0699, Version: 1

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### **REPORT TO COUNCIL**

#### **SUBJECT**

Sunnyvale Historical Society and Museum Association's Proposed Expansion of the Sunnyvale Heritage Park Museum

#### **SUMMARY OF COMMISSION ACTION**

The Parks and Recreation Commission considered this item on June 12, 2019.

The Parks and Recreation Commission voted to approve Alternative 2: Recommend to City Council not to proceed with the addition to the Museum at this time. The vote was 4-0, with Commissioner McCune absent. Chair Kenton stated that not enough information was available at this time and wanted to wait until completion of Study Issue (DPW 17-05 Orchard Heritage Park and Heritage Park Museum - Analysis and Options for the Long-Term Operations and Maintenance of Orchard Heritage Park and Review of the Sunnyvale Historical Society and Museum Association Proposed Expansion of the Sunnyvale Heritage Park Museum Site).

#### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

#### **ALTERNATIVES**

1. Direct staff to develop modifications to the Orchard Heritage Park Master plan and associated agreements and documents, including appropriate CEQA review, of Alternative Plan 1 - add an addition to the Museum at the location preferred by SHSMA, with all costs including CEQA (estimated \$25,000 to \$60,000) to be fully funded by SHSMA.
2. Do not to proceed with the addition to the Museum at this time.
3. Direct staff to develop modifications to the Orchard Heritage Park Master plan and associated agreements and documents, including appropriate CEQA review, for a different alternative with the costs to be funded by the City, because SHSMA has indicated that they will not support a different alternative.

#### **STAFF RECOMMENDATION**

Staff has no recommendation.

Prepared by: James Stark, Superintendent of Parks and Golf  
Reviewed by: Chip Taylor, Director of Public Works  
Reviewed by: Teri Silva, Assistant City Manager



**File #:** 19-0699, **Version:** 1

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Approved by: Kent Steffens, City Manager

**ATTACHMENTS**

1. Report to Parks and Recreation Commission 19-0355, June 12, 2019

**Additional Attachments for Report to Council**

2. Excerpt of Draft Minutes of the Parks and Recreation Commission Meeting of June 12, 2019

## MEMORANDUM

To: Marlon Quiambao P.E., Senior Engineer  
City of Sunnyvale Department of Public Works

From: Brad Stoneman  
Project Manager, Kimley-Horn

Date: June 11, 2021

Subject: Agricultural Resources Technical Memorandum

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### PROJECT UNDERSTANDING

Kimley-Horn and Associates, Inc (Kimley-Horn) was requested by the City of Sunnyvale to prepare an Agricultural Resources Technical Memorandum to assess the potential environmental effects of the Sunnyvale Heritage Park Museum Expansion (proposed project). The proposed project would occur at 570 East Remington Drive in the City of Sunnyvale (City), County of Santa Clara, California. The proposed project includes a 1,600-square foot (sf) expansion of the existing museum and would occur within an approximate 10-acre apricot orchard.

### PURPOSE

The purpose of this memorandum is to evaluate the potential environmental effects on agricultural resources from the proposed expansion. This analysis has been undertaken to provide needed background information and determine the future environmental documentation that would be needed to comply with the California Environmental Quality Act (CEQA). Preparation of this document is intended to provide contextual information, and a preliminary evaluation of potential impacts from use of 1,600 sf of the orchard. This memorandum is anticipated to be used to support the preparation of either a Categorical Exemption (NOE), Negative Declaration (ND), or Mitigated Negative Declaration (MND).

This memorandum describes the existing agricultural resources on the project site, evaluates changes to the existing environment, discusses continued operation of orchard, and provides the context and provisions under which the orchard operates. This memorandum also highlights the intent of the City to continue support for the continued operations of the orchard.

### BACKGROUND

Historically, the Santa Clara Valley was one of the nation's most productive agricultural areas, known as the "Valley of Heart's Delight" because of its abundant fruit orchards. The region experienced rapid urban growth after the end of World War II, especially in the northern half of the county. Today, the county's remaining agricultural uses are concentrated in the southern half of the valley surrounding the towns of Gilroy and Morgan Hill.



According to the Santa Clara Valley Agricultural Plan (County of Santa Clara, Jan. 2018) (“SCVAP”), there are 447,821 acres of working farmland and rangeland in Santa Clara County, which support 8,100 jobs and contribute \$830 million annually to the local economy. The SCVAP recognizes the importance of preserving the region’s remaining viable farmland to support the rural economy and produce food for human consumption. The report also identifies the ecological benefits of growing crops and preserving rural spaces, such as carbon capture and habitat preservation. To that end, the SCVAP creates an “Agricultural Resources Area” (“ARA”) extending from the southern edge of San Jose to the southern Santa Clara County boundary. The urbanized cities in northern Santa Clara County, including Sunnyvale, are designated as “developed area” outside of the ARA. A primary goal of the SCVAP is to preserve viable agricultural uses within the ARA. The SCVAP defines “highly viable farmland” as tracts at least 40 acres in size that have “prime” or “important farmland” soil characteristics as designated by the U.S. Department of Agriculture, and are adjacent to a farming operation that has been active in the previous four years.

### **Orchard Heritage Park Property**

In 1994, the City of Sunnyvale preserved 10 acres of Blenheim apricot trees as part of the Orchard Heritage Park. This was done to celebrate the contribution orchards made to the early development of the local economy and to highlight the overall history of the development of the community. The orchard was designated as Heritage Orchard Park (orchard park) by the Sunnyvale Historical Society in 1997. The 10-acre orchard has approximately 752 apricot trees for an average of approximately 75 trees per acre. The balance of the parcel contains other community use buildings that includes the Sunnyvale Community Center, Performing Arts Center, Creative Arts Center, Recreation Center, Sunnyvale Indoor Sports Center, Sunnyvale Senior Center, the Heritage Park Museum, parking lot, landscaped areas, and ancillary uses. Other uses immediately adjacent to the Heritage Park Museum include the Orchard Heritage Park Interpretive Exhibit (OHPIE) and the Bianchi Barn, which is listed on the Sunnyvale Heritage Resources List. The project does not propose changes to any of these other areas.

In 2001, the OHPIE was constructed next to the orchard. The OHPIE is an open barn-like structure that houses interpretive displays and highlights the lives of the orchard workers and the processes involved in cultivating and canning fruit in the first half of the 20th Century. In 2008, the Sunnyvale Heritage Park Museum was constructed to showcase the history of Sunnyvale and the Murphy family. The Sunnyvale Heritage Park Museum is housed in a reconstruction of the Murphy House and is located next to the existing orchard. The Murphy family were landowners with vast territories in the San Francisco Bay Area, including the former Town of Murphy. The Town of Murphy was later renamed to Sunnyvale.

On March 2018, the Sunnyvale Historical Society and Museum Association submitted a proposal to the City for consideration to expand the Sunnyvale Heritage Museum. The proposal was for the construction of a 1,600-sf addition to the current museum. The expansion was intended to be used to accommodate historical items (i.e. Lockheed Navy Exhibits) from the closed “Blue Cube” that was located at the Onizuka Air Force Station and to provide space for a library. The 2018 proposal evaluated three on-site locations for the museum expansion. The other sites included an existing building that was already in use and needed for storage of other materials, and an adjacent site which would not provide adequate connectivity to the existing structure. After a preliminary analysis and evaluation of the feasibility of each site, the 1,600-sf expansion area was determined to be preferable.

## **Project Location**

The proposed project is located in the Orchard Heritage Park adjacent to the Sunnyvale Heritage Park Museum at 570 East Remington Drive in the City of Sunnyvale, Santa Clara County. The orchard is located on a 31-acre parcel, assessor parcel (APN) 211-24-042, that is owned by the City. The site is bounded by Michelangelo Drive to the east, Crescent Avenue to the south, Manet Drive to the west, and the Sunnyvale Community Center to the north. See **Figure 1 – Project Vicinity**.

## **Existing Site Condition**

As discussed above, The orchard is currently planted with approximately 752 apricot trees (75 trees per acre). The trees are of varying ages from saplings to mature fruit bearing trees (some nearly 25 years of age). Trees are staggered in ages to ensure year to year fruit production and as older trees die or require removal, they are replaced with saplings. Currently, there are three mature apricot trees located where the proposed addition would be located and 3 to 5 additional trees in proximity to what would be the northwest, southwest, and southeasterly sides of the new structure. No existing structures or any improvements are located within the 1,600-sf project area and no other disturbances or changes to any other areas within the orchard would be required.

The area surrounding the Heritage Park Museum and 31-acre parcel are characteristic of a highly urbanized land use pattern. To the east of Michelangelo Drive, south of Crescent Avenue, and west of Manet Drive, land uses are dominated by residential communities. The Sunnyvale Community Center is located directly north of the project site, and there are commercial and retail developments at the northeast of the intersection of Remington Drive and Michelangelo Drive.

## **Project Characteristics**

### ***Proposed Structure***

The proposed construction of the approximate 1,600-sf addition would occur and be connected to the southwesterly side of the existing Heritage Park Museum. Approximately 444 sf would be used as a research library and 708 sf would be used to house the Blue Cube Lockheed Navy Exhibits. The balance of the site is needed for building access via sidewalks and Americans with Disabilities Act (ADA) compliant ramps. See **Figure 2 – Site Plan**. The proposed expansion would be a single-story extension to the existing museum, which is a two-story building. The proposed structures would be consistent with the existing hardscape, landscaping, and historical architectural theme of the existing on-site structures. The proposed project would be developed in a similar design that would closely resemble the form of the existing Heritage Park Museum.

### ***Site Access and Parking***

Currently, two driveways provide access to the project site, one from Manet Drive and one from Michelangelo Drive. No improvements to the existing driveways would be made as part of the proposed project. Vehicle access to the project site would be provided from these driveways in the same location as the existing Heritage Park Museum. Pedestrian access to the 1,600-sf addition would be available through the existing main gallery within the Heritage Park Museum and also through the proposed exterior Americans with Disabilities (ADA) ramp attached to the 1,600-sf addition.





Source: Google Earth, 2020

**Figure 1: Project Vicinity**

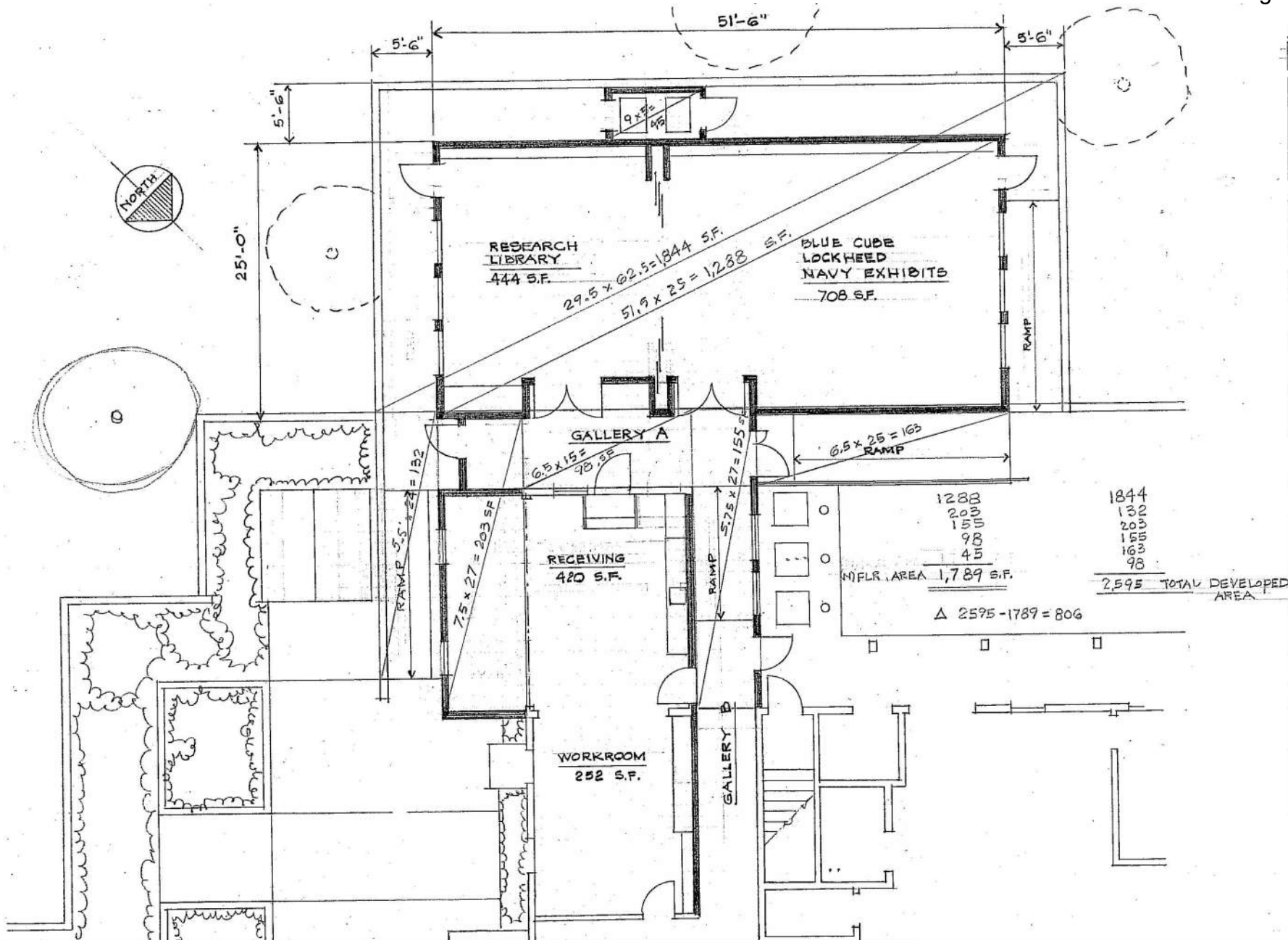
Sunnyvale Heritage Museum Expansion  
Agricultural Resources Technical Memorandum



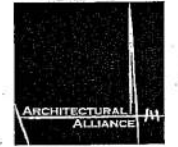
Not to scale

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JOB NO.  
02400-18



Joseph H. Gutierrez  
Architect  
155 Cayman Court  
Sunnyvale, CA 94088  
V: (408) 523-0525  
F: (408) 523-1738

HERITAGE PARK MUSEUM  
ADDITION

570 E. REMINGTON DR. SUNNYVALE, 94088

DRAWN BY:

JHG

SCALE:

1/8" = 1'-0"

DATE:

JAN. 31, 2019

DWG. NO.

2 of 3

Figure 2: Site Plan

Sunnyvale Heritage Museum Expansion  
Agricultural Resources Technical Memorandum



Not to scale

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### ***Infrastructure and Utilities***

The proposed project would be connected to existing utility infrastructure within the project area. All work would occur within existing disturbed areas and would not extend outside the project footprint.

### ***Project Construction***

Construction of the project would require minor excavation of soils and removal of 4 to 5 apricot trees to enable installation of the foundation for the addition to the Heritage Park Museum. The approximate 1,600 sf area would be excavated to a maximum depth of approximately 3 feet below existing grade. The material to be excavated would be re-used to create the base for the footing, or spread on-site and used to fill existing low-lying areas, as topsoil, added to composting, and/or hauled off site and either landfilled or taken to an unrelated project location that is in need of fill material.

## **City Planning Efforts**

### ***General Plan***

The City of Sunnyvale General Plan (GP) provides direction and policies intended to guide growth and operations within the City. The GP incorporates a Community Vision and supporting chapters to address the anticipated physical development of the City. The GP chapters are grouped into topics including Community Character, Safety and Noise, and Environmental Management. As part of the GP, areas within the City are designated for various uses such as residential, commercial, industrial, public facilities etc., and it provides goals and policies that guide growth and operations for these various uses.

The GP does not designate any areas within the City for use as agriculture. The GP notes that while portions of the City were historically used for agricultural, the City has since transitioned from such uses and is now dominated by an urbanized environment. Accordingly, the Land Use and Transportation Element (LUTE) of the Environmental Impact Report (EIR) that was written for the GP, notes that while the City has some small pockets of remaining orchards these areas are designated and zoned for nonagricultural uses. Consistent with this portion of the LUTE EIR, the project site is designated for use as a Public Facility (PF). The PF designation is described as follows:

### ***Public Facilities***

The project site is designated by the GP for use as *Public Facilities (PF)*. As discussed in the Land Use and Transportation Element (LUTE) of the GP, areas designated as PF allow for public and quasi-public services such as parks, schools, places of assembly, child-care facilities, civic facilities, and public works facilities such as solid waste, landfill, or other similar facilities. These areas are located throughout the City and are intended to provide services that are essential to the health, safety, and welfare of the community. The PF designation does not list agricultural as specified use.

The General Plan policies in the LUTE reflect the intent to maintain the orchard as long as feasible/possible and also provides general guidance regarding the use of public facilities and what public facility uses are intended to accomplish. The GP specifically discusses the orchard and goals and policies related to its operation in conjunction with the balance of the Heritage Park area. It should be noted the policies encourage maintenance of the orchard and ensuring public access for as long as is feasible.



## **General Plan Goals and Policies**

### ***General Plan – Land Use and Transportation Element***

Policy LT-9.7 Maintain a working fruit orchard throughout the largest portion of Orchard Heritage Park for as long as practical. (Previously Open Space and Recreation Policy 2.2.A.6)

### ***General Plan – Community Character Element***

Policy CC-12.6 Provide public access to Orchard Heritage Park to the greatest extent possible while meeting the goal of maintaining a working fruit orchard at the park. (Previously Policy 2.2.E.10).

Goal CC-4 Accessible and Attractive Public Facilities—Provide public facilities which are accessible, attractive and add to the enjoyment of the physical environment.

Policy CC-4.1 Ensure that Sunnyvale's public facilities are easily identified, accessible, attractive and representative of the community's values and aspirations.

### ***Zoning Ordinance***

The project site is zoned for Public Facilities (P-F). The P-F zoning district is reserved for the construction, use and occupancy of governmental, public utility and educational buildings and facilities, and other uses compatible with the public character of the district. The City zoning ordinance does not identify any areas in the City for agricultural uses and does not have an agricultural zoning designation.

#### ***City of Sunnyvale Municipal Code (Chapter 19.94 Tree Preservation)***

Chapter 19.94 of the Sunnyvale Municipal Code regulates the protection, installation, removal and long-term management of significantly sized trees on private property within the City and City owned golf courses and parks. This chapter of the Code encourages the proper protection and maintenance of significantly sized trees which are located on such property; establish a review and permit procedure to assure the correct planting, maintenance, protection and removal of significant trees on such property; and establish penalties for violation of its provisions.

This chapter of the Code is not intended to regulate trees on public rights-of-way, which are regulated pursuant to Chapter 13.16. Specific procedures and requirements for the filing, processing and consideration of the removal and preservation of trees are listed in this chapter of the Code. These provisions are required to be used in conjunction with the general requirements and procedures identified in Chapter 19.98 including requirements and procedures for applications, fees, notification, appeals, conditions of approval, modifications, expiration, extensions, revocation and infractions, as applicable. (Ord. 2623-99 § 1; prior zoning code § 19.81.020).

The proposed project would be required to adhere to these provisions for removal and preservation of impacted trees. Further, it should be noted that the City maintains the City of Sunnyvale Heritage Resources Inventory which list the inventory of heritage resources that was originally adopted in 1979.

The list includes Heritage Resources, Heritage Trees, and Sunnyvale local landmarks that recognizing properties and trees which are particularly important reminders of the community's heritage including

The orchard trees located at 570 East Remington Drive, however, are not listed on any of these City recognized heritage resources.

## **AGRICULTURAL RESOURCES**

### **Existing Farmland**

While the City does not designate the project site, or any areas within the City as agricultural land, the 2016 California Department of Conservation (CDOC) Farmland Mapping & Monitoring Program, Santa Clara County Important Farmland Map shows the 10-acre orchard as Unique Farmland. The State classifications of various kinds of farmland are described as follows and are shown in **Figure 3 – Existing Farmland on Project Site**, on the following page.

**Prime Farmland.** Prime Farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

**Farmland of Statewide Importance.** Farmland of Statewide Importance is farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

**Unique Farmland.** Unique Farmland is farmland of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

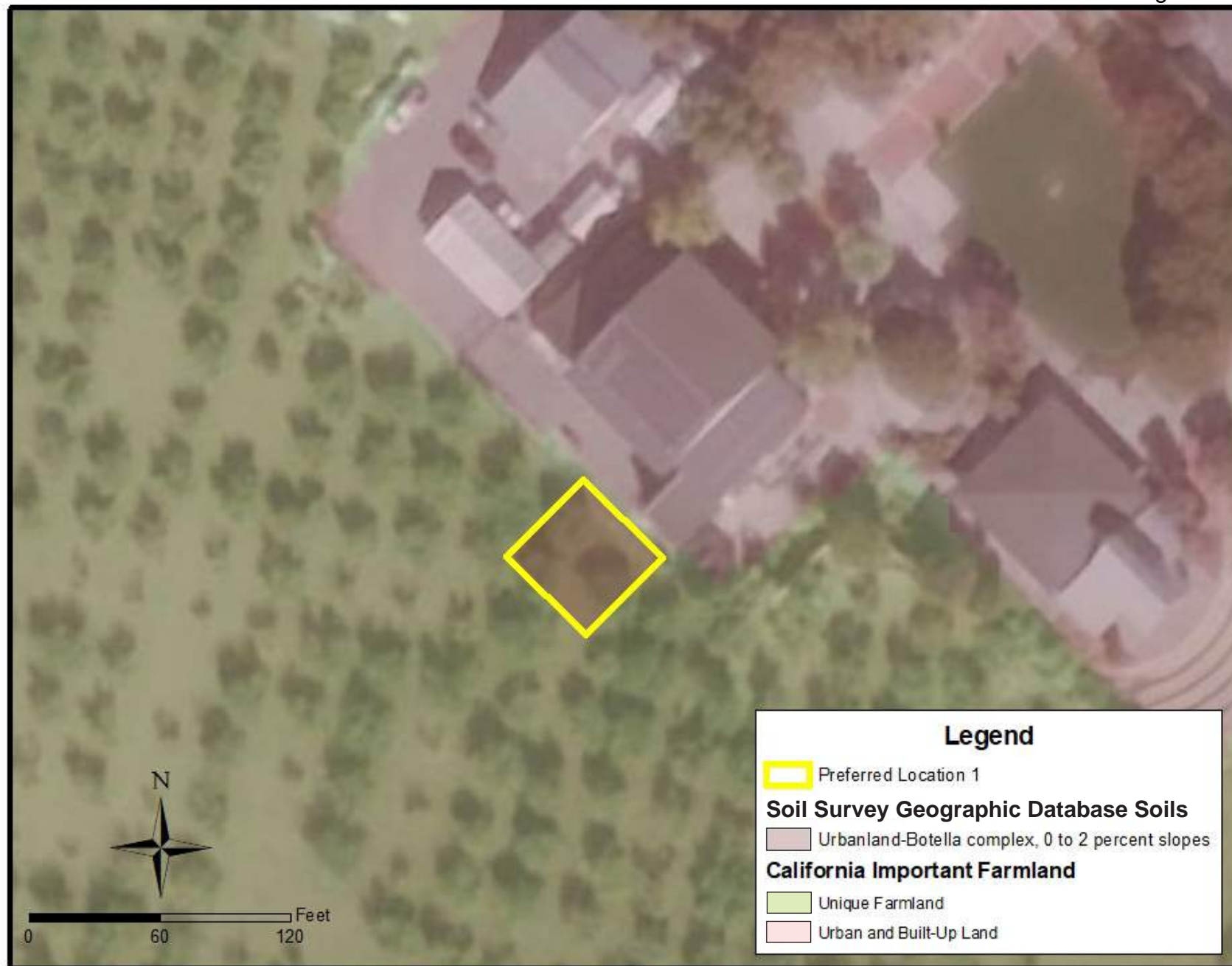
**Farmland of Local Importance.** Farmland of Local Importance is land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

**Grazing Land.** Grazing land is land on which the existing vegetation is suited to the grazing of livestock.

**Urban and Built-Up Land.** Urban and built-up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

### **Williamson Act Land**

The California Land Conservation Act of 1965, also known as the Williamson Act, was adopted to encourage the preservation of the state's agricultural lands and to prevent their premature conversion to urban uses. The Act established an agricultural preserve contract procedure that incentivizes landowners to maintain land in agricultural use via lower tax rates.



Source: Department of Conservation GIS, 2020

**Figure 3: Existing Farmland on Project Site**

Sunnyvale Heritage Museum Expansion  
*Agricultural Resources Technical Memorandum*



Not to scale

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The Department of Conservation assists all levels of government, and landowners in the interpretation of the Williamson Act related government code. The Department also researches, publishes, and disseminates information regarding the policies, purposes, procedures, and administration of the Williamson Act according to government code. Participating counties and cities are required to establish their own rules and regulations regarding implementation of the Act within their jurisdiction. These rules include but are not limited to enrollment guidelines, acreage minimums, enforcement procedures, allowable uses, and compatible uses.

The project site is not under a Williamson Act contract and is not zoned as agricultural land.

### **Forest and Timberlands**

Forest land is defined by Public Resources Code Section 12220(g) and includes “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”

Timberland is defined by Public Resources Code Section 4526, and means “land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis.”

The project site does not contain resources that are characterized as forest lands or timberlands using these definitions.

## **ANALYSIS**

### **Museum Expansion**

The project site has been identified by the City as a suitable location for expansion of the Sunnyvale Heritage Park Museum. As indicated above in Goal CC-5 of the City General Plan, the City encourages preservation and protection of the City’s heritage including natural features, the built environment and significant artifacts. While the project would require removal of 4 or 5 apricot trees for expansion of the Sunnyvale Heritage Park Museum, the new addition would provide additional opportunities for the preservation of other elements of the City’s history. While the value of the orchard is recognized by the City, the proposed project seeks to balance this and the value of preservation and display of historic interpretive materials for the benefit of the public. Overall, the proposed project would be consistent with the goals and policies identified above and recognize the value of preserving and protecting tree resources within the City.

The area on which the museum expansion would be located is designated as Unique Farmland based on the CDOC Farmland Mapping & Monitoring Program and would occupy a small part of the larger 10-acre apricot orchard. Within the area of the footprint of the proposed structure, approximately 4-5 mature apricot trees would require removal. An additional 3 to 5 apricot trees may require trimming depending on their proximity to the structure.

As discussed, the overall area of the orchard is approximately 10 acres. Within the site there are approximately 752 total apricot trees that vary in ages from non-fruit producing saplings to mature fruit bearing trees. Based on this value, the removal would represent the direct loss of approximately 4 to 5 trees, or 0.39 percent of the total trees. The project also may require trimming to an additional 3 to 5 trees. This is approximately 1.32 percent of the total number of trees. The proposed project would result in the conversion of approximately 0.36 percent of the on-site Unique Farmland to a non-agricultural use. The proposed project would not result in the conversion of any Prime Farmland or Farmland of Statewide importance to a non-agricultural use.

The remaining 99.61 to 98.68% of the trees and 99.64% of the orchard area would not be removed or taken out of production. *Table 1- Tree Removal Statistics*, provides this information in a tabular format.

Table 1 – Tree Removal and Trimming Statistics							
Total Acres	Total Trees	Project Area	Trees Removed/Trimmed		Percentage of Trees Removed/Trimmed		Percentage of Farmland Converted
			Min	Max	Min	Max	
10	752	1,600 sf (0.36 acres)	4	10	0.39%	1.32%	0.36%

The orchard would continue to be operated and function as a working orchard. Because the removals are considered negligible in consideration of the orchard as a whole, the orchard is anticipated to continue to be viable. In addition, the City does not have any plans to remove any additional trees or cease operation of the orchard. The orchard would continue to be operated under the existing agreements and its intended use to highlight the cultural heritage of the City. Thus, because construction of the museum expansion would not convert a substantial percentage of the existing orchard, and because the balance of the orchard would remain in production, the proposed project would not substantially impair the future viability of the existing orchard. For these reasons, the proposed project would not result in a significant limitation on the orchard to continue in its current function.

As discussed above, development of the project site would require the removal of 4 to 5 trees and could affect the production of up to 3 to 5 trees given the proximity to the proposed improvements. The potential indirect impacts to trees could include disturbances from grading and construction activities that may affect tree roots directly from mechanical damage, or indirectly from alterations in soil structure, drainage, microbiology, etc. Indirect impacts could also occur from tree removal for clearance of land for construction and grading. As such, it is estimated between 3 to 5 adjacent trees could be impacted through trimming and other construction activities and operation of the museum expansion.



Chapter 19.94 of the City Municipal Code require proper review and procedures when tree removal is necessary of significant sized trees. As part of the procedure, the applicant would be required to apply for a Tree Removal Permit for removal of any trees greater than 38 inches in circumference. While none of the exiting apricot trees meet this qualification and this code is not applicable, if feasible, and depending on available space within the orchard, replacement trees would be planted if there are any open areas that could support new trees.

### **Conflict with a Williamson Act Contract**

While the project area is used for agricultural production, there are no portions of the orchard that are identified under a Williamson Act Contract. As noted in the 2016 City of Sunnyvale Land Use and Transportation Element Draft Environmental Impact Report (LUTE EIR), land in the City of Sunnyvale has historically been used for agricultural production, and has since transitioned to urban uses. The General Plan does not designate any land in Sunnyvale for agricultural uses. The LUTE notes that while the city has some small pockets of remaining orchards, such as the project site, these areas are zoned for nonagricultural use. Thus, the project site, while used as a small portion of the larger orchard, is not under a Williamson Act Contract, and implementation of the project would not result in conflicts in this regard.

### **Conflict with Forest Zones or Timberland Production**

The project site is surrounded by areas characterized by urban development and all adjacent areas have been heavily disturbed and modified from their native habitat. Neither the proposed project site, nor surrounding areas contain any trees or forest that could be used for timber production. Thus, neither the proposed project or any future project in the vicinity have the potential to affect such resources.

The project site, and overall area of the orchard is designated by the Sunnyvale General Plan for use as Public Facilities (PF), and is zoned as Public Facilities (P-F). While the improvement site would remove 4 to 5 apricot trees, this area is not identified as forest land as defined in Public Resources Code (PRC) Section (§) 12220(g). In addition, none of these area or any adjacent areas are identified as timberland as defined in PRC § 4526, or timberland zones for timberland production defined by Government Code § 51104(g). The proposed project would not impact any forest or timberland. For these reasons, the project would not result in impacts in this regard.

## **CONCLUSION**

The 1,600-sf site is within a P-F zone and land use designation and proposed to be improved with a structure for use as a research library and to house historical items from the Blue Cube Lockheed Navy Exhibits. This use is consistent with both the zoning and land use designation and would not conflict with the PF designation or zoning, or any goal, policy or threshold the City maintains related to the use or loss of agricultural land. This is consistent with the City's intent to preserve the area as a cultural and historical site that highlights the history and past uses in the City. The proposed project also would increase the area used to display and research library while preserving the remainder of the orchard and ensuring its continued operation for the foreseeable future.

The City's purpose in preserving a working apricot orchard was to celebrate the role of orchards in the history of Sunnyvale. There was no stated intent to maintain the orchard because of its economic benefits

to the city, to preserve the local agricultural economy, or to operate as a profitable business. The proposed project is not located on any land locally designated as farmland or in an area zoned or for use as farmland. The Santa Clara Valley Agricultural Plan identifies Sunnyvale and neighboring cities as developed areas. The orchard would not qualify as highly viable farmland in the SCVAP because it is smaller than 40 acres and does not have "prime" or "important farmland" soil characteristics.

The proposed project is consistent with the goal of increasing public access to public facilities that would preserve historic elements, while still ensuring continued operations of the overall 10-acre orchard for its social, educational, and cultural benefits. While the proposed project would convert 1,600 sf (approximate 0.36%) of unique farmland to a non-agricultural use, this is a negligible reduction on agricultural resources when compared to the total remaining farmland in Santa Clara County, and as discussed, the balance of the orchard would remain in production. Thus, implementation of the project would not substantially reduce the orchard area or result in loss of this agricultural resource.

The proposed project balances the needs of both maintaining a working orchard and enabling the site to expand its ability to preserve and display other historic elements of the City past. This is consistent with providing for diverse beneficial public uses within this existing public facility. It should be noted that no other areas of the approximate 10-acre orchard would be disturbed as part of this or any other proposed project. There are no other plans to develop any other portion of the Heritage Park Museum or area within the overall site to any other use.

The proposed project also would not indirectly affect any other agricultural lands and would not result in or encourage any off-site conversions. The proposed project also would not affect water supply or any other resource that would affect continued production within the existing orchard. Thus, the proposed project would not substantially affect the viability of continued agricultural uses on the site or any other area in the City. In addition, the City is not characterized as an agricultural community and it does not make a significant contribution to agricultural production at either the local or state level.

All future work within the project site also would be done working closely the City arborist. The City has voiced its intent to use the arborist to evaluate all trees to be removed and nearby trees. The Arborist would be available to provide guidance on the best ways to perform removals to minimize disturbance, advise on needed trimming efforts for other trees, and for on-going tree care. The arborist would be available for consultation and to advise during all project activities.

In conclusion, while the proposed project would result in the loss of apricot production, the City would continue to use the remainder of the orchard for production of this resource. It is important to note the project also would increase the availability, access, and study of historical resources consistent with the intended uses of the overall site. Therefore, the effects of the proposed project on agricultural production would be less than significant in consideration of all factors at hand. The proposed project would not result in significant project-level or cumulative impact to agricultural resources as defined by CEQA.

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# CULTURAL RESOURCE REPORT AND IMPACTS ASSESSMENT FOR THE SUNNYVALE HERITAGE PARK MUSEUM EXPANSION PROJECT, SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

**Chandra Miller, M.A., and Sarah Mace, M.A.**

7/21/2021





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FOR THE SUNNYVALE HERITAGE PARK MUSEUM  
EXPANSION PROJECT, SUNNYVALE,  
SANTA CLARA COUNTY, CALIFORNIA**

**Prepared by:**

Chandra Miller, M.A., and Sarah Mace, M.A.

**Prepared for:**

Kimley-Horn & Associates, Inc.  
555 Capitol Mall, #300  
Sacramento, California 95814

**Technical Report No. 20-1134**

**PaleoWest, LLC**

1870 Olympic Boulevard, Suite 100  
Walnut Creek, California 94596  
(925) 253-9070

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# CONTENTS

<b>1</b>	<b>INTRODUCTION.....</b>	<b>1</b>
1.1	PROJECT LOCATION AND DESCRIPTION.....	1
<b>2</b>	<b>REGULATORY CONTEXT .....</b>	<b>6</b>
2.1	STATE - CALIFORNIA ENVIRONMENTAL QUALITY ACT.....	6
2.1.1	California Environmental Quality Act Impacts Criteria .....	7
2.2	LOCAL – CITY OF SUNNYVALE HERITAGE PRESERVATION .....	8
2.2.1	19.96.050. Criteria for Evaluation and Nomination of Heritage Resources .....	8
<b>3</b>	<b>RESEARCH METHODS .....</b>	<b>9</b>
3.1	NORTHWEST INFORMATION CENTER RECORDS SEARCH.....	9
3.1.1	Previously Identified Cultural Resources.....	10
3.2	ADDITIONAL SOURCES .....	11
<b>4</b>	<b>SETTING .....</b>	<b>11</b>
4.1	ENVIRONMENTAL SETTING .....	11
4.2	HISTORICAL CONTEXT .....	12
4.2.1	Early Sunnyvale and Agricultural Development.....	12
4.2.2	Orchard Heritage Park Development .....	15
<b>5</b>	<b>FIELD INVESTIGATION .....</b>	<b>17</b>
5.1	FIELD METHODS .....	17
5.2	ORCHARD HERITAGE PARK SURVEY .....	17
5.3	ARCHAEOLOGICAL FIELD RESULTS.....	21
<b>6</b>	<b>EVALUATION.....</b>	<b>22</b>
6.1	CALIFORNIA REGISTER OF HISTORICAL RESOURCES .....	22
6.1.1	Historic Integrity Analysis .....	23
6.2	CITY OF SUNNYVALE HERITAGE RESOURCE.....	23
<b>7</b>	<b>IMPACTS ASSESSMENT.....</b>	<b>25</b>
<b>8</b>	<b>MANAGEMENT RECOMMENDATIONS .....</b>	<b>26</b>
<b>9</b>	<b>REFERENCES.....</b>	<b>27</b>

## FIGURES

Figure 1-1.	Project vicinity map.....	2
Figure 1-2.	Project location map. ....	3
Figure 1-3.	Project area map.....	4
Figure 1-4.	Site map.....	5

## TABLES

Table 3-1.	Previous Cultural Resource Investigations.....	10
Table 3-2.	Previously Recorded Cultural Resources in Study Area (0.25-mile radius) .	11

## APPENDICES

Appendix A.	Records Search Results Confirmation (Confidential)
Appendix B.	Department of Parks and Recreation 523 Series Forms

## MANAGEMENT SUMMARY

The Sunnyvale Historical Society and Museum Association proposes to expand the exhibition space at the Sunnyvale Heritage Park Museum by approximately 1,600 square feet within the Orchard Heritage Park at 570 East Remington Drive, Sunnyvale, California (Project). Three possible locations on the property were identified for the new exhibition space, with the preferred location being on the rear (southwest side) of the museum building. The expansion at this preferred location, as proposed, would require the removal of three to four apricot trees and has the potential to affect up to 10 apricot trees. It is unlikely that direct removal of the balance (six to seven) trees would be needed, but it is likely that some trimming would occur. It is also possible that the placement of the addition may affect the productivity of the adjacent trees.

The Sunnyvale Historical Society and Museum Association designated the Heritage Orchard Park in 1997; however, the property is not listed in the City of Sunnyvale Heritage Resources Inventory as a Heritage Resource, Heritage Tree, or as a Local Landmark (City of Sunnyvale 2020). This cultural resource report provides background research, recordation, and evaluation of the orchard to determine if it meets the criteria as a historical resource under the California Environmental Quality Act (CEQA) and provides an impacts assessment if the proposed Project would result in a substantial adverse change to historical resources.

PaleoWest was contracted by Kimley-Horn & Associates, Inc., to complete a cultural resource report and impacts assessment for the Project in compliance with CEQA. The City of Sunnyvale is the CEQA lead agency.

A literature review and records search were conducted at the Northwest Information Center. The results from the information center indicated that one cultural resource investigation was conducted within the Project area, but no previously recorded cultural resources were in the Project area. Within the 0.25-mile search radius, four cultural resource investigations were previously conducted, and three historic-age properties were within the study area. The Northwest Information Center search did not identify any archaeological sites or historical built environment resources within the Project area.

An intensive pedestrian survey of the Project area was conducted by PaleoWest on February 5, 2021. During the field survey, the Orchard Heritage Park and buildings and structures exteriors were photographed and recorded on a Department of Parks and Recreation 523 series forms. Orchard Heritage Park at 570 East Remington Drive, Sunnyvale, was evaluated for historical significance by applying the criteria of the California Register of Historical Resources and the City of Sunnyvale Heritage Resource Evaluation criteria using the pedestrian survey and information acquired through background research.

PaleoWest recommends Orchard Heritage Park not eligible for listing on the California Register of Historical Resources because it lacks sufficient historic integrity; however, the Orchard Heritage Park is recommended eligible as a City of Sunnyvale Heritage Resource under Criteria a, b, and j. Therefore, Orchard Heritage Park is considered a historical resource for the purposes of CEQA. The proposed Project to construct a 1,600-square-foot addition on the southwest side of the Sunnyvale Heritage Park Museum that would require the removal of three to four trees, potentially removing up to six or seven trees, and could affect up to 10 apricot trees (e.g., by trimming); the proposed Project would not result in a *substantial adverse change* to the historical resource.

# 1 INTRODUCTION

The Sunnyvale Historical Society and Museum Association proposes to expand the exhibition space at the Sunnyvale Heritage Park Museum by approximately 1,600 square feet within the Orchard Heritage Park at 570 East Remington Drive, Sunnyvale, California (Project). PaleoWest was contracted by Kimley-Horn & Associates, Inc., to complete a cultural resource report and impacts assessment for the Project in compliance with the California Environmental Quality Act (CEQA). The City of Sunnyvale (City) is the CEQA lead agency.

## 1.1 PROJECT LOCATION AND DESCRIPTION

The Project is within the city of Sunnyvale, Santa Clara County, California (Figure 1-1). The Project area encompasses approximately 13 acres on the southern half of Assessor Parcel Number 211-24-042 within the Cupertino, California, 1980, 7.5-minute, U.S. Geological Survey quadrangle, Township 7 South, Range 2 West, Section 1, Mount Diablo Base Meridian (Figure 1-2). The project area is within the larger 33-acre city-owned Sunnyvale Community Center property with buildings and grounds are to the north of the driveway that defines the project area. The project area is bound by Manet Drive to the west, Crescent Avenue to the south, Michelangelo Drive to the east, and by a long two-lane paved driveway to the north, connecting Manet and Michelangelo Drives (Figure 1-3). The 13-acre project area is comprised of an approximately 10-acre apricot orchard, a relocated circa 1918 barn, a 2008 reconstructed circa 1851 house used as a museum, a 2001 outdoor interpretive exhibit structure with a concrete amphitheater, and temporary canopy structures (Figure 1-4).

The Project involves removal of three to four apricot trees, with the potential to remove up to six or seven trees. The Project has the potential to affect up to 10 apricot trees for a proposed 1,600-square-foot addition to the south side of the museum building within the Orchard Heritage Park.





Figure 1-1. Project vicinity map.



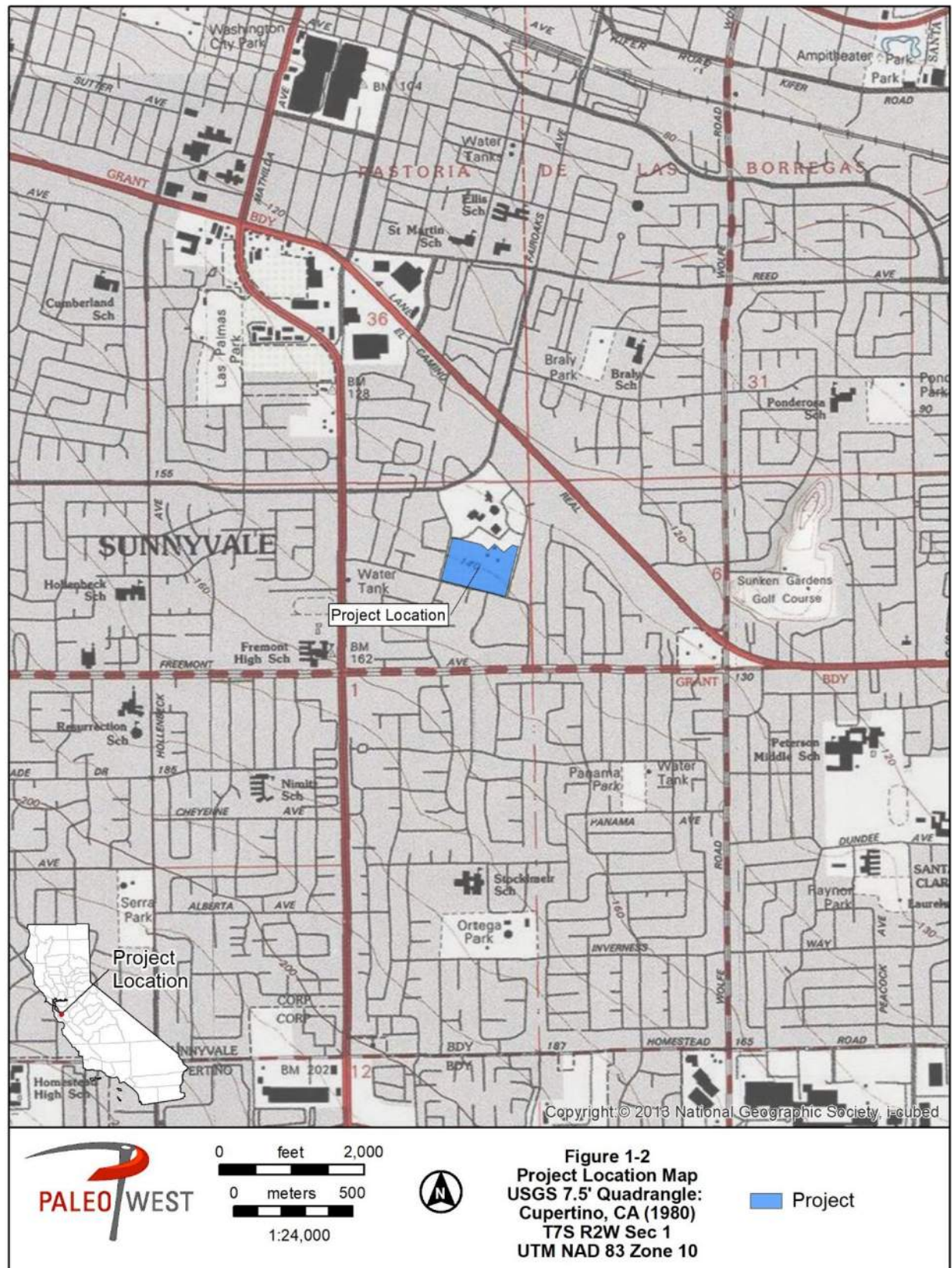


Figure 1-2. Project location map.





Figure 1-3. Project area map.



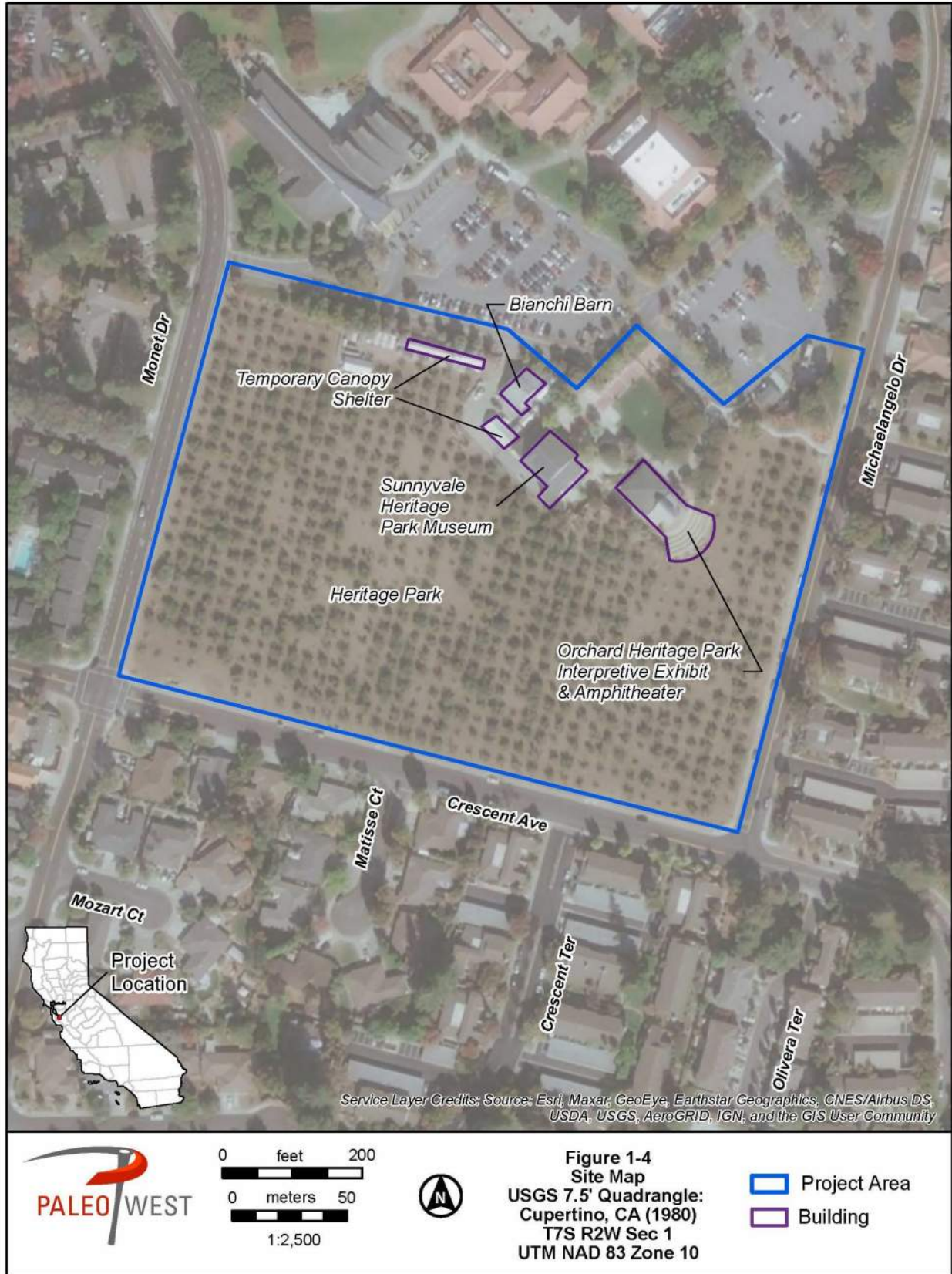


Figure 1-4. Site map.

## 2 REGULATORY CONTEXT

### 2.1 STATE - CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed Project is subject to compliance with the CEQA, as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess the Project's impact on cultural resources (Public Resources Code Section 21082, 21083.2 and 21084 and California Code of Regulations 10564.5). The first step in the process is to identify cultural resources that may be impacted by the Project and then determine whether the resources are "historically significant" resources.

CEQA defines historically significant resources as "resources listed or eligible for listing in the California Register of Historical Resources [CRHR]" (Public Resources Code Section 5024.1). Eligibility for listing buildings, structures, objects, sites, and districts (i.e., resources) in the CRHR rests on twin factors of historic significance and integrity. A resource must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Historic significance is judged by applying the CRHR criteria, identified as Criteria 1 through 4. The CRHR criteria are as follows:

Criterion 1: associated with events that have made a significant contribution to the broad patterns of local or regional history of the cultural heritage of California or the United States

Criterion 2: associated with the lives of persons important to local, California or national history;

Criterion 3: embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values;

Criterion 4: has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The CRHR guidelines state that historical resources eligible for listing on the CRHR must meet one of the criteria of significance and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance, but historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register of Historic Places (NRHP), but they may still be eligible for listing on the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.



## 2.1.1 California Environmental Quality Act Impacts Criteria

### 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources

- a) For purposes of this section, the term "historical resources" shall include the following:
  - 1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code SS5024.1, Title 14 California Code of Regulations, Section 4850 et seq.).
  - 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
  - 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register Historical Resources (Public Resources Code SS5024.1, Title 14 California Code of Regulations, Section 4852) including the following:
    - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    - B. Is associated with the lives of persons important in our past;
    - C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    - D. Has yielded, or may be likely to yield, information important in prehistory or history.
  - 4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

- b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.
  - 1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
  - 2) The significance of an historical resource is materially impaired when a project:
    - A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
    - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
    - C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

## 2.2 LOCAL – CITY OF SUNNYVALE HERITAGE PRESERVATION

The City has its own local evaluation criteria for identification of potentially historically significant cultural resources. The criteria are discussed below.

### 2.2.1 19.96.050. Criteria for Evaluation and Nomination of Heritage Resources

Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

- a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;
- b) It is identified with persons or events significant in local, state, or national history;

- c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- d) It is representative of the work of a notable builder, designer, or architect;
- e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;
- f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;
- g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;
- h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;
- i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;
- k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city;
- l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;
- m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter (City 2021).

## 3 RESEARCH METHODS

The following is a summary of the records search, archival research, and additional sources of information reviewed for the project.

### 3.1 NORTHWEST INFORMATION CENTER RECORDS SEARCH

On behalf of PaleoWest, the staff of the Northwest Information Center at Sonoma State University conducted a records search (File No. 20-1245) of the California Historical Resources Information System and provided the results on February 1, 2021. This records search included the Project area and a 0.25-mile radius around the Project area, collectively termed the study

area. The objective of this records search was to identify prehistoric or historic-age cultural resources that have been recorded within the study area during prior cultural resource investigations.

The Northwest Information Center search included a review of all recorded sites and cultural resource reports on file for the specified area. The results from the Northwest Information Center indicated that one cultural resource investigation was conducted within the Project area, but no previously recorded cultural resources were within the Project area. Within the 0.25-mile search radius, four cultural resource investigations were previously conducted, and three historic-age properties were identified within the study area. The Northwest Information Center search did not identify any archaeological sites or historical built environment resources within the Project area. See Table 3-1 and Table 3-2 for summary of previous investigations and recorded cultural resources. A copy of the records search results confirmation is included in Appendix A.

**Table 3-1. Previous Cultural Resource Investigations**

Report No.	Author(s)	Year	Title	Company/Agency	Fieldwork
In Project Area					
S-004239	Joseph C. Winter and Robert J. Jackson	1974	Archaeological Resources of the Proposed Community Center Park Addition - Sunnyvale	—	Yes
In 0.25-mile Study Area (0.25-mile radius)					
S-023631	Melinda Peak and Ann Peak	2000	Cultural Resource Overview for the AT&T San Jose Build, Cities of Redwood City and San Jose, San Mateo and Santa Clara Counties	Peak & Associates, Inc.	Yes
S-023651	April Halberstadt, Franklin Maggi, and Leslie A. G. Dill	2000	Historical and Architectural Evaluation for an Existing Single Family Residential Building, Located at 428 Crescent Avenue, Sunnyvale, California	Dill Design Group	Yes
S-024243	Robert R. Cartier	2001	Historical Evaluation of the Structure at 1311 Dunnock Way in the City of Sunnyvale	Archaeological Resource Management	Yes
S-024251	Amber Engle	2001	Historical and Architectural Evaluation for an Existing Single Family Residential Building Located at 448 Crescent Avenue, Sunnyvale, California	Dill Design Group	Yes

### 3.1.1 Previously Identified Cultural Resources

The three cultural resources within the 0.25-mile buffer study area are historic-age residential properties (Table 3-2).

Table 3-2. Previously Recorded Cultural Resources in Study Area (0.25-mile radius)

Primary No./ Trinomial	Resource Name/ Description	Age	Date (Recorder, Organization)
P-43-001231	428 Crescent Avenue	Historic	2000 (A. Halberstadt, F. Maggi, Dill Design Group)
P-43-001263	1311 Dunnock Way (no longer extant)	Historic	2001 (Robert Cartier, Archaeological Resource Management)
P-43-002763	448 Crescent Avenue	Historic	2001 (Amber Engle, Dill Design Group)

P-43-001231 is a single-story wood-frame Craftsman-style residence at 428 Crescent Avenue. The residence was originally constructed in the 1930s in the Easter Gables subdivision, which was marketed as a poultry-farming community. A large garage is near the rear of the residence. Dill Design Group recorded and evaluated the resource in 2000 as not eligible for listing on the NRHP for lack of historic significance.

P-43-002763 is a single-story wood-frame 1930 Bungalow-style residence at 448 Crescent Avenue. The residence was originally constructed in 1930 as part of the Easter Gables subdivision; A detached garage is at the rear of the lot. Dill Design Group recorded the property in 2001 and it was evaluated as not eligible for listing on the NRHP or CRHR for lack of historic significance.

P-43-001263 is a two-story Craftsman residence at 1511 Dunnock Way. The residence was originally constructed in 1906, but had undergone extensive exterior alterations when it was surveyed in 2001 by Archaeological Resources Management. The residence was not evaluated in 2001; however, based on review of aerial photography the residence no longer exists has been replaced with residences addressed 1305 and 1309 Dunnock Way, both built in 2002.

## 3.2 ADDITIONAL SOURCES

In addition to the records search, general contextual and site-specific research was conducted for the subject property and the surrounding area. Additional sources consulted include the NRHP, CRHR, and the Office of Historic Preservation Built Environment Resource Directory for Santa Clara County. No previously evaluated built environment resources in the Project area were identified on any of these federal or state lists. Other sources reviewed include historical newspaper databases, the City of Sunnyvale Heritage Resource Inventory, reports prepared for and by the City, historical maps and arials, census data, Santa Clara County Assessor database, online materials from the Sunnyvale Heritage Park Museum, and other relevant sources of information.

## 4 SETTING

This section summarizes information regarding the environmental setting and historical context of the Project area in Sunnyvale.

### 4.1 ENVIRONMENTAL SETTING

The following prehistory of Sunnyvale has been excepted from the *City of Sunnyvale Historical Context Statement* (City 2012:1–2).



Sunnyvale possesses some of the most fertile land in California, a product of centuries of geologic action and alluvial settlement. Stevens Creek and other streams running out of the Santa Cruz mountains deposited heavy loam sediments top a coarse gravel base, forming rich soil with excellent drainage. The same geologic forces created a belt of Artesian wells, which would provide economical irrigation with the introduction of agriculture in the nineteenth century. Finally, a moderate climate generally free of coastal fogs historically associated with the San Francisco Peninsula contributed greatly to the region's natural abundance.

Human habitation may have begun in the area as much as 20,000 years ago, while earliest permanent occupation of the Central Coast appears to have been about 10,000 years ago. Archaeological and historical research established the Ohlone people as the descendants of the earliest inhabitants. The Spanish called them *Constenos*, or People of the Coast. Before the Spanish arrival in the eighteenth century, as many as 10,000 of these hunters and gatherers lived in the coastal area between San Francisco Bay and Point Sur, south of Monterey. Demographically they were broken into about 40 different groups speaking 12 to 14 distinct but related languages, with average groups or villages comprising approximately 250 people.

The Ohlones maintained villages along the San Francisco Bay shore, in close proximity to fresh water sources. Their conical hut dwellings were made by lashing bundles of tule rush to a framework of arched willow poles. Acorns gathered from the vast oak forests of the Santa Clara Valley were their principal staple, but the Ohlones were also expert hunters and fishers. They practiced land management by using fire to keep brush from taking over meadowlands, and this provided grazing habitat for game and fostered certain grass and flower types for the dietary chain. In short, they maintained a balanced rather than exploitive relationship with nature, and balance seems to have been the key to their culture as well.

Unfortunately, the Spanish did not see a native civilization that had achieved a balanced way of life "capable of perpetuating itself for a century without people destroying each other or their natural environment." They did not recognize that the park-like beauty of the pre-European peninsula was a product of the Ohlone's superb range management. Rather they saw an "idle, improvident, and brutish" society, the ideal raw material for "an abundant harvest of souls."

## 4.2 HISTORICAL CONTEXT

The following is a general historical context of the development of Sunnyvale, the agricultural development of the area, and the transition of the area during the twentieth century toward residential and industrial development that resulted in the loss of the once plentiful fruit orchards in the region.

### 4.2.1 Early Sunnyvale and Agricultural Development

Modern-day Sunnyvale was originally part of nearly 8,800-acre *Rancho Pastoria de Las Borregas*, granted by the Mexican government to Francisco Estrada in 1842. The property reverted to Estrada's father-in-law Mariano Castro after Francisco and his wife Inez's death. Castro sold half of the rancho to Irish immigrant Martin Murphy Jr. in 1850. Murphy and his family crossed the Sierras in 1845, and settled in the Sacramento area, raising cattle and cultivating grain. Murphy purchased half of the rancho from Castro and was responsible for the initial development of the area as a wheat-producing region (Ignoffo 1991:16–19).

Murphy named his ranch “Bay View” and constructed the first wood-frame house circa 1851 at modern-day Sunnyvale and California Avenues, approximately two miles north of the Orchard Heritage Park. The original 30-room house, designed by Murphy and built in Maine, was shipped around Cape Horn to San Francisco and constructed on Murphy’s 4,800-acre ranch

Murphy deeded right-of-way through his ranch for construction of the San Francisco and San Jose Railroad Company. Completed in 1864, rail transportation attracted farmers and ranchers to the region (Koning and Metz 2010:17). Grain cultivation and cattle raising were the predominant agricultural pursuits in the region and, by the 1900, had large shifted to fruit cultivation. Concurrently, by the mid-nineteenth century, large landholdings, such as Murphy’s ranch, were subdivided and sold into smaller farms (City 2012:6–8). South of Old San Francisco Road, the historic southern boundary of Murphy’s ranch, is the location of the current Orchard Heritage Park. The park was historically part of a once larger 250-acre parcel owned by William T. Wallace from at least 1878 to 1890 (Hermann Bros. 1890; Thompson & West 1878:Map 4). In the late 1870s, this area was divided into landholdings, ranging from 160 to 640 acres. By 1890, many of the larger parcels were subdivided into smaller farm lots, ranging from 10 to 40 acres; however, the 250-acre Wallace parcel remained intact (Plate 1).



Plate 1. Martin Murphy Jr.’s 4,800-acre *Rancho Pastoria de Las Borregas* bound by Old San Francisco Road along the south, location of Orchard Heritage Park circled in red, at bottom (Hermann Bros. 1890).

At the turn of the twentieth century, land developer Walter E. Crossman subdivided 200 acres into 5-acre lots for orchard cultivation. Crossman's marketing campaigns attracted U.S. easterners and multi-national immigrant families to develop orchards, as well as manufacturers and industrialists because of its proximity to San Francisco. Construction of fruit canneries and drying operations spurred growth of vineyards and fruit orchards, including cherries, prunes, peaches, and apricots. Libby, McNeil & Libby of Chicago built their first fruit cannery in 1906 in Sunnyvale, and advancements in canning technologies and construction of additional fruit processing facilities geared toward preserving local produce in subsequent decades furthered growth. Sunnyvale, incorporated in 1912, remained an agricultural-centric community through the 1930s, comprising small, family-owned orchards (City 2012:3-4, 9-10). It appears that the 250-acre Wallace parcel remained largely intact as an orchard through 1931, with the exception of the construction of El Camino Real (State Route 82) through the property (Plate 2) (University of California Santa Barbara 1931).



Plate 2. Approximate location of 13-acre Orchard Heritage Park (circled) in 1931 within former 250-acre parcel extending north to Old San Francisco Road (at top of frame), El Camino Real (State Route 82) on the diagonal. Area planted to orchards with scattered rural residential properties. Note added by PaleoWest (Source: University of California Santa Barbara 1931)

During World War II, Sunnyvale and Santa Clara County valley were declared a Critical Defense Area. With the location of nearby Moffett Field Army Air Corps Base, a number of Sunnyvale companies turned into wartime production, include canneries/fruit processing facilities. This resulted in the expansion of existing industrial and manufacturing facilities and construction of wartime housing for incoming workers (City 2012:10–11). At the beginning of World War II, Sunnyvale had 4,300 residents, by 1950 that number had more than doubled to nearly 10,000, and by 1960 had exploded to 53,000, making Sunnyvale the second largest city in the Santa Clara Valley after San Jose (California Department of Finance 2011; City 2012:10, 17, 22). Lockheed Corporation established its Missile and Space Division in Sunnyvale in 1956, resulting in a population increase of more than 22,500 in four years (City 2012:16). In 1960, the Libby, McNeil, & Libby's workforce continued to expand to nearly 3,000 employees and was the third-largest employer in the city; however, the fruit orchards were removed at a rapid rate for residential, commercial, and industrial development. In 1961, the home of Martin Murphy Jr., constructed in 1851, was razed for the construction of the Central Expressway, as new transportation corridors and street patterns were created to serve the expanding city and increasing automobile traffic (City 2012:22). By 1970, the population of Sunnyvale nearly doubled since 1960 to 96,000, and much of the original agricultural land was converted to urban use. It was during this period of rapid expansion the City acquired the property that would become the Orchard Heritage Park (California Department of Finance 2011).

#### 4.2.2 Orchard Heritage Park Development

The approximately 13-acre Orchard Heritage Park occupies the southern half of a 33-acre parcel owned by the City. The City purchased a portion of the property from the Pavlina Family Ranch, and additional land was acquired through a land swap with the Cupertino Elementary School District (City 2002:3; Babcock 2021). Luke Pavlina, who emigrated to America in 1913 at the age of 17, managed a number of orchards until he was able to save enough money to buy his own property in 1920. His first orchard was 5-acres at the corner of El Camino Real near Mary Avenue in Sunnyvale. Over the years, three generations of the Pavlina family acquired and operated 34-acres of orchards throughout Santa Clara Valley and also expanded to plumes and prunes in Yuba County. In the post-World War II period, Luke's son Peter opened his own real estate company and began developing the family orchards into apartment complexes, shopping centers, and office buildings (Chapman 2013; Almanac News 2014). At the time of the acquisition, the 33 acres were planted to fruit trees. By 1977, the southern 13-acres on the parcel planted to apricot trees was in a state of decline, (Plate 3). In 1977, the City secured an agreement with third-generation Sunnyvale orchardist, C. J. "Charlie" Olson, to maintain the 800-tree apricot orchard, including replacement/removal of approximately 400 trees, pruning, spraying, fruit picking, and processing. In exchange, Olson sells the fruit and maintains the orchard as of 2019 (City 2002: 3; *Los Altos Town Crier* 2019). In 1992, the City named the site "Orchard Heritage Park" as a working orchard for as long as possible (City 2002: 3; Sunnyvale Heritage Park Museum 2015b). The Orchard Heritage Park is the last working orchard in Sunnyvale, and the cities of Los Altos and Saratoga are the only other cities in Santa Clara Valley with heritage orchards (*Los Altos Town Crier* 2019).

In 2000, the City and the Sunnyvale Historical Society entered into an agreement to develop interpretive exhibits within the park. The Orchard Heritage Park Interpretive Exhibit and the concrete amphitheater were designed and built by the Sunnyvale Historical Society at the northeast corner of the park in 2001(City 2002:4, 8). In 2002, Ms. Clara Bianchi donated a circa



1918 redwood barn and additional funds for relocation and maintenance, on behalf of her family. Located in San Jose, the barn was dismantled and reconstructed in the Orchard Heritage Park circa 2003 to 2004. The Bianchi Barn was designated a City of Sunnyvale Heritage Resource in 2003 (City 2020; Sunnyvale Heritage Park Museum 2015). In 2002, the City partnered with the Sunnyvale Historical Society to develop a historical museum at the Orchard Heritage Park (City 2002:3). The resulting museum is a reconstruction of the Martin Murphy Jr. house that had been demolished in 1961 (City 2012:2–3; Sunnyvale Heritage Park Museum 2020).



Plate 3. Approximate location of 13-acre Orchard Heritage Park apricot orchard (circled) in 1965, when the City of Sunnyvale acquired the larger 33-acre property for a community center. Note residential and commercial development when compared to 1931 (see Plate 2). Notes added by PaleoWest (Source: University of California Santa Barbara 1965).

The orchard was reduced from 13 acres to the current 10 acres first by the City to build the Arboretum, park building and maintenance shed between the 1970s and 1980s. Other apricot trees were removed including three trees for the construction of the museum circa 2002, for the relocation of the Bianchi Barn and to cement over the workpad for the barn circa 2003–2004, and trees were also removed for tent and shade structures added to the property by C. J. “Charlie” Olson for the orchard operation (Babcock 2021).



## 5 FIELD INVESTIGATION

### 5.1 FIELD METHODS

On February 5, 2021, PaleoWest archaeologist Sarah Mace, M.A. conducted an intensive pedestrian survey of the Project area. The survey was conducted using transect intervals of not more than 15 meters (m) (50 feet). The survey areas were recorded with digital photographs for use in the report. Photographs included general views of the topography and vegetation density and other relevant images. A photograph log was maintained to include photograph number, date, orientation, description, and comments.

Field staff examined 100 percent of all exposed ground surface within the Project area for the presence of historic-era or prehistoric site indicators. Historic-era site indicators include foundations, fence lines, ditches, standing buildings, objects or structures such as sheds, or concentrations of materials at least 45 years in age, such as domestic refuse (e.g., glass bottles, ceramics, toys, buttons, and leather shoes), or refuse from other pursuits such as agriculture (e.g., metal tanks, farm machinery parts, and horse shoes) or structural materials (e.g., nails, glass window panes, corrugated metal, wood posts or planks, and metal pipes and fittings). Prehistoric site indicators include areas of darker soil with concentrations of ash, charcoal, bits of animal bone (burned or unburned), shell, flaked stone, ground stone, or human bone.

Field staff also investigated the Project area for the presence of any historic-age built environment resources. During the field survey, the orchard and exteriors of the buildings/structures within the Orchard Heritage Park were photographed and recorded on Department of Parks and Recreation 523 series forms, provided in Appendix B.

### 5.2 ORCHARD HERITAGE PARK SURVEY

Orchard Heritage Park is 13-acres comprised of approximately 10-acres of apricot orchard, a relocated circa 1918 barn, a 2008 reconstructed circa 1851 house used as a museum, a 2001 outdoor interpretive exhibit structure with a concrete amphitheater, and temporary canopy structures (Sunnyvale Heritage Park Museum 2015, 2017, 2020) (Figure 1-4). The Orchard Heritage Park property is bound by Manet Drive to the west, Crescent Avenue to the south, Michelangelo Drive to the east, and bound by a long two-lane paved driveway to the north, connecting Manet and Michelangelo Drives in the City of Sunnyvale. The majority of the property is planted with 800 Blenheim apricot trees with the building cluster at the north edge of the 13-acre project area (Photograph 1). On the north side of the two-lane driveway are the City-owned Sunnyvale Community Center and Park, which is part of the larger 33-acre parcel owned by the City.



Photograph 1. Overview of Orchard Heritage Park apricot trees from Manet Drive and Crescent Avenue, view facing northeast toward the building cluster, February 5, 2021.

Property access is via a driveway connecting Manet and Michelangelo Drives. Along the south side of the driveway are a series of temporary canopy structures housing orchard equipment (Photograph 2). The driveway into the property has the northwest-facing Bianchi Barn that was moved from San Jose and reconstructed at the Orchard Heritage Park in 2003 to 2004. Built circa 1918 out of redwood, the three-portal barn has centrally located sliding entry doors, a corrugated metal roof, and wide vertical wood board siding (Photograph 3). South of the barn is the two-story museum with one-story wings built in 2008 (Photograph 4). The house is a reconstruction of the circa 1851 Martin Murphy Jr. house originally built 2 miles north of the Orchard Heritage Park and demolished in 1961. The rear (southwest) side of the house abuts against the orchard, and the front (northeast) side is landscaped and faces a surface parking lot (Photograph 5).



Photograph 2. Temporary canopies along south side of driveway into property from Manet Drive, view facing southwest, February 5, 2021.



Photograph 3. Bianchi Barn (built circa 1918 in San Jose and relocated to park property circa 2003 to 2004), temporary canopy structure at far right, view facing northeast, February 5, 2021.





Photograph 4. Orchard and south/southwest sides of museum, Bianchi Barn at left, view facing northeast, February 5, 2021.



Photograph 5. Northeast side of museum, as viewed from surface parking lot, view facing west, February 5, 2021.

East of the museum is the Outdoor Orchard Heritage Park Interpretive Exhibit and concrete amphitheater constructed in 2001 (Photograph 6).

The remainder of the property, south of the building cluster, comprises the apricot orchard (Photograph 7).





Photograph 6. Outdoor Orchard Heritage Park Interpretive Exhibit and concrete amphitheater east of museum (Source: Sunnyvale Heritage Park Museum 2017).



Photograph 7. Apricot orchard along the southwest side of museum (at far right), view facing northwest, February 5, 2021.

## 5.3 ARCHAEOLOGICAL FIELD RESULTS

Ground visibility was above 75 percent throughout the Project area due to plowing and farming activities (Photographs 4 and 7). The soil in the Project area primarily consisted of a moist dark brown loam with less than 25 percent gravels. The soil is highly disturbed by farming activity



within the orchard with low vegetation coverage. Survey was conducted in 15 m (50 foot) transects within the Project area. No archaeological resources or site components were observed during the survey.

## 6 EVALUATION

The following is the evaluation of the Orchard Heritage Park property against CRHR criteria and assessment of historic integrity, and against City of Sunnyvale Heritage Resources evaluation criteria. The CRHR and the Sunnyvale Heritage Resource use similar but different criteria for eligibility and will be evaluated separately.

The evaluation is for the historic-age orchard that comprises the Orchard Heritage Park property. The Bianchi Barn within the Orchard Heritage Park property, which was constructed circa 1918 in San Jose and relocated to the park circa 2003-04, is the only historic-age building within the orchard. The barn is a City of Sunnyvale designated Heritage Resource that was listed in 2003 as an individually significant resource, therefore it has a California Historical Resource Status Code of and is an individually 5S1, recognized as historically significant by Local Government (City of Sunnyvale 2020; OHP 2020).

### 6.1 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Under CRHR Criterion 1, the Orchard Heritage Park property is significant for its association with the agricultural development of Sunnyvale and the larger Santa Clara Valley as one of the many orchards that once proliferated in the region.

Under Criterion 2, the Orchard Heritage Park is significant under this criterion for its association with multi-generational orchardist families in the Sunnyvale area including the Pavlina Family and C. J. Olson of the Olson family. The orchard property was acquired from the Pavlina Family, who once cultivated 34-acres of orchards throughout the Santa Clara Valley. Luke Pavlina operated orchards for others until he was able to purchase his first orchard in 1920 (not the current Orchard Heritage Park property), which were cultivated by three generations of the Pavlina Family. When the orchard property was sold to the city for the development of a park, the apricots have been maintained by C. J. Olson since 1977, when he entered into a contract with the City to maintain the 13-acre orchard property comprising 800 apricot trees. He continues to operate and maintain the orchard to the present day; the orchard has been reduced to 10 acres.

Under CRHR Criterion 3, the Orchard Heritage Park property is not significant because it does not embody the distinctive characteristics of a type, period, region, method of construction, does not represent the work of a master or possess high artistic values. The orchard is planted to a standard design with uniform planting of trees. There was no evidence of any innovative planting or irrigation techniques during field survey of the orchard. While the property is the last operating orchard in Sunnyvale and one of only three heritage orchards remaining in the Santa Clara Valley, CRHR Criterion 3 does not include rarity of a property type for eligibility criteria.

Under CRHR Criterion 4, the Orchard Heritage Park property is not a significant source (or likely source) of important information regarding history. Fruit trees, living or dead, have the potential to yield valuable information about the period in which the trees were planted or sown. Their

tree form can provide information about species, the use of the site, the knowledge and skill of the users, and their life ways. The simplicity of the apricot orchard appears to be sufficient to identify any valuable information in this regard, and therefore the property is not eligible under this criterion.

### 6.1.1 Historic Integrity Analysis

The Orchard Heritage Park is significant under CRHR Criterion 1 for its association with the agricultural history of Sunnyvale and Santa Clara Valley and for its association with multi-generational orchardist families in Sunnyvale; however, the orchard lacks historic integrity to physically convey its significance. The orchard was originally part of a larger 33-acre property that was planted entirely to orchards when it was acquired by the City in 1965. The north half of the property was developed into a community center in 1973 and additional development has occurred over time. Since 1965, the orchard has been reduced from 33 acres to the 13-acre Orchard Heritage Park, and development within the park has further reduced the orchard to 10 acres. The orchard has been altered through the removal of trees for various changes that have occurred on the property including the removal of trees for the construction of the Arboretum, park building and maintenance shed in the 1970s and 1980s, relocation of the circa 1918 constructed Bianchi Barn to the property circa 2003 to 2004, the removal of three trees for the construction of the reproduction Martin Murphy Jr. house as the Sunnyvale Heritage Park Museum in 2008, in addition to hardscaping/landscaping and parking lot construction, and installation of temporary canopy structures for the orchard operation. The relocation of the circa 1918 barn from San Jose to the orchard property, and the reconstruction of the circa 1851 Martin Murphy Jr., house, which was historically located 2 miles north of the Orchard Heritage Park, has created a false sense of history by adding buildings from other properties and combining features that did not exist together historically. Therefore, the original 33-acre orchard, which has since been reduced to 10 acres of planted trees by development within and adjacent to the orchard, has negatively affected the integrity of design, setting, feeling, and association of the orchard.

In conclusion, the Orchard Heritage Park lacks sufficient historic integrity for listing on the CRHR.

## 6.2 CITY OF SUNNYVALE HERITAGE RESOURCE

The City has local evaluation criteria for the identification of potentially historically significant cultural resources. Historic integrity is not assessed against potentially eligible resources for the local evaluation criteria.

**Criterion a.** The Orchard Heritage Park is significant under this criterion because it exemplifies and reflects the economic element of the city's history that once centered on agriculture, specifically fruit orchards.

**Criterion b.** The Orchard Heritage Park is significant under this criterion for its association with multi-generational orchardist families in the Sunnyvale area including the Pavlina Family and the Olson family. The orchard property was acquired from the Pavlina Family, who once cultivated 34-acres of orchards throughout the Santa Clara Valley. Luke Pavlina operated orchards for others until he was able to purchase his first orchard in 1920 (not the current Orchard Heritage Park property), which were cultivated

by three generations of the Pavlina Family. After the orchard property was sold to the city for the development of a park, since 1977 C. J. Olson has maintained the 13-acre orchard property under contract with the city. Olson has been previously recognized for his contribution to the local fruit industry.

**Criterion c.** The Orchard Heritage Park property is not significant under this criterion because it does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship.

**Criterion d.** The Orchard Heritage Park property is not significant under this criterion because it is not representative of the work of a notable builder, designer, or architect.

**Criterion e.** The Orchard Heritage Park property is not significant under this criterion because it does not contribute to the significance of a historic area that is a geographically definable area possessing a concentration of historic or scenic properties, or thematically related grouping of properties that contribute to each other and are unified aesthetically or by plan or physical development.

**Criterion f.** The Orchard Heritage Park property is not significant under this criterion because it is not in a unique location, does not have singular physical characteristics, is not a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale.

**Criterion g.** The Orchard Heritage Park property is not significant under this criterion because it does not embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

**Criterion h.** The Orchard Heritage Park property is not significant under this criterion because it is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

**Criterion i.** The Orchard Heritage Park property is not significant under this criterion because it does not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

**Criterion j.** The Orchard Heritage Park property is significant under this criterion as the last remaining operating apricot orchard in operation in the city of Sunnyvale and one of three heritage orchards in the Santa Clara Valley.

**Criterion k.** This criterion does not apply to the Orchard Heritage Park property because it is not a designated local landmark.

**Criterion l.** This criterion does not apply to the Orchard Heritage Park property because it is not a local landmark district.

**Criterion m.** This criterion does not apply to the Orchard Heritage Park because it is not a designated landmark or landmark district.

The Orchard Heritage Park orchard is eligible as a Sunnyvale Heritage Resource under Criteria a, b, and j and is recommend as a historical resource under CEQA. The character-defining

features of the resource are the apricot trees themselves as part of an operating orchard within the Orchard Heritage Park property.

## 7 IMPACTS ASSESSMENT

The Orchard Heritage Park property is eligible under Sunnyvale Heritage Resource under Criteria a, b, and j and is recommended as a historical resource for the purposes of CEQA.

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. A substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources. The character-defining features of the historical resource are the apricot trees within the 13-acre Orchard Heritage Park property.

The Project proposes to construct a 1,600-square-foot addition to the Sunnyvale Heritage Park Museum along the south side of the building to remove three to four, with the possibility of removing up six to seven trees and affecting up to 10 trees within the orchard at Preferred Location #1, as shown in Plate 4.



Plate 4. Preferred Location #1 at southwest side of Sunnyvale Heritage Park Museum for proposed 1,600-square-foot addition into orchard (Source: City 2019).

When the City acquired what is now the Orchard Heritage Park property in 1965, it was part of a larger 33-acre parcel that was exclusively orchards in 1965 (City 2002). This has resulted in the reduction of the city-owned apricot orchard from 33 to 10 acres between 1965 and present day. Currently, the orchard comprises approximately 752 apricot trees. Before the development of buildings and structures in 1977 the 13-acre apricot orchard had 800 trees. This reduction in trees from 800 to 752 has resulted in a net loss of approximately 6 percent of the total trees. The Project proposes to remove up to 10 trees, which would result in a total net loss of approximately 7 percent of the original tree count. The removal of up to 10 trees as part of the Project would not result in physical demolition, destruction, or alteration of the apricot orchard or its immediate surroundings such that the significance of the historical resource would be materially impaired or would no longer be able to physically convey its historic significance.

While outside of the scope of this report, incremental effects of an individual project could be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

## 8 MANAGEMENT RECOMMENDATIONS

The Orchard Heritage Park at 570 East Remington Drive, Sunnyvale, was evaluated for historical significance by applying the CRHR and the City of Sunnyvale Heritage Resource evaluation criteria using data gathered during the pedestrian survey and information acquired through historical research. PaleoWest recommends that the Orchard Heritage Park is not eligible for listing on the CRHR because it lacks sufficient historic integrity; however, the Orchard Heritage Park is recommended eligible as a City of Sunnyvale Heritage Resource under Criteria a, b, and j. Therefore, Orchard Heritage Park is considered a historical resource for the purposes of CEQA.

The proposed Project to construct a 1,600-square-foot addition on the south side of the Sunnyvale Heritage Park Museum would require removal of three to four and potentially up to 10 apricot trees and would not result in a substantial adverse change to the historical resource.

No archaeological resources were encountered during the pedestrian survey; however, it is always possible that unexpected finds may occur during project construction. In the event that previously unidentified cultural resources are unearthed during construction activities, construction work should cease within 50 ft of the find and directed away from the discovery until a Secretary of the Interior qualified archaeologist assesses the significance of the resource. The archaeologist, in consultation with the City, should make the necessary plans for treatment of the find(s) if the resource is eligible for listing on the NRHP or the CRHR. Following the requirements of HSC 7050 and PRC Section 5097.94, if human remains are encountered (or suspected) during any project-related activity, the following steps should be followed:

- a. Stop all work within 100 feet;
- b. Immediately contact a qualified archaeologist to assess whether the find represents human remains;
- c. If remains are confirmed as human, notify the Santa Clara County Coroner;
- d. Secure location, but do not touch or remove remains and associated artifacts;



- e. Do not remove associated spoils or pick through them. Record the location and keep notes of all calls and events; and
- f. Treat the find as confidential and do not publicly disclose the location.

If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of such identification. The Most Likely Descendant should work with the property owner, a qualified archaeologist, and any interested agencies to develop a program for re-interment or other disposition of the human remains and any associated artifacts. No additional work should take place within the immediate vicinity of the find until the Most Likely Descendant and a qualified archaeologist give approval.

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## **Appendix A. Records Search Results Confirmation (Confidential)**

## **Appendix B.**

# **Department of Parks and Recreation**

## **523 Series Forms**

**FIFTH AMENDMENT TO AGREEMENT BETWEEN CITY OF SUNNYVALE AND  
SUNNYVALE HISTORICAL SOCIETY AND MUSEUM ASSOCIATION PERTAINING  
TO DESIGN, DEVELOPMENT, CONSTRUCTION AND LEASE OF A HERITAGE  
MUSEUM AT THE SUNNYVALE HERITAGE CENTER**

THIS FIFTH AMENDMENT is entered into on \_\_\_\_\_ 2021, by the CITY OF SUNNYVALE, a California municipal corporation ("CITY"), and the SUNNYVALE HISTORICAL SOCIETY AND MUSEUM ASSOCIATION ("SOCIETY"), collectively referred to as "the Parties".

**RECITALS**

On September 12, 2006, CITY and SOCIETY entered an agreement pertaining to the design, development, operation, and maintenance of a Heritage Museum at Sunnyvale Heritage Center at the Sunnyvale Community Center ("the Agreement").

A First Amendment to the Agreement was entered into on October 22, 2007, which modified section 7 of the Agreement regarding landscaping obligations.

A Second Amendment was entered into on February 15, 2012, which modified Section 2 of the Agreement regarding the use of the City's multi-purpose building at the Sunnyvale Heritage Center.

A Third Amendment was entered into on January 19, 2016, which added Section 7.5 to allow the SOCIETY to make improvements to the museum and multipurpose building by installing solar panels.

A Fourth Amendment was entered into on June 19, 2018, to specify the utility obligations between the Parties.

The Parties now wish to enter into a Fifth Amendment to allow a 1,600 square ft. expansion of the Heritage Museum.

NOW THEREFORE, the Parties agree that the Agreement dated September 12, 2006, shall be amended as follows:

1. Section 5.5 shall be added to the Agreement:

**Section 5.5. OBLIGATIONS OF SOCIETY IN CONSTRUCTING THE HERITAGE MUSEUM EXPANSION PROJECT.**

City staff shall be consulted on all improvements before construction or installation. All applicable permits, including but not limited to, the appropriate Planning and Building



permits will be obtained by the SOCIETY prior to any construction as more fully set forth below.

(a) SOCIETY shall construct a new 1,600 square-foot, single-story addition ("Project") as an expansion to the Sunnyvale Heritage Park Museum. The Project, as shown in Exhibit "A", will also remove a maximum of six to seven existing apricot trees, with the possibility of affecting up to a total of 10 existing apricot trees by removal or trimming within the 10-acre orchard. The Project will be used to house historical items from the closed Onizuka Air Force Base's "Blue Cube" and will also serve as a research library.

(b) SOCIETY shall be responsible for all costs associated with the Project with no contribution from the CITY, including costs for design, construction and environmental clearance. However, SOCIETY shall prepare plans and specifications in consultation with CITY.

(c) Prior to construction, SOCIETY shall obtain all necessary permits authorizing construction of the Project from CITY and other public agencies having jurisdiction over the Project, in compliance with all applicable laws, regulations, and codes.

(d) The Project shall be completed by SOCIETY within 12 months of obtaining the appropriate permits unless otherwise agreed to by the Parties.

(e) SOCIETY shall be responsible for all additional utility costs as a result of the Project.

(i) SOCIETY shall be responsible for all costs to maintain the Project in good condition by providing custodial care and maintenance of the building interior and exterior.

(j) SOCIETY shall allow access by CITY Staff at all times upon reasonable notification.

(k) SOCIETY shall repair/replace or pay for damage to City facilities or equipment furnished by CITY, at the discretion of the CITY, if damage occurred during use by SOCIETY.

2. This amendment shall become operative upon its execution by the Parties and all other terms and conditions of the Agreement and the Four Amendments that are not expressly modified by this Fifth Amendment shall remain operative and continue in full force and effect until June 20, 2054.

**[signatures on following page]**

IN WITNESS WHEREOF, the parties have executed this Fifth Amendment.

ATTEST:

CITY OF SUNNYVALE ("CITY")

\_\_\_\_\_  
City Clerk

By \_\_\_\_\_  
City Manager

APPROVED AS TO FORM:

"SOCIETY"

\_\_\_\_\_  
City Attorney

By \_\_\_\_\_  
Leslie Lawton  
SHSMA President

**Attachment: Exhibit "A"**

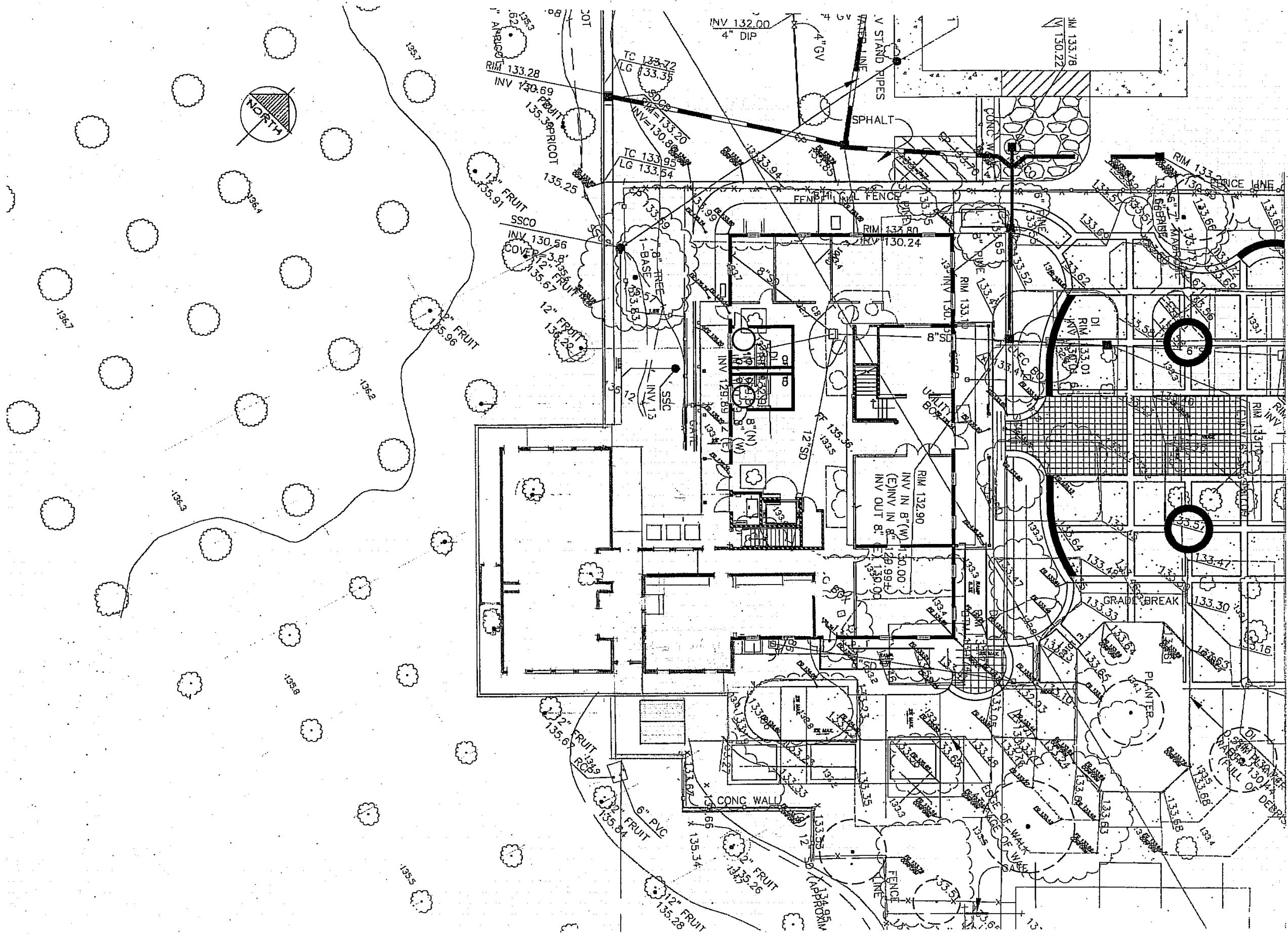
JOB NO.  
02400-18



Joseph H. Gutierrez  
Architect  
155 Caymus Court  
Sunnyvale, CA 94088  
V: (650) 823-0555  
V: (408) 530-1738

HERITAGE PARK MUSEUM  
SITE PLAN  
570 E. REMINGTON DR. SUNNYVALE, 94088

DRAWN BY:  
JHG  
SCALE:  
1" = 20'  
DATE:  
JAN. 31, 2019  
DWG. NO.  
1 OF 3





# City of Sunnyvale

## Agenda Item

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**21-0528**

**Agenda Date: 10/12/2021**

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### **REPORT TO COUNCIL**

#### **SUBJECT**

Approve Transfer from the Housing Mitigation Fund to the General Fund Related to Five Parcels Purchased with General Funds for the Downtown Specific Plan Area Block 15 Development for \$11,245,263 and Approve Budget Modification No. 9 in the Amount of \$11,245,263

#### **BACKGROUND**

In July 2015, the City Council authorized the purchase of four additional parcels in “Block 15” of the Downtown Specific Plan area for \$4.4 million. Two other properties were acquired with funds from the General Fund, one in 1997 and one in 2005. The purchases increased the City’s ownership of the block to approximately 1.57 acres. In December 2015 the Council held a study session and provided direction on the future use of approximately 1.44 acres of City owned property in Block 15 for affordable housing, with an emphasis on projects that could provide at least a portion of the housing for special needs households (e.g., seniors, disabled adults).

Among the six-city-owned parcels, five were purchased with funds from the City’s General Fund. The property located at 388 Charles Street was purchased with funds from the Housing Mitigation Fund (HMF) in 2005. For the Housing Division to enable the start of the development, the General Fund will transfer the five parcels to the HMF, so that all parcels are kept in the same fund and the General Fund is compensated appropriately.

#### **Location :**

365 S. Mathilda Avenue and 402 Charles Street (APN: 135-13-045),  
396 Charles Street (APN: 165-13-046),  
397 S. Mathilda Avenue (APN: 165-13-068),  
403 S. Mathilda Avenue (APN: 165-13-069),  
406 Charles Street and 407 S. Mathilda Avenue (APN: 165-13-073), and  
388 Charles Street, 365 and 377-9 S. Mathilda Avenue (APN: 165-13-074)

In April 2016 a competitive Request for Proposals (RFP) was issued by the City and Related California was selected as the affordable housing developer, and a Disposition and Development Agreement was executed in January 2019. In April 2020, the Planning Commission approved a Special Development Permit to redevelop six City-owned parcels into a 90-unit affordable housing project (89 affordable units plus one manager unit). The project consists of four-story apartments along S. Mathilda Avenue and W. Iowa Avenue, two-story townhome-style units along Charles Street, underground parking, and private amenity spaces on the ground floor.

Related California has recently secured all final funding and construction will begin in October 2021.

**EXISTING POLICY**

Pursuant to Sunnyvale Charter Section 1305, at any meeting after the adoption of the budget, the City Council may amend or supplement the budget by motion adopted by affirmative votes of at least four members so as to authorize the transfer of unused balances appropriated for one purpose to another, or to appropriate available revenue not included in the budget.

**GENERAL PLAN****Community Vision**

**VI. AFFORDABLE HOUSING OPTIONS** - To provide a variety of housing options by style, size, density and tenure, so all segments of the population may find appropriate high-quality housing in Sunnyvale that is affordable to them.

**XIV. CARING COMMUNITY** - To provide support for those in the community who are not able to fully support themselves, so all residents may enjoy the City's high quality of life.

**Housing Element**

**GOAL HE-1 ADEQUATE HOUSING** - Assist in the provision of adequate housing to meet the diverse needs of Sunnyvale's households of all income levels.

**Policy HE-1.1** Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development and live-work housing.

**Policy HE-1.2** Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance.

**COUNCIL POLICY**

**Policy 1.2.7** Acquisition, Leasing, and Disposition of City-Owned Real Property to sell property for appraised value:

3.B. Determination on Value of Land - The City shall evaluate the benefit of the sale of surplus property based on relevant factors including: (a) the value of the property based on an appraisal or broker's opinion of value, as appropriate, which is not more than six (6) months old at the time the property is presented to the City Council to complete the sale of a property, except that an appraisal will not be needed on property that does not exceed \$50,000 in value; (b) prevailing economic conditions and recent applicable trends, and (c) any special benefits to the community accrued from the sale, or exchange.

**Policy 2.3.2** Housing Incentive Fund

**Policy Purpose:** The purpose of the Housing Incentive Fund is to implement specific housing policies of the Housing and Community Revitalization Sub-element of the City's General Plan by providing a funding source to defray construction costs and make possible the rehabilitation and new development of housing affordable to low-income persons.

**Policy Statement:** It is the policy of the City of Sunnyvale to utilize monies received as Housing Mitigation Fees as a Housing Incentive Fund. The Housing Incentive Fund shall be available to all developers proposing to construct, preserve affordability or rehabilitate rental housing within the City of Sunnyvale which is primarily occupied by persons earning 80% or less of the county median income.



**Policy 2.3.3 Strategies for Affordable Housing and the Use of Housing Mitigation Fees**

Policy Statement: It is the policy of the City to:

8. Encourage private/non-profit partnerships on City-owned sites available for housing development so that part of the site may be developed for low to moderate income housing.

**ENVIRONMENTAL REVIEW**

The development project was reviewed pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) to assess its potential environmental impacts during the planning entitlement phase. The project was determined to be consistent with the City's General Plan and no additional environmental review was required pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3. Under Section 15183 of the CEQA Guidelines, projects that are consistent with the development density established by existing zoning or general plan policies for which an environmental impact report (EIR) was certified do not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. A consistency checklist was prepared for the project that demonstrated that all the project's significant impacts were either studied in the EIR that was adopted for the City's Land Use and Transportation Element (LUTE) or can be substantially mitigated by uniformly applied development policies or standards. A Notice of Determination was filed on May 4, 2020. Furthermore, this action is exempt from the CEQA pursuant to CEQA Guidelines section 15378 (b) (4) in that it is a fiscal activity that does not involve any commitment to any specific project which may result in a potential significant impact on the environment.

**DISCUSSION**

During negotiations with Related CA, the City's Public Works Department engaged with Valbridge Property Advisors to perform an appraisal of the six parcels referenced above in October 2017 (Attachment 1) to determine the fair market value of the combined parcels for the transfer. The six parcels were appraised at market rate as if assembled for one development. In the 2017 valuation, the value was appraised at \$9.4 million or \$149.94 per square foot.

Since the housing market's assessed value increased significantly in the Sunnyvale area, staff engaged Valbridge Property Advisors in October 2020 to perform an updated appraisal (attachment 2) for these six parcels. The latest appraisal value is \$15.3 million or \$243.92 per square foot. Since HMF already owned one of the properties, the value of land owned by the General Fund is \$13.7 million based on the 2020 appraisal for the five remaining parcels, an increase of over \$4.6 million from the 2017 valuation. The second appraisal incorporated the recently approved Planning entitlements as part of the appraised value, whereas the first appraisal considered only the land. Subsequently, the City engaged with Valbridge Property Advisors in June 2021 and requested a supplemental review (Attachment 3) without the entitlements for the adjusted estimate. The new adjusted value per square foot is \$200.69 or \$12.6 million for the six parcels. Entitlements for the development were obtained by Related CA without any support from the City's General Fund, so it seems inappropriate for the General Fund to benefit financially from the increased value of the land as a result of development entitlements.

Since 2017, the Housing Division has budgeted \$9 million to be transferred from the HMF to the General Fund prior to the start of construction on Block 15. However, given that the most recent appraisal is significantly higher, Council could choose to simply transfer the budgeted amount,

reducing the fiscal impact to the Housing Mitigation Fund.  
Appraised Value Adjustment

	<b>2021 Supplemental Appraisal</b>
Amount Per Square Foot	\$200.69
Total Six Parcels Value	\$12,549,748
Exclude 388 Charles St. owned by HMF	(\$1,304,485)
General Fund Portion	\$11,245,263

### **FISCAL IMPACT**

Sunnyvale Housing Mitigation Funds are impact fees collected from new commercial and residential development to mitigate the demand for new affordable housing. The revenue is used to fund new affordable housing developments and related housing division costs. The HMF revenue varies considerably as development patterns change. For example, a strong development year can yield nearly \$10 million in new HMF while a slow development year could be much less (such as the last fiscal year, which yielded approximately \$2 million in HMF).

Once the HMF has established a large enough reserve, and in accordance with the Mitigation Fee Act, the City issues a competitive Notice of Funding Availability (NOFA) for non-profit developers to apply for funding to rehabilitate or develop new deed restricted affordable housing. The most recent NOFA was issued in 2019 and Council awarded \$26.5 million in February 2020 to three new affordable housing developments: Block 15 (subject site), Orchard Gardens, and Sonora Court Family Housing.

The transfer of the funds from the Housing Mitigation Fund to the General Fund is part of the funding strategy for the Civic Center Modernization project. Staff is recommending approval of Budget Modification No. 9 to fund the additional amount of \$2,245,263, which is outlined above. Additionally, this transaction was originally anticipated to be completed in FY 2020/21. As a result, it was not budgeted in the current fiscal year. The budget modification includes the full amount, recognizing both the revenue, and the transfer out of the funds to the Infrastructure Fund to fund the Civic Center Modernization Project. The project budget itself already reflects the needed funding.

### **Budget Modification No. 9 FY 2021/22**

	Current	Increase/ (Decrease)	Revised
<b><u>General Fund</u></b>			
<b><u>Revenue</u></b>			
Sale of Property	\$0	\$11,245,263	\$ 11,245,263
<b><u>Transfers</u></b>			
To Infrastructure Fund	\$ 570,766	\$ 11,245,263	\$ 11,825,029

**Housing Mitigation****Fund****Expenditures**

Transfer Out	\$ 78,831	\$ 11,245,263	\$11,324,094
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**Reserves**

Housing Mitigation Reserve	\$ 49,620,594	\$ (11,245,263)	\$ 38,375,331
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**PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website

**ALTERNATIVES**

1. Approve the transfer of funds from the Housing Mitigation Fund to the General Fund related to five parcels purchased with General Funds for the Downtown Specific Plan Area Block 15 Development based on the Supplemental Review of the 2020 appraisal report for \$11,245,263 and Approve Budget Modification No. 9 in the amount of \$11,245,263.
2. Approve the transfer of funds from the Housing Mitigation Fund to the General Fund related to five parcels purchased with General Funds for the Downtown Specific Plan Area Block 15 Development based on the planned amount of \$9,000,000 and Approve Budget Modification No. 9 in the amount of \$9,000,000.
3. Other action as directed by Council.

**STAFF RECOMMENDATION**

Alternative 1: Approve the transfer of funds from the Housing Mitigation Fund to the General Fund related to five parcels purchased with General Funds for the Downtown Specific Plan Area Block 15 Development based on the Supplemental Review of the 2020 appraisal report for \$11,245,263 and approve the Budget Modification No. 9 for the amount of \$11,245,263.

The staff recommendation is based on the Council Policy 1.2.7 Acquisition, Leasing, and Disposition of City-Owned Real Property to sell property for current appraised value. In this case, the City is not technically acquiring or disposing of property, as this action is a transfer of funds from the Housing Mitigation Fund to reimburse the General Fund for its earlier purchase of the five parcels and there is not a change in the owner of record on the title (i.e., the City of Sunnyvale will still be the owner of the property). However, the principles of the policy seem to apply in this situation, which is to use current appraised value as a primary factor in establishing a value.

The transfer of \$9M has been planned since 2017 and is reflected in the 10 and 20-year budget plan. As a return on investment the property values have increased significantly since the land was acquired. The General Fund also incurred expenses to maintain the properties since their acquisition as well as received revenue from rent payments when the properties were occupied. Both the General Fund revenues and the Housing Mitigation Fund revenues have seen significant decreases during the pandemic; however, residential property values have continued to increase in value. The

City Council has discretion to decide an acceptable fund transfer value.

Prepared by: Tim Kirby, Director of Finance

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

**ATTACHMENTS**

1. 2017 Appraisal Report
2. 2020 Appraisal Report
3. Supplemental Letter of the 2020 Appraisal Report



**Valbridge**  
PROPERTY ADVISORS

## Appraisal Report

A Portion of Block 15, Downtown Sunnyvale  
South Mathilda Avenue north of West Iowa Avenue  
Sunnyvale, Santa Clara County, California 94086

Report Date: October 5, 2017



FOR:

Related California  
Mr. Andrew Schorfhaar  
44 Montgomery Street #1300  
San Francisco, CA 94104

### **Valbridge Property Advisors**

55 South Market Street, Suite 1210  
San Jose, CA 95113  
408.279.1520 phone  
408.279.3428 fax  
[valbridge.com](http://valbridge.com)

Valbridge File Number:  
CA02-17-0252-001





55 South Market Street, Suite 1210  
San Jose, CA 95113  
408.279.1520 phone  
408.279.3428 fax  
valbridge.com

October 5, 2017

Maria Aji, PhD  
408.279.1520, ext. 7120  
maji@valbridge.com

Mr. Andrew Schorfhaar  
Related California  
44 Montgomery Street #1300  
San Francisco, CA 94104

RE: Appraisal Report  
A Portion of Block 15, Downtown Sunnyvale  
South Mathilda Avenue north of West Iowa Avenue  
Sunnyvale, Santa Clara County, California 94086

Dear Mr. Schorfhaar:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal is not valid if separated from the appraisal report.

The subject property, as referenced above, is located along South Mathilda Avenue north of West Iowa Avenue, Sunnyvale, Santa Clara County, California 94086 and is further identified as Assessor Parcel Numbers (APNs) 165-13-045, 165-13-046, 165-13-068, 165-13-069, 135-13-073, and 165-13-074. The subject site contains 62,533 square feet or 1.44 acres and is improved with several structures that add interim value to the subject property as a whole.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them.

Related California is our client in this assignment and along with the City of Sunnyvale will be the sole intended users of this appraisal and report and no others. The intended use is for establishing the market value of the land in order to assist in negotiations of a long-term ground lease and no other use. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

This is an as is appraisal of the subject land, without any proposed entitlements or for any specific project, but considering the existing Specific Plan designation of the property for very high-density residential development.

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

#### Extraordinary Assumptions:

- A site survey with information on the size of the subject property was not provided to us for review. We have estimated the subject area based on tools available through public records, Google Earth and the assessor plat map. It is an extraordinary assumption of this report that the estimated subject area is correct. If a future site survey reveals a different site area, the estimated value of the subject property will need revisiting.

#### Hypothetical Conditions:

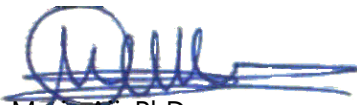
- The six parcels are appraised as if assembled. However, the six parcels were not assembled, albeit were under one ownership, as of the date of value. This valuation scenario, therefore, represents a hypothetical condition, assumed for purposes of analysis, as requested by the client.

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

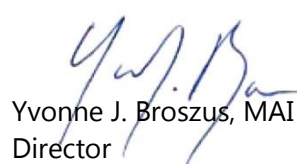
#### Value Conclusions

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	April 26, 2017
<b>Value Conclusion</b>	<b>\$9,380,000</b>
	<b>\$149.94 psf</b>

Respectfully submitted,  
Valbridge Property Advisors



Maria Aji, PhD  
Senior Appraiser  
California Certified License #AG027130



Yvonne J. Broszus, MAI  
Director  
California Certified License #AG019587

# Table of Contents

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Cover Page	
Letter of Transmittal	
Table of Contents .....	i
Summary of Salient Facts .....	ii
Aerial and Front Views.....	iii
Location Map .....	iv
Introduction.....	1
Scope of Work .....	4
Regional and Market Area Analysis.....	6
City and Neighborhood Analysis .....	13
Site Description .....	18
Subject Photos.....	26
Improvements Description .....	28
Assessment and Tax Data .....	30
Market Analysis .....	32
Highest and Best Use.....	40
Land Valuation – As Is .....	43
Valuation Summary .....	71
General Assumptions and Limiting Conditions .....	72
Certification – Maria Aji, PhD .....	79
Certification – Yvonne J. Broszus, MAI .....	80
Addenda .....	81
Subject Photographs.....	82
Glossary .....	84
Qualifications .....	90
Valbridge Property Advisors Information / Office Locations .....	93

## Summary of Salient Facts

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### Property Identification

Property Name	A Portion of Block 15, Downtown Sunnyvale
Property Address	South Mathilda Avenue north of West Iowa Avenue Sunnyvale, Santa Clara County, California, 94086
Latitude & Longitude	37.373895, -122.035934
Census Tract	5086.01
Tax Parcel Numbers	165-13-045, 165-13-046, 165-13-068, 165-13-069, 135-13-073, and 165-13-074
Property Owner	City of Sunnyvale

### Site

Zoning	Downtown Specific Plan (DSP)
FEMA Flood Map No.	06085C0206H
Flood Zone	X
Primary Land Area	1.436 acres

### Valuation Opinions

Highest & Best Use - As Vacant	High-density residential or mixed-use commercial/ residential development
Reasonable Exposure Time	6 months
Reasonable Marketing Time	6 months

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### Value Conclusions

Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	April 26, 2017
<b>Value Conclusion</b>	<b>\$9,380,000</b>
	<b>\$149.94 psf</b>

---

Our findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

### Extraordinary Assumptions:

- A site survey with information on the size of the subject property was not provided to us for review. We have estimated the subject area based on tools available through public records, Google Earth and the assessor plat map. It is an extraordinary assumption of this report that the estimated subject area is correct. If a future site survey reveals a different site area, the estimated value of the subject property will need revisiting.

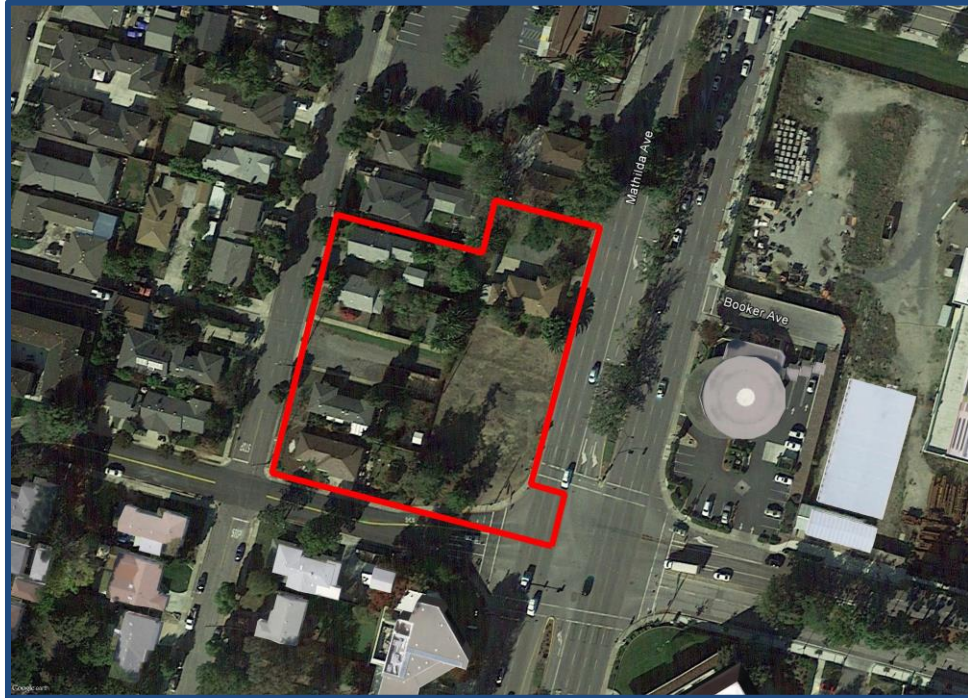
### Hypothetical Conditions:

- The six parcels are appraised as if assembled. However, the six parcels were not assembled, albeit were under one ownership, as of the date of value. This valuation scenario, therefore, represents a hypothetical condition, assumed for purposes of analysis, as requested by the client.

## Aerial and Front Views

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**AERIAL VIEW**

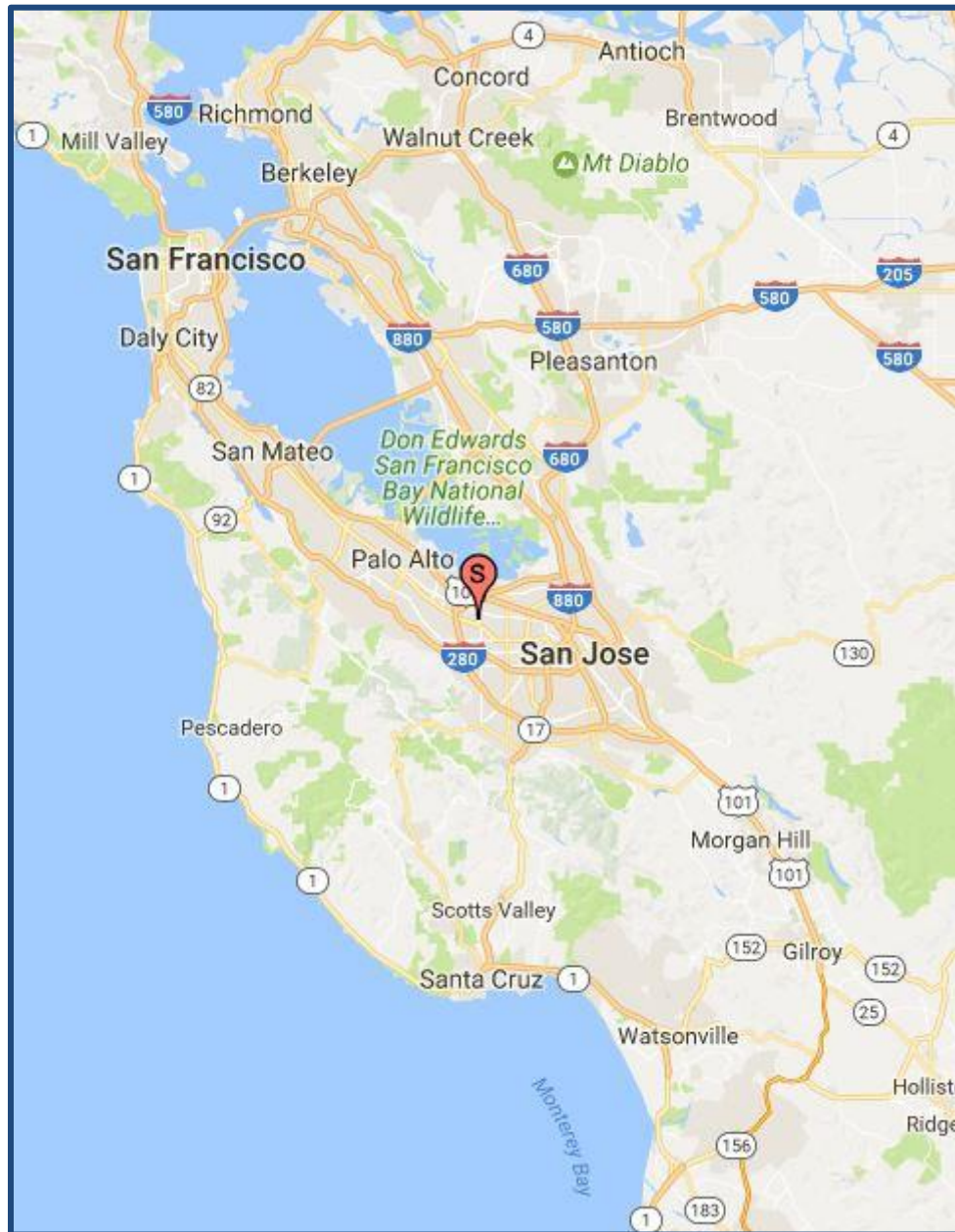


**FRONT VIEW**





## Location Map



# Introduction

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## Client and Intended Users of the Appraisal

Related California is our client in this assignment and along with the City of Sunnyvale will be the sole intended users of this appraisal and report and no others.

## Intended Use of the Appraisal

The intended use of this report is for establishing the market value of the land in order to assist in negotiations of a long-term ground lease and no other use.

## Real Estate Identification

The subject property is located along South Mathilda Avenue north of West Iowa Avenue, Sunnyvale, Santa Clara County, California 94086. The subject property is further identified by Assessor Parcel Numbers (APNs) 165-13-045, 165-13-046, 165-13-068, 165-13-069, 135-13-073, and 165-13-074.

## Legal Description

We were not provided with a legal description of the subject. We assume that the legal description would correspond to the Assessor's Parcel Numbers.

## Use of Real Estate as of the Effective Date of Value

As of the effective date of value, the subject was improved with several residences some of which were occupied.

## Use of Real Estate as Reflected in this Appraisal

The subject is multi-family land for redevelopment.

## Ownership of the Property

According to public records, title to the subject property is vested in the City of Sunnyvale.

## History of the Property

Ownership of the subject property has not changed within the past three years. When appropriate, we have considered and analyzed the known history of the subject in the development of our opinions and conclusions.

## Listings/Offer/Contracts

The subject is not currently listed for sale or under contract for sale. We are unaware of any offers to purchase the subject property. We note, however, that Related California is in negotiations with the City to lease the subject site, with the intention to develop an affordable housing project.

## Type and Definition of Value

The appraisal problem (the term "Purpose of Appraisal" has been retired from appraisal terminology) is to develop an opinion of the market value of the subject property. "Market Value," as used in this

appraisal, is defined as “the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.” Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *Buyer and seller are typically motivated.*
- *Both parties are well informed or well advised, each acting in what they consider their own best interests;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.”<sup>1</sup>*

The value conclusions apply to the value of the subject property under the market conditions presumed on the effective date(s) of value.

Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

### Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following scenarios of value:

Valuation Scenario	Effective Date of Value
As Is Market Value of the Fee Simple Interest	August 22, 2017

We completed an appraisal inspection of the subject property on August 22, 2017.

### Date of Report

The date of this report is October 6, 2017, which is the same as the date of the letter of transmittal.

### List of Items Requested but Not Provided

- Preliminary Title Report
- Site survey

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<sup>1</sup> Source: *Code of Federal Regulations, Title 12, Banks and Banking, Part 722.2-Definitions*

## Assumptions and Conditions of the Appraisal

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

### Extraordinary Assumptions

- A site survey with information on the size of the subject property was not provided to us for review. We have estimated the subject area based on tools available through public records, Google Earth and the assessor plat map. It is an extraordinary assumption of this report that the estimated subject area is correct. If a future site survey reveals a different site area, the estimated value of the subject property will need revisiting.

### Hypothetical Conditions

- The six parcels are appraised as if assembled. However, the six parcels were not assembled, albeit were under one ownership, as of the date of value. This valuation scenario, therefore, represents a hypothetical condition, assumed for purposes of analysis, as requested by the client.

## Scope of Work

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The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject property is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

### Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via addresses and Assessor Parcel Numbers (APNs) provided by the client.
- Economic Characteristics - Economic characteristics of the subject property were identified via information provided by the client, discussion with active market participants, as well as a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The subject was physically identified via a physical property inspection by Maria Aji, PhD.

### Extent to Which the Property Was Inspected

We inspected the subject property on August 22, 2017.

### Type and Extent of Data Researched

We researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. We also interviewed people familiar with the subject market/property type.

### Type and Extent of Analysis Applied (Valuation Methodology)

We observed surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations in concluding a highest and best use. We then valued the subject based on that highest and best use conclusion.

There are four primary methodologies available for the estimation of land value: (1) Sales Comparison, (2) Land Residual Method, (3) Ground Rent Capitalization, and (4) Subdivision Development Method (Discounted Cash Flow). While other methods, such as Extraction and Allocation, are applicable under limited conditions, one or more of these approaches are used in most circumstances to derive an indication of land value.

- Sales Comparison Approach - In the sales comparison approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the impact of material differences in both economic and physical elements between the subject and the comparables.



- Direct Capitalization: Land Residual Method - The land residual methodology involves estimating the residual net income to the land by deducting from total potential income the portion attributable to the improvements, assuming development of the site at its highest and best use. The residual income is capitalized at an appropriate rate, resulting in an indication of land value.
- Direct Capitalization: Ground Rent Capitalization – A market derived capitalization rate is applied to the net income resulting from a ground lease. This can represent the leased fee or fee simple interest, depending on whether the income potential is reflective of a lease in place or market rental rates.
- Yield Capitalization: Subdivision Development Method – Also known as Discounted Cash Flow Analysis (DCF), the methodology is most appropriate for land having multiple lot development in the near term as the highest and best use. The current site value is represented by discounting the anticipated cash flow to a present value, taking into consideration all necessary costs of development, maintenance, administration, and sales throughout the absorption period.

All of these approaches to value were considered. We assessed the availability of data and applicability of each approach to value within the context of the characteristics of the subject property and the needs and requirements of the client. Based on this assessment, we relied upon the sales comparison approach. The Sales Comparison Approach is the most relevant approach in valuing the fee simple interest in land. Further discussion of the extent of our analysis and the methodology of the approach used is provided later in the valuation section.

### Appraisal Conformity and Report Type

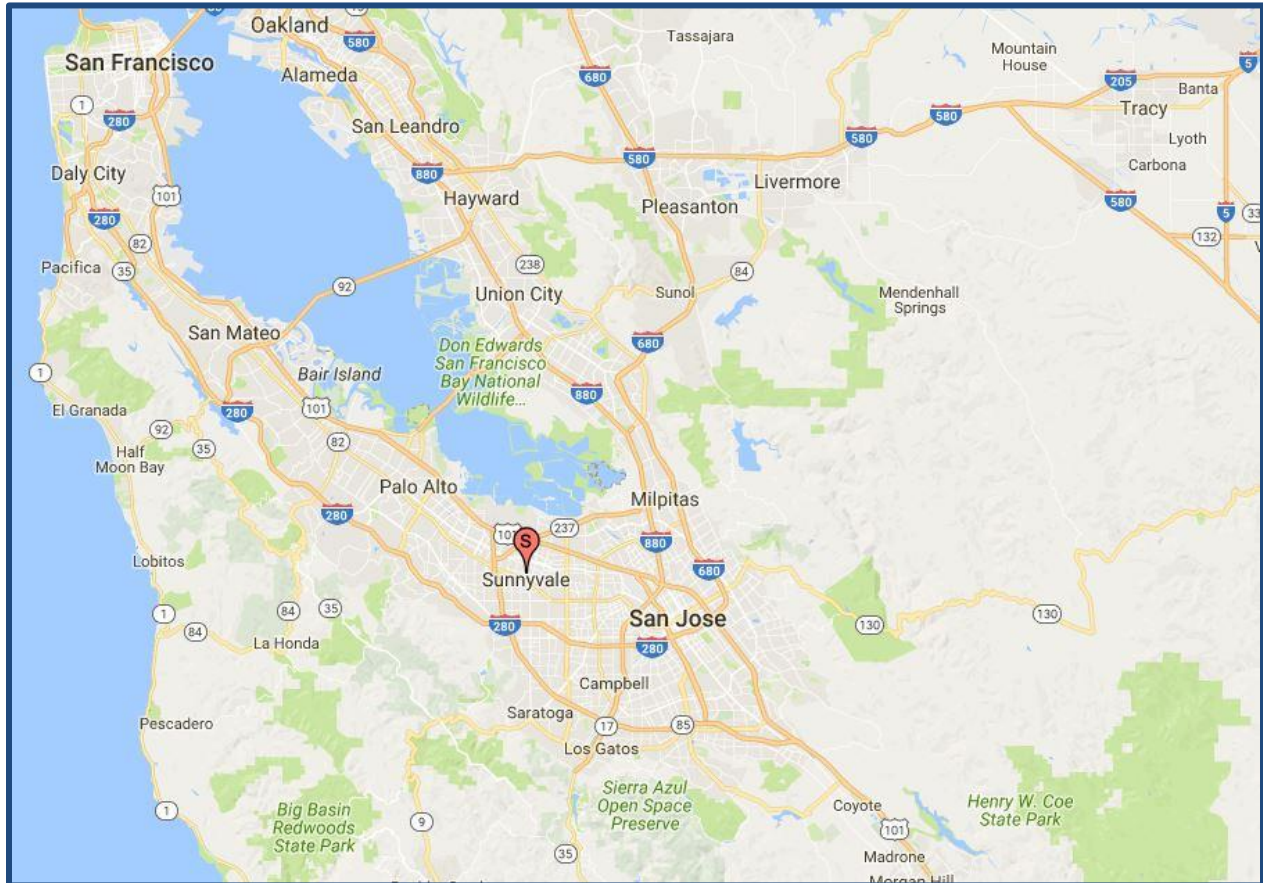
We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

### Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

## Regional and Market Area Analysis

### REGIONAL MAP



### Overview

The subject property is located in the San Francisco Bay Region, an area which is comprised of the nine counties bordering the San Francisco Bay. According to the State of California Department of Finance, the area had a combined population of approximately 7.71 million as of January 1, 2017. The Department of Finance characterizes the San Francisco Bay Area by a moderate climate, diversified economy and one of the highest standards of living in the United States.

### Population

Santa Clara County is the most populous of the nine counties comprising the San Francisco Bay Region, with an estimated 1,938,180 residents as of January 1, 2017 according to the State of California Department of Finance. San Jose is the largest city in the county and the third largest in California, surpassing San Francisco.

According to the Site to Do Business projections, presented on the following page, the county's population is expected to increase 1.4% between 2016 and 2021, while Sunnyvale will increase approximately 1.4% over the same period.

### Population

Area	2000	2010	Annual % Change 2000 - 10	Estimated 2016	Projected 2021	Annual % Change 2016 - 21
United States	281,421,906	308,745,538	1.0%	323,580,626	337,326,118	0.8%
California	33,871,648	37,253,956	1.0%	38,986,171	40,718,391	0.9%
Santa Clara County	1,682,585	1,781,642	0.6%	1,911,024	2,043,021	1.4%
Sunnyvale	131,018	140,031	0.7%	151,310	162,186	1.4%

Source: Site-to-Do-Business (STDB Online)

### Transportation

Excellent transportation routes and linkages to all major cities within the region and throughout the state are primary reasons for the advancement of business activity in the Bay Area, including Santa Clara County.



Air service in the area is provided by Norman Y. Mineta San Jose International Airport, which accommodated almost 9.8 million passengers in 2015. San Francisco and Oakland airports are also within an hour's drive from most portions of the county. Although air travel is down over the past two years, San Jose International Airport has embarked on a \$1.8 billion expansion that will eventually allow the airport to handle 17.3 million travelers a year.

The area has a well-developed freeway system although traffic congestion is unquestionably one of the negative aspects.

The county's transportation network also includes a number of expressways, which provide streamlined access to most interior locations. Lawrence Expressway, San Tomas Expressway and Foothill Expressway run north-south, while Central Expressway and Montague Expressway run roughly east-west.

### Employment

High-technology employment and a skilled workforce translate into relatively high-income levels, and Santa Clara County is one of the most affluent metropolitan regions in the nation. Silicon Valley's economy is stable, although its narrow range of driving industries has kept recent growth very slow.

Significant employment sectors within Santa Clara County include manufacturing; professional, scientific, and technical services; health care; retail; and educational services. Some of the largest employers are associated with the computer industry such as Adobe, Apple, AMD, and Hewlett-Packard; hospitals such as the VA Medical Center, Kaiser Permanente, and the San Jose Medical Center; space and aerotech including NASA and Lockheed Martin; and educational facilities such as San Jose State University and Stanford University School of Medicine.

### Employment by Industry - Santa Clara County

Industry	2016 Estimate	Percent of Employment
Agriculture/Mining	6,369	0.66%
Construction	48,764	5.04%
Manufacturing	180,468	18.66%
Wholesale trade	21,244	2.20%
Retail trade	88,565	9.16%
Transportation/Utilities	26,524	2.74%
Information	37,645	3.89%
Finance/Insurance/Real Estate Services	45,054	4.66%
Services	491,595	50.82%
Public Administration	21,107	2.18%
<b>Total</b>	<b>967,335</b>	<b>100.0%</b>

Source: Site-to-Do-Business (STDB Online)

### Unemployment

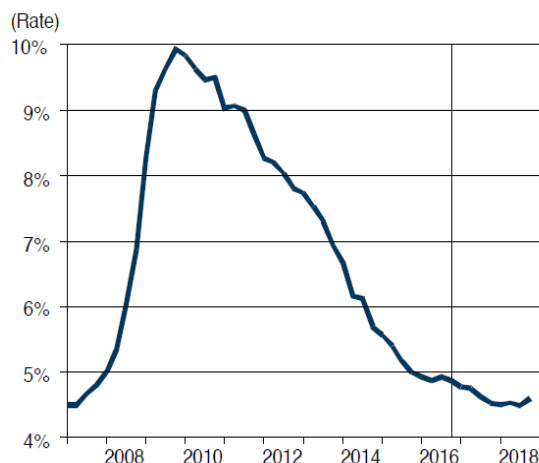
The unemployment rate in Santa Clara County is currently less than the rates of the state and nation. The County unemployment rate was 3.5% as of June 2017 (most recent available). The State of California was at 4.9% while the Nation was at 4.5% for the same time period. Unemployment rates locally and nationwide have been on a decreasing trend over the last several years, as shown in the table below.

### Unemployment Rates

Area	2010	2011	2012	2013	2014	2015	2016	2017-Jun
United States	9.7%	9.1%	8.3%	7.6%	6.5%	5.4%	4.8%	4.5%
California	11.8%	12.1%	11.0%	9.6%	8.0%	6.6%	5.6%	4.9%
Santa Clara County	9.6%	8.4%	7.0%	5.5%	4.3%	3.7%	3.3%	3.5%
Sunnyvale	8.7%	7.6%	6.3%	4.9%	3.8%	3.3%	3.0%	3.1%

Source: Bureau of Labor Statistics - Year End - Not Seasonally Adjusted

Figure 7 Unemployment Rate, 2007Q1-2018Q4F



Sources: U.S. Bureau of Labor Statistics, UCLA Anderson Forecast

The information below was obtained from the "December 2016 Economic Outlook," presented by the UCLA Anderson School of Management, and an article obtained from *The Balance* titled, "US Economic Outlook: For 2017 and Beyond".

The forecast for 2017 and 2018 total employment growth is 1.8% and 1.3%, respectively. Payrolls will grow at about the same rate over the forecast horizon. Real personal income growth is forecast to be 3.6% in 2017 and 3.8% 2018.

The unemployment rate is forecast to fall to around 4.5% by the end of 2017 and remain there through 2018. That's better than the 4.7% rate in 2016, and the Fed's 6.7% target.

However, most job growth is in low-paying retail and food service industries. Many people have been out of work for so long that they find it difficult to return to the high-paying jobs they used to have. That means structural unemployment increased. Federal Reserve Chair Janet Yellen admits a lot of workers are part-time which makes the unemployment rate seem artificially low. She considers the real unemployment rate, which is usually double the official rate, to be more accurate.

### Inflation

With year-over-year core inflation already rising above 2% (in comparison to the 1.5% rate in 2016, and the 0.7% inflation experienced in 2015), it is not surprising that this rate is expected to accelerate to at least 2.5% as oil prices rebound. Therefore, if the 2017 forecast is right about the economy operating at full employment with an unemployment rate of 4.5%, inflation reaching 2.5% or higher, and the prospect of a one trillion dollar annual federal deficit, we are not surprised to see that interest rates are expected to increase.

### Interest Rates

The Federal Open Market Committee (FOMC) first raised the federal funds rate to 0.5% in December 2015 and raised interest rates again in December 2016 to 0.75%. The rate was raised to 1.25% in June 2017. It is anticipated to raise the rate again to 1.5% in 2017, 2.0% in 2018 and 3.0% in 2019.

The federal funds rate controls short-term interest rates. These include banks' prime rate, the LIBOR, most adjustable-rate and interest-only loans, and credit card rates. Therefore, as the federal funds rate increases it will change some of the terms by which we borrow money and access credit.

The Federal Reserve Board said it would start selling \$4 trillion in Treasuries after the federal funds rate has normalized to about 2.0%. When it does start selling Treasuries, there will be more supply, which should raise the yield on the 10-year Treasury note. That in turn will drive up long-term interest rates, such as fixed-rate mortgages and corporate bonds. But Treasury yields also depend on demand for the dollar. If demand is high, yields will drop, and vice-versa. As the global economy improves, demand for this ultra-safe investment is falling. As a result, long-term and fixed interest rates are expected to rise in 2017 and beyond.

### Jobs

The Bureau of Labor Statistics publishes the BLS Occupational Outlook Summary for U.S. employment each decade. It goes into great detail about each industry and occupation. Overall, the BLS expects total employment to increase by 20.5 million jobs from 2010-2020. While 88% of all occupations will experience growth, the fastest growth will occur in healthcare, personal care and social assistance, and construction. Furthermore, jobs requiring a master's degree will grow the fastest while those that only need a high school diploma will grow the slowest.

The BLS assumes that the economy will fully recover from the recession by 2020 and that the labor force will return to full employment or an unemployment rate between 4.0-5.0%. The biggest growth (5.7 million jobs) will occur in healthcare and other forms of social assistance as the American population ages.

The next largest increase (2.1 million jobs) will occur in professional and technical occupations. Most of this is in computer systems design, especially mobile technologies, and management, scientific,



and technical consulting. Businesses will need advice on planning and logistics, implementing new technologies, and complying with workplace safety, environmental, and employment regulations. Other substantial increases will occur in education (1.8 million jobs), retail (1.7 million jobs) and hotel/restaurants (1 million jobs). Another area is miscellaneous services (1.6 million jobs). That includes human resources, seasonal and temporary workers, and waste collection.

As housing recovers, construction will add 1.8 million jobs while other areas of manufacturing will lose jobs due to technology and outsourcing.

#### Political Forces

Contrary to prior expectations, stocks soared and interest rates surged on the election of Donald Trump. Put bluntly, the markets are now anticipating stronger real growth, and at least for a while, higher inflation and higher interest rates.

Writing on behalf of the UCLA Anderson Forecast, Senior Economist David Shulman makes the following policy assumptions, in what he labels a "first pass at Trumponomics."

- \$300 billion/year annual, mostly higher-end personal tax cuts, effective in Q3.
- \$200 billion/year corporate tax cut effective in Q3, with \$50 billion of revenues associated with the repatriation of foreign earnings that quarter.
- \$20 billion/year infrastructure program, effective in Q4.
- \$20 billion in higher defense spending in 2018.
- \$20 billion/year Medicaid/ACA cuts, effective in Q4.
- Relaxed energy, environmental and financial regulation.
- Modest changes to immigration, except for border wall/fence.
- Modest changes to trade policy, yielding net reductions in food and aircraft exports phasing in starting mid-2017.

Shulman says that the net result of these policies is "a massive fiscal stimulus on an economy at or very close to full employment." He also notes that it is the direction that a host of liberal economists have been advocating for half a decade, though with a different mix of tax cuts and spending. Shulman says that in response to higher inflation and the exploding federal deficit the long-quiescent Fed will become more aggressive, raising the federal funds rate to over 2.0% by the end of 2017 and 3.0% by the end of 2018.

With \$500 billion in tax cuts arriving in the third quarter of 2017, the Forecast calls for GDP growth to accelerate from its recent 2.0% growth path to 3.0% for about four consecutive quarters then will slide back to 2.0%. Growth will be hampered by the difficulties of stimulating an economy operating at near full employment and the bite of higher interest rates. Employment will continue to grow on the order of 140,000 jobs per month in 2017 and 120,000 per month in 2018. "To be sure, if the new administration follows through with its campaign rhetoric to engage in mass deportations, job growth and the economic activity associated with it would be far slower than what we forecast," Shulman writes.

The details of the forecast fall into three categories: the good, the bad and the ugly. As for the "good," Shulman writes that the economic growth envisioned will be powered by rising consumption along with equipment and defense spending. On the negative side, housing activity will be a casualty, as the spike in long-term interest rates and the prospect of further increases dampen demand. Regarding any potentially "ugly" ramifications of the new administration's policies, Shulman believes that minor tweaks to trade policy will modestly reduce imports (mostly in the auto sector) and trigger modest retaliatory actions affecting aircraft and farm exports. As a result, imports continue to rise and exports flat line. Shulman emphatically points out that the Forecast does not assume a major trade war with U.S. partners around the world. But the slowdown in trade will only be the beginning, as the global economy becomes more protectionist.

### The California Forecast

In his quarterly California forecast essay, Senior Economist Jerry Nickelsburg eschews his traditional data-oriented report and cites the various unknowns regarding the state's economy, providing ruminations on some of the impacts of the anticipated policies of the Donald Trump presidency.

Nickelsburg's first observation takes into account the U.S. forecast for increased defense spending. "The increase in defense spending will be disproportionately directed to California, as sophisticated airplanes, weaponry, missiles and ships require the technology that is produced here," writes Nickelsburg. "Moreover, there are few places to build the proposed 150 new warships, and San Diego is one of them. Regionally, we expect a positive impact in the Bay Area and in coastal Southern California." The U.S. forecast also calls for increased infrastructure spending. While California needs funding for projects, such as the Western Electrical Grid, water infrastructure and road repairs, it's unclear how much of this federal spending will be directed to the state. Nickelsburg notes the size of the California congressional contingent and its influence regarding funding, but also recognizes the fact that California is a sanctuary state with many sanctuary cities. President-elect Trump has said he will block funds to sanctuary cities, so how much funding headed to the state remains to be seen.

As for the employment environment, Nickelsburg writes that despite its current 5.5% unemployment rate, the state is basically at full employment. Where the state will find people to fill new jobs remains to be seen, as the new administration is expected to oppose an expansion of the skilled worker visa program. Instead, expect wages to rise to induce skilled workers to come to California from other states. This in turn will lead to increased demand for housing, pushing prices higher for home buyers. Rents, however, may see a decrease, if the new administration proceeds with its intended plans for mass deportations.

Such deportations will also have an impact on the Central Valley and the state's agriculture sector. It's estimated that as many as half of California's farm workers are undocumented. If these workers are deported, California's farmers will have trouble harvesting their crops, while paying much higher wages to their documented farm workers.

Uncertainty around trade policies clouds the forecast. Depending on how these policies shake down, the reverberations will likely be felt throughout the California economy.

## Median Household Income

In Santa Clara County, San Jose, the county seat, ranks first out of the entire nation in terms of median household income for major metropolitan areas. San Francisco, about 50 miles to the north of San Jose, also ranked as one of the wealthiest cities in the nation: it holds the number two spot with a median household income of about 9% less than San Jose.

Total median household income for the region is presented in the following table. Overall, the subject compares favorably to the state and the country.

### Median Household Income

Area	Estimated 2016	Projected 2021	Annual % Change 2016 - 21
United States	\$54,149	\$59,476	2.0%
California	\$62,554	\$71,566	2.9%
Santa Clara County	\$94,301	\$104,424	2.1%
Sunnyvale	\$101,150	\$109,245	1.6%

*Source: Site-to-Do-Business (STDB Online)*

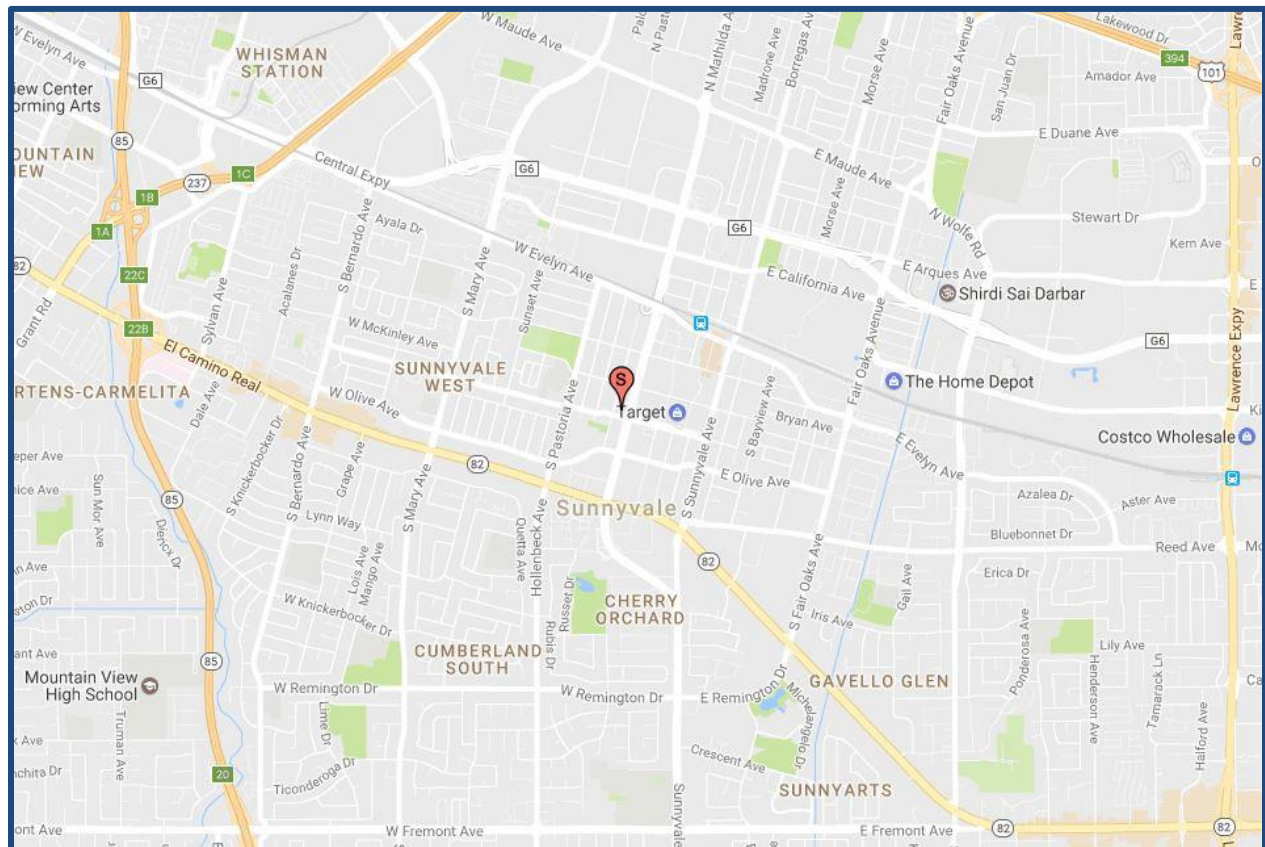
## Conclusions

Historically, the Santa Clara County region has been considered a desirable place to both live and work. Physical features and a strong local economy attract both businesses and residents. It is a worldwide leader in technology and a regional employment center, with an increasingly diversified economy. While traffic congestion will continue to be a problem, residents remain among the most affluent in the country.

The election of Donald Trump signaled a major regime change in economic policy. In the short run that will bring with it more real growth and inflation along with higher interest rates. However, because the economy is operating at or close to full employment, the growth spurt is expected to be short-lived. Nevertheless, in the short-term 2017 is expected to be a prosperous year as we continue to say goodbye to the effects of the financial crisis.

# City and Neighborhood Analysis

## NEIGHBORHOOD MAP



## City Overview

The subject is located in the City of Sunnyvale. Sunnyvale is a progressive community, known for low crime rates, the quality of municipal services and proximity to a large number of high-technology employers. Sunnyvale is located in the "heart" of Silicon Valley and is home to many of the valley's leading high-technology companies. The community lies 45 miles south of San Francisco and seven miles north of San Jose. Sunnyvale is bounded by San Francisco Bay to the north, Mountain View and Los Altos to the west, Santa Clara to the east and Cupertino to the south.

The city encompasses 24 square miles. There are numerous parks, shopping malls and an attractive community center. Sunnyvale has a reputation as a particularly desirable place to live and work. The city has one of the lowest crime rates in the nation and has long been acknowledged as one of the best-managed cities in the country. In fact, Sunnyvale has been recognized by the White House as a model for effective government.

The community enjoys convenient access from nearby freeways. Highways 101 and 280 provide ready access to the San Francisco Peninsula and other Silicon Valley communities. Highway 85 links Highways 101 and 280, continuing through the West Valley. Highway 237, which was recently upgraded to a full freeway, provides a direct route to the East Bay. Finally, San Jose International

Airport is within a few minutes' drive, and San Francisco International Airport is less than an hour to the northwest.

The Valley Transportation Authority completed construction on the westerly extension of the Tasman Light Rail Transit (LRT) line in 1999. This portion of the LRT extends westward from the station at Tasman Drive and Great America Parkway in Santa Clara. It travels east-west along Tasman Drive, and then it travels in a northwesterly direction through Sunnyvale's Moffett Park area and along the southern perimeter of Moffett Federal Airfield, before reaching its downtown Mountain View terminus. The addition of the LRT to Sunnyvale was extremely positive, spurring significant redevelopment with higher density projects, particularly on former Lockheed-Martin land east of Moffett Field where Yahoo and Juniper Networks have their headquarters.

High-technology firms include industry leaders in fields ranging from advanced satellite construction to bio-technology. However, the most important sector of the local economy is related to semiconductor research, design and manufacturing. The city's workforce consists of a significant number of employees commuting from outlying areas. A high ratio of jobs-to-households and low unemployment translates to exceptionally strong demand for housing. According to the Association of Bay Area Governments (ABAG)'s 2009 forecast, the City of Sunnyvale is expected to add 12,810 households between 2010 and 2035. The workforce is relatively young, well-educated and relatively affluent. Approximately half the workforce holds college degrees.

Sunnyvale has earned a strong reputation as a positive place to do business. As a result, the city is expected to add a large number of jobs: 32,010, between 2010 and 2035 according to the same ABAG 2009 forecast cited above.

Recreational opportunities within Sunnyvale include Baylands County Park and Sunnyvale Municipal Golf Course. Shoreline Park offers a network of trails, an 18-hole championship golf course and saltwater lake for sailing and windsurfing. Shoreline Amphitheater is the region's premiere outdoor entertainment center with 20,000 seats and draws hundreds of thousands annually to concerts and special performances.

The largest and most recent development in the city is the Sunnyvale Town Center. This redevelopment area is located within the downtown core and encompasses an area between Mathilda Avenue to the west, Washington Avenue to the north, Iowa Avenue to the south and Sunnyvale Avenue to the east. This rectangular section of the downtown is being transformed with new and redeveloped retail, office, and residential uses. The project is anchored by Macy's (177,000 s.f.) and Target (180,656 s.f.) with an additional 576,525 square feet of retail shop space and 275,000 square feet of office space. There are plans for a 2,624-seat Cinema and 292 residential units. Construction is ongoing at this time, and completion is several years away. Some legal hurdles still remain, which could delay the project even further. However, once built, the project should significantly boost the vitality of the Downtown Core.



## Neighborhood Location and Boundaries

The subject neighborhood is located near the downtown section of Sunnyvale, proximity to the Sunnyvale Town Center as well as the Civic Center. The area is suburban in nature. The neighborhood is bounded by West Evelyn Avenue to the north, South Sunnyvale Avenue to the east, El Camino Real to the south, and South Mary Avenue to the west.

## Immediate Environs

The subject's immediate neighborhood is best described as mixed, with residential and commercial uses along primary roads and residential neighborhoods dominating secondary streets. The Sunnyvale Town Center dominates the entire area to the immediate northeast of the subject property. The Sunnyvale Town Center consists of an extensive redevelopment project consisting of 1.7 million square feet of retail and restaurant space (including big-box anchor tenants such as Macy's, Target, and a movie theater), office space, residential units, and a hotel.

The area to the south of the subject is dominated by residential neighborhoods. To the east of the subject, and fronting South Mathilda Avenue, are multi-tenant office buildings, and public/civic buildings including the Sunnyvale public library, the fire and police station, and the Sunnyvale Nova Office Center.

Within proximity to the subject and located on the corners of South Mathilda Avenue and West Iowa Avenue are bank branches including Bank of the West and Chase. Land uses along South Mathilda Avenue, north of the subject, are improved with high-density, newer mixed-use buildings towards the east (Sunnyvale Town Center) and older commercial buildings and residential dwellings west. The area bordering to Sunnyvale Town Center to the north also consists of older commercial buildings, including small retail, office and some residences.

The subject has good access to local and regional transportation networks. South Mathilda Avenue is a primary commercial roadway within the subject's neighborhood providing access to El Camino Real (S.R. 82) south and Highway 101 north (approximately 1.5 miles from the subject). In addition, El Camino Real provides access to Highway 85 approximately 1.5 miles west of the subject. The Sunnyvale Caltrain Station is located several blocks north of the subject, within walking distance.

## Demographics

The following table depicts the area demographics in Sunnyvale within a one-, three-, and five-mile radius from the subject. As shown in the table below, the total population and total households within a 1-mile radius are projected to increase at 1.7% between 2016 and 2021, while within a 3- and 5-mile radius, each are projected to increase 1.4%. Median household income is projected to increase at 1.5%, 1.5% and 1.6% within the 1-, 3-, and 5-mile radius from the subject between 2016 and 2021. These demographics support a variety of residential uses.

### Neighborhood Demographics

Radius	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Population	28,754	190,862	391,528
2010 Population	31,055	203,833	417,348
2016 Population	34,058	220,795	449,184
2021 Population Estimate	36,997	237,171	480,795
Annual % Change (2016 - 2021)	1.7%	1.4%	1.4%
<b>Household Summary</b>			
2000 Households	12,474	77,289	153,950
% Owner Occupied	36.5%	46.5%	50.0%
% Renter Occupied	61.4%	50.6%	47.2%
2010 Households	12,883	79,286	158,785
% Owner Occupied	34.5%	45.3%	49.0%
% Renter Occupied	60.6%	49.8%	46.4%
2016 Households	13,887	84,566	168,585
% Owner Occupied	33.0%	44.0%	47.7%
% Renter Occupied	63.7%	52.2%	48.5%
2021 Households Estimate	15,017	90,456	179,832
% Owner Occupied	32.6%	43.6%	47.3%
% Renter Occupied	64.0%	52.6%	48.8%
Annual % Change (2016 - 2021)	1.6%	1.4%	1.3%
<b>Income Summary</b>			
2016 Median Household Income	\$100,402	\$103,942	\$104,365
2021 Median Household Income Estimate	\$108,366	\$112,231	\$112,886
Annual % Change	1.5%	1.5%	1.6%
2016 Per Capita Income	\$52,196	\$52,736	\$52,731
2021 Per Capita Income Estimate	\$56,389	\$56,865	\$56,954
Annual % Change	1.6%	1.5%	1.6%

Source: Site-to-Do-Business (STDB Online)

### Transportation Routes

Within the immediate area of the subject, transportation access helps define the character of its development. Major travel and commuter routes within the area of the subject include El Camino Real and South Mathilda Avenue. Major travel and commuter routes within the larger area include Central Expressway, Highways 85 and 101, and Route 237. Access to the area is considered good.

### Neighborhood Land Use

The subject neighborhood is located in an area with a combination of commercial and residential land uses. An approximate breakdown of the development in the area is as follows:

#### LAND USES

Use	Percent
Developed	95.00%
Residential:	30.00%
Retail:	20.00%
Office:	45.00%
Industrial:	0.00%
Vacant:	5.00%

### Conclusions

The subject is located near the downtown area of Sunnyvale in proximity to the Sunnyvale Town Center. This is a desirable location for residences and businesses alike. The neighborhood has good access to both local and regional transportation. The neighborhood is best characterized as "mixed" with commercial uses along primary roads and residential neighborhoods dominating secondary streets. The subject has frontage along South Mathilda Avenue, a main commercial thoroughfare, and represents a corner site that benefits from its proximity to shopping centers, residential neighborhoods, and local and regional transportation networks.

Overall, the location is viewed as a good location for more intensive development in the future, and the subject neighborhood is in the redevelopment stage of its life cycle, where older properties are replaced with higher densities and more intensive uses. This is evidenced by the new high-rise development that has taken place across the street from the subject, within the Sunnyvale Town Center and along El Camino Real. The long-term outlook for the subject neighborhood and the subject property is good.

## Site Description

The subject site is located on south Mathilda Avenue north of West Iowa Avenue, Sunnyvale, Santa Clara County, California 94086. The subject consists of six APNs with areas as follows:

Address	APN	Lot Size
402 Charles Avenue	165-13-045	9,490
396 Charles Avenue	165-13-046	9,490
397 South Mathilda Avenue	165-13-068	9,583
403 South Mathilda Avenue	165-13-069	6,970
406 Charles Avenue	165-13-073	10,500 *
388 Charles Avenue	165-13-074	16,500 *
		<b>62,533</b>

\* Estimated from Google Earth and Plat Maps

We note that the area of APNs 165-13-073 and -074 has been estimated by the appraiser with the help of tools such as Google Earth, RealQuest and from assessor's plat maps. Moreover, we have deducted the estimated area located on the street that will be required as street dedication upon property redevelopment. It is an extraordinary assumption of this report that the estimated site area reflects the actual size of the subject property.

The characteristics of the site are summarized as follows:

### Site Characteristics

Location: South Mathilda Avenue north of West Iowa Avenue, Sunnyvale, Santa Clara County, California 94086

Gross Land Area: 1.44 Acres or 62,533 SF

Usable Land %: 100.0%

Shape: Irregular

Topography: Generally level

Drainage: Assumed adequate

Grade: At street grade

Utilities: All available to the site

Off-Site Improvements: South Mathilda Avenue is a fully improved arterial roadway with sidewalks, curbs, gutters, streetlights, and landscaping. This roadway carries four lanes of traffic in each direction, north and south. West Iowa Avenue is a fully improved major collector roadway which carries two lanes of traffic in each direction, east and west.

Interior or Corner: Double Corner  
 Signalized Intersection: Yes: Traffic signal at the site that enhances access

### Street Frontage / Access

Frontage Road	Primary	Secondary
Street Name:	South Mathilda Avenue	West Iowa Avenue
Street Type:	Arterial	Major Collector
Frontage (Linear Ft.):	295	230
Traffic Count (Cars/Day):	±10,850	None available

### Flood Zone Data

Flood Map Panel/Number: 06085C0206H  
 Flood Map Date: 05-18-2009

Flood Zone: X  
 Areas outside the 1% annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required.

### Other Site Conditions

Soil Type: We have not been provided a geotechnical report for the subject property. Based on our physical inspection, soil conditions appear stable.

Environmental Issues: We make no representations as to the presence of toxins and hazardous materials on the subject site. We are appraising the site as if clean. If this is of concern to any reader of this report, it is our recommendation that an environmental report be obtained from the appropriate professionals qualified to issue such opinions.

Easements/Encroachments: A Preliminary Title Report that makes reference to easements and encumbrances on record was not provided to the appraisers for review. To the best of our knowledge, there are no easements or restrictions that would affect the utility, marketability and, therefore, value of the subject property.

Earthquake Zone: The property is not located in an Alquist-Priolo Special Studies Zone for earthquake hazard. Earthquake hazard is typical for the overall area.



### Adjacent Land Uses

North:	Commercial and residential
South:	Commercial and residential
East:	Commercial
West:	Residential

### Site Ratings

Access:	Good
Visibility:	Good

### Zoning Designation

Zoning Jurisdiction:	City of Sunnyvale
Zoning Classification:	DSP, Downtown Specific Plan
General Plan Designation:	Downtown Specific Plan
Permitted Uses:	Office, retail, mixed-use and very high-density residential uses

### Zoning Comments:

The Downtown Specific Plan (DSP) is intended to provide a vibrant and interesting center which includes the concentration of many activities vital to sustaining the economic strength, regional prominence, and visual image of the city. This district is designed to create employment and housing opportunities in an urban setting and provides a center for social interaction for residents of the city.

The purposes of the DSP district are to protect and promote the public health, safety, peace, comfort and general welfare; establish the procedure for adoption of the orderly physical development of the district; conserve property values and maintain the historic architectural and cultural qualities of properties within the district; and protect the character and stability of adjacent residential neighborhoods.

This district is divided into sub-districts, referred to as blocks. The subject makes up a portion of Block 15. The designated primary uses and development intensities in Block 15 are summarized below:

District	Block	Primary Uses	Max. Residential Units	Max. Office (total sq. ft.)	Max. Retail/ Restaurant/ Entertainment (total sq. ft.)
<b>West of Mathilda</b>	15	Very-high-density residential	152	0	10,000

Block 15 is designated mostly for residential development at a very high density. A total of 152 units are approved for Block 15 or an approved density of 54 dwelling units per acre. According to Momoko Ishijima of the City of Sunnyvale Planning Department, the maximum number of units that could likely be approved on the subject property is 71 units. Additional ground level retail is also possible.

Regulations for lot area, building height and lot coverage is summarized below:

Block	Min. Lot Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
15	0.75	30-50 ft. <sup>7</sup>	2-4 <sup>7</sup>	Per SDP <sup>1</sup>

Development Standards for West of Mathilda are as follows:

Blocks 15	
<b>Primary uses allowed</b>	High-density residential retail
<b>Minimum development area</b>	0.75 acre
<b>Maximum residential units</b>	Block 15 - 152 units
<b>Approximate maximum density</b>	51, 54, 58 du/acre
<b>Maximum lot coverage</b>	100%
<b>Maximum height</b>	50 ft. (4 stories) on Mathilda and 30 ft. (3 stories) along Charles
<b>Required right-of-way dedications</b>	33 ft. along Mathilda Avenue
<b>Mathilda</b>	0 ft. (after 33 ft. dedication)
<b>Charles Ave.</b>	10 ft.
<b>Side</b>	6 ft.
<b>Rear</b>	10 ft.
<b>Minimum landscaped area</b>	Minimum 20% of lot area
<b>Minimum useable open space</b>	50 sq. ft./unit
<b>Type of parking</b>	Below-grade structures or podium parking if structure is completely hidden from public view. Parking requirements vary by use as specified in the DSP.
<b>Special design features</b>	Neighborhood Gateway at Iowa/Mathilda, McKinley /Mathilda and Washington/Mathilda

Based on these development guidelines, namely the setback requirements and the height restrictions that will impact development of the subject property, it is likely that less than 71 units might eventually be approved on the subject property.

We also note that a density bonus of 35% is awarded for a 100% affordable project, along with a 5% density bonus for a green building. Therefore 100 units could potentially be approved on the

subject property based on an affordable project, or a density of 72.9 du/ac. However, according to Suzanne Ise from the City's Housing Department, the allowable density on the site will ultimately depend on the actual site area, as identified by a formal site survey.

According to Suzanne Ise, there is no BMR requirement for rental projects. Market rate rental would only be subject to the Housing Impact Fee of \$18 per square foot, which applies to net new habitable square feet in rental projects approved on or after September 14, 2015. The City has a BMR for-sale requirement that applies to any for-sale developments of eight or more units, city-wide. So if a developer were looking at the subject site for a for-sale housing project (condos or any kind of residential subdivision), they would have to provide 12.5% of the homes as BMR homes, affordable to buyers at a median income level.

According to Mrs. Ishijima, any proposed project on the subject site would also be required to go through staff review with a formal application at which time development requirements and process would be identified.

The subject is owned by the City of Sunnyvale. As a city property, if the City of Sunnyvale were to surplus it to any buyer, rather than going through the affordable housing process itself (what the city is currently doing with Related California), the Surplus Lands Act requirements would apply at a minimum.

The California Surplus Land Act requires that when cities, counties, transit agencies and other local agencies sell or lease their land, they must prioritize it for affordable housing development. As such, development of the subject property as vacant land to be transacted by the City of Sunnyvale is subject to the Surplus Lands Act and requires that 25% of the units must be affordable to lower income families – at or below 80% AMI. This BMR requirement is double that of properties not owned by public agencies (12.5%) and will be considered in our valuation of the subject.

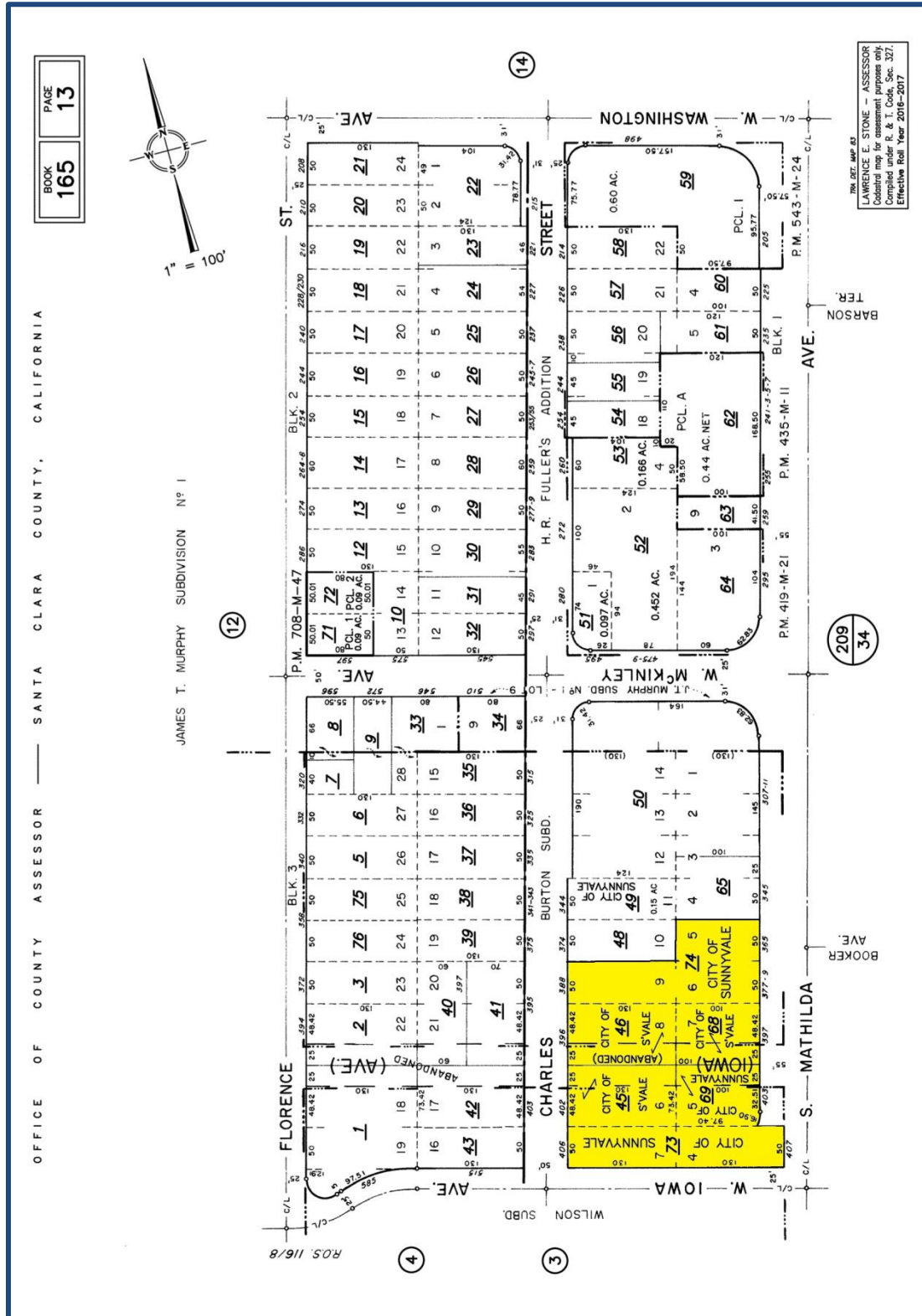
### Analysis/Comments on Site

The subject property is a generally rectangular piece of land with an area of 62,533 square feet. The property has a corner location with frontage along three city streets. The site is level and has good site utility. All urban utilities are in place. We note that the assembled parcel represents individual parcels some of which have improvements, as will be discussed next. When combining all the sites together, the highest value of the subject property is for redevelopment.

The zoning encourages high-density residential development or mixed-use retail/ residential uses. A maximum of 71 units can be developed on the subject, based on its size and approved density for the subject's block (Block 15). A density bonus of 35% is awarded for a 100% affordable project; therefore, 100 units could potentially be approved on the subject property based on affordable project, or a density of 72.9%. We also note that development of the subject property as vacant land to be transacted by the City of Sunnyvale is subject to the Surplus Lands Act and requires that 25% of the units must be affordable to lower income families – at or below 80% AMI. This has an impact on the value of the subject property and has been considered in our valuation of Scenario One.

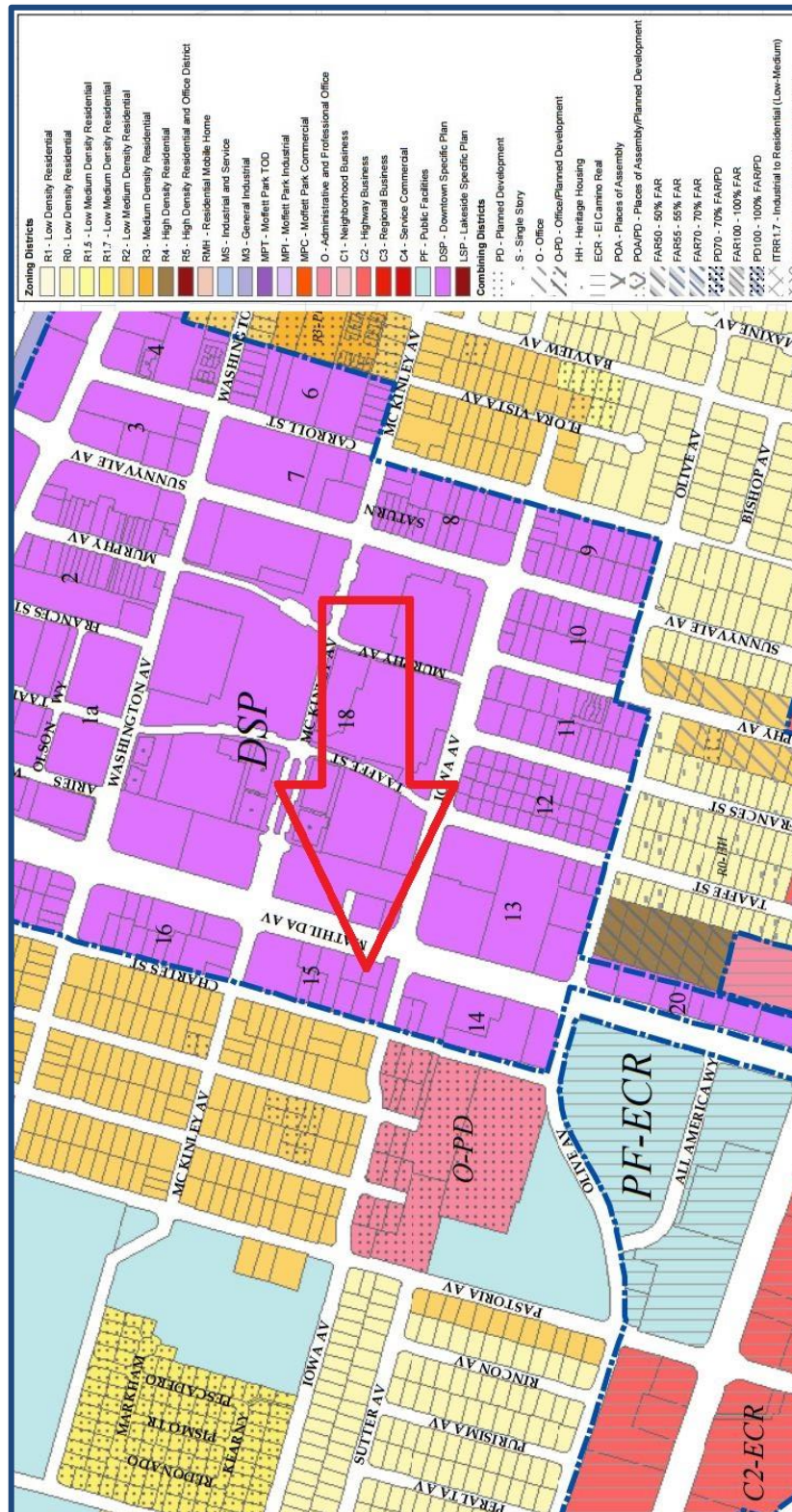
Overall, the subject is suitable for a variety of uses, including residential and mixed-use.

## TAX/PLAT MAP



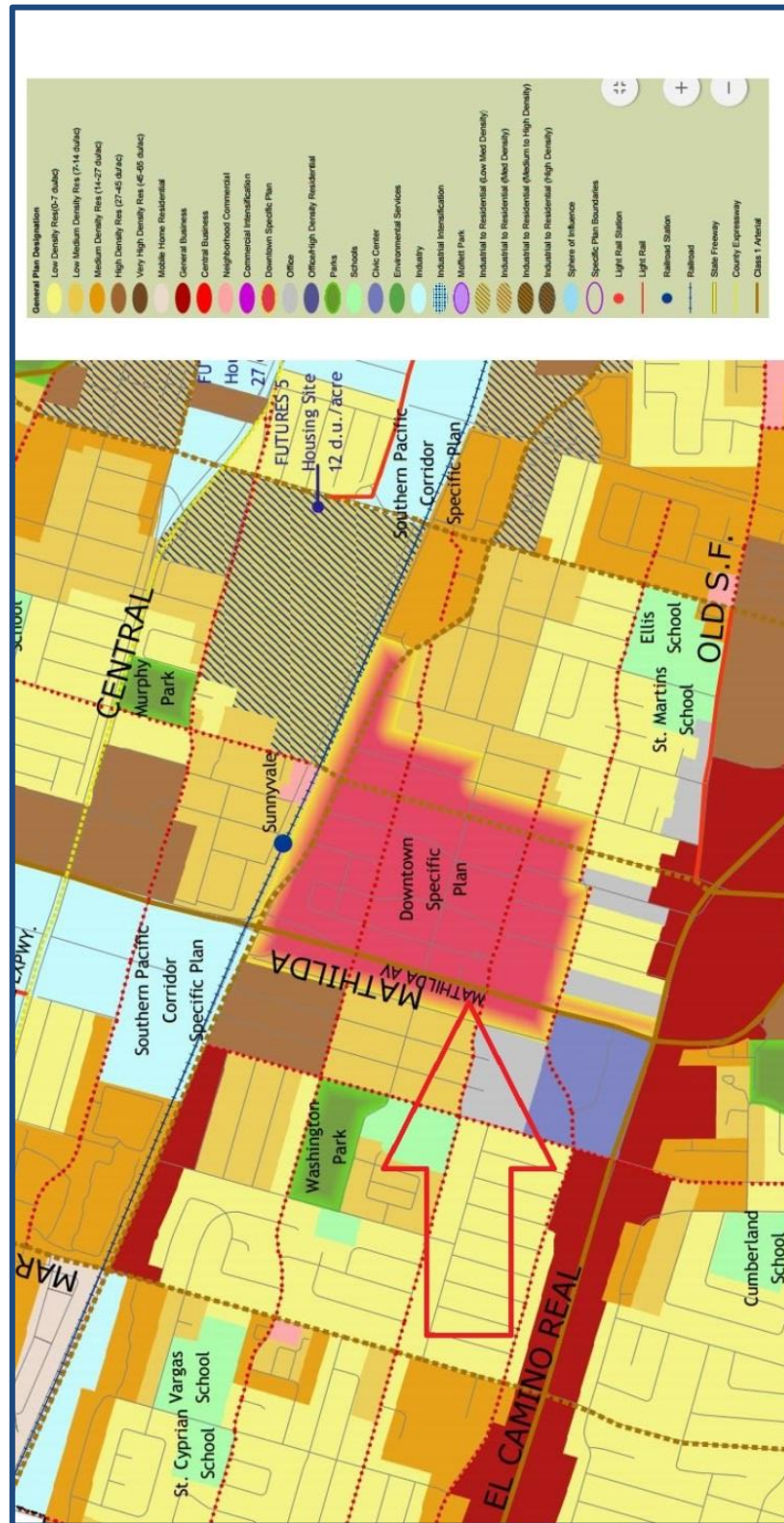


## ZONING MAP





## GENERAL PLAN



## Subject Photos

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View of subject property located at the intersection of W. Iowa and Charles Street



Closer view of subject land





View of subject property located along Charles Street



View of subject property along Mathilda Avenue

*Additional photos are included in the Addenda*

## Improvements Description

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Inspection of the improvements was beyond the scope of this assignment. Thus, only a brief description of the improvements is included in the paragraphs that follow.

The subject is improved with five single-family residences. The improvements on site were not inspected, but from the exterior it appears that the structures are located on four of the six APNs. More specifically APN 165-13-045 is improved with a two-bedroom and one-bathroom, single-family residence, constructed in 1948 with a living area of 917 square feet. APN 165-13-046 is improved with a three-bedroom and two-bathroom single-family residence, constructed in 1930, with a living area of 1,292 square feet. APN 165-13-073 is improved with a three-bedroom and one-bathroom single-story home with a living area of 1,151 square feet. Finally, APN 165-13-074 is improved with two residences, the area of which was unknown. Some small auxiliary structures were noted as well.

The improvements appeared partially occupied as of the date of value. They are in fair to average condition and add no value to the subject property, other than interim value. It is likely that the improved parcels could be worth slightly more with the existing improvements on a standalone basis, but the unimproved parcels would be worth substantially less; their small size prevents development at the 54 du/ac intended density. So, when combining all the sites together, the highest value of the subject property is for redevelopment.

Overall, while a complete Highest and Best Use as improved was beyond the scope of this assignment, it is believed that the value of the subject property is in the land for redevelopment, as assembled.

### Proposed Project

The subject is proposed to be developed with an affordable housing project with a total of 92 units. The project will consist of one-two- and three-bedroom rental units, targeted to individuals earning 30% and 60% of the AMI. Approximately 25% of the units will be set-aside for special-needs households, which may include seniors, the developmentally disabled or other at-risk households. The term of the affordability will be 55 years. The project will also include a small commercial component of 5,000 square feet of retail space along the Mathilda Avenue frontage.

The project design is anticipated to be attractive, compatible with the surrounding neighborhood and the improvements will incorporate Green Building and energy efficiency requirements. The project will also incorporate appropriate community spaces, amenities and services for the target population, such as child care, vocational counseling and/or a health care.

The project will be constructed by Related California Companies on a long-term ground lease with the City. The City received 10 proposals and wound up interviewing the top 4 scoring teams. They then had a second round of interviews with the top two teams before they finally selected the Related team. Terms such as lease price and city funding request was part of one of the scoring categories, but not the determinative scoring criteria. Other categories included capacity and relevant experience of the development team, local knowledge, depth of affordability of proposed project, project concept and design quality, etc.

The project's cost is estimated at \$56 million, and construction could start in 2019, with anticipated completion in 2020.



# Assessment and Tax Data

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## Assessment Methodology

The State of California has provided for a unified system to assess real estate for property taxes. Assessment Districts are established on a county basis to assess real estate within the county. The appraised property falls under the taxing jurisdiction of Santa Clara County and is subject to both general taxes and direct assessments.

## Assessed Values and Property Taxes

The subject property is not currently taxed because it is under government ownership. When the property is ground leased for a term of 35 years or more, it will be re-assessed for the possessory interest created and taxed at rates similar to other properties in the area.

### General Taxes

The amount of General Taxes due is quantified by multiplying the assessed value by the tax rate. In the State of California, real estate is assessed at 100% of market value as determined by the County Assessor's Office. The tax rate consists of a base rate of 1% plus any bonds or fees approved by the voters. The County Tax Rate for the subject area is 1.1595%.

### Direct Assessments

Direct assessments are tax levies that are not dependent upon the assessed value of the property. They are levied regardless of assessment. According to the Santa Clara County Tax Collector's Office, the direct assessments for the subject property are as follows: Fremont Union High School District assessment, mosquito-vector control assessments, Santa Clara Valley Water District flood and safe clean water assessments, and Sunnyvale School District assessment.

### Current and Future Taxes

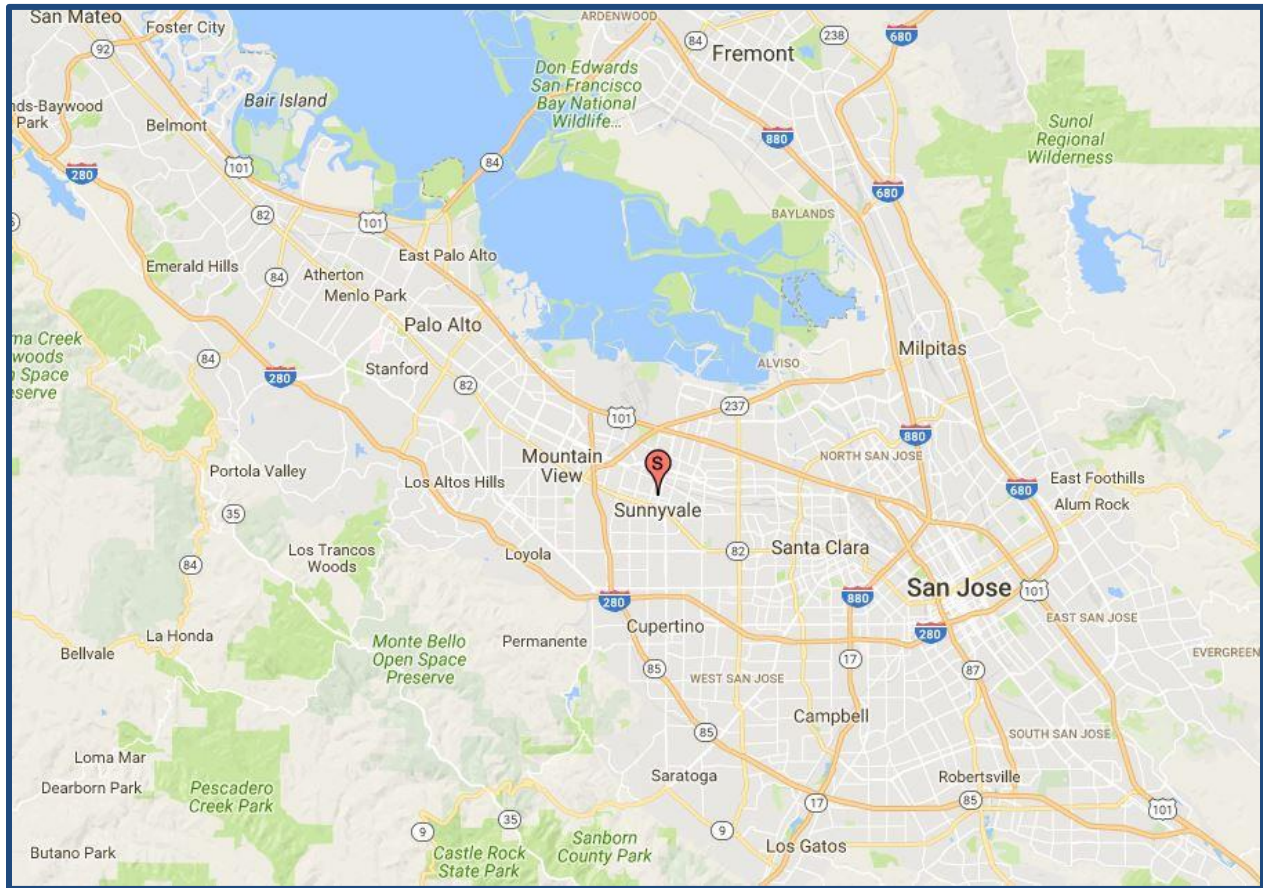
Proposition 13 was passed by voters in June 1978 and substantially changed the taxation of real estate in California. This constitutional amendment rolled back the base year for assessment purposes to the tax year 1975-1976. Annual increases in assessed value are limited to 2% per year, regardless of the rate of inflation. Real estate is subject to re-appraisal to current market value upon a change in ownership or new construction. Property assessments in years subsequent to a change of ownership or new construction are referred to as factored base values.

Proposition 8, which passed in 1979, states that the Assessor shall lower tax roll values to fair market value whenever the assessed value exceeds fair market value. It mandates that the lower of fair market value or factored base value be placed on the assessment roll. When fair market values are enrolled, the Assessor reassesses the property annually until such time as fair market value again equals or exceeds the factored base year value. For properties that have been owned for several years, the assessed value may not reflect the current fair market value. Furthermore, due to adjustments following a Prop 8 reduction, increases in assessed value can increase substantially more than 2% per year until the assessment again matches the factored base year value.

## Conclusions

The subject property is not currently taxed because it is under government ownership. When the property is ground leased for a term of 35 years or more, it will be re-assessed for the possessory interest value and taxed at rates similar to other properties in the area.

## MARKET AREA MAP



## Bay Area Multifamily Vacancy and Rent Trends

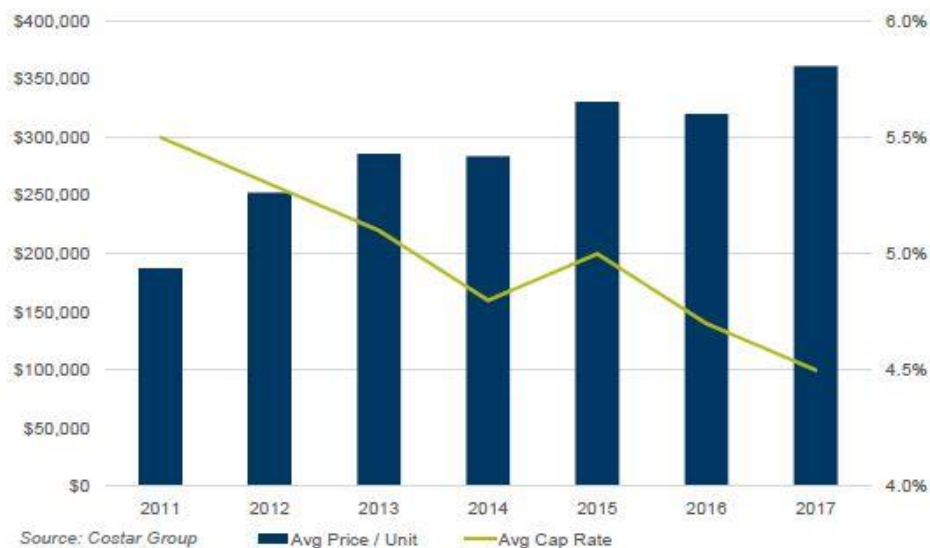
Apartment communities in the Bay Area ended Q1 2017 with a total market vacancy of 4.1%, an increase of 30 basis points from the previous year. Increase in labor force and new construction has been the biggest contributors to keeping the vacancy rate stable. San Francisco leads the Bay Area with the highest average apartment rental rate, at \$3,427. Following San Francisco is the Peninsula with an average rental rate of \$2,716 and the South Bay at \$2,482. Average asking rents modestly changed year over year.

Construction projects accounting for approximately 33,000 units over the next five years are expected to provide some relief to the Bay Area's housing shortage and will increase the housing inventory to 483,000 units. About a third of these units are projected to be delivered by the end of 2017.



## PRICING & CAP RATES

Bay Area's first quarter 2017 range was 3.0% to 5.9% while averaging at 4.5%. The annual cap rate decreased by approximately 80 BPS and continued to trend lower than 2009's high of 6.3%.



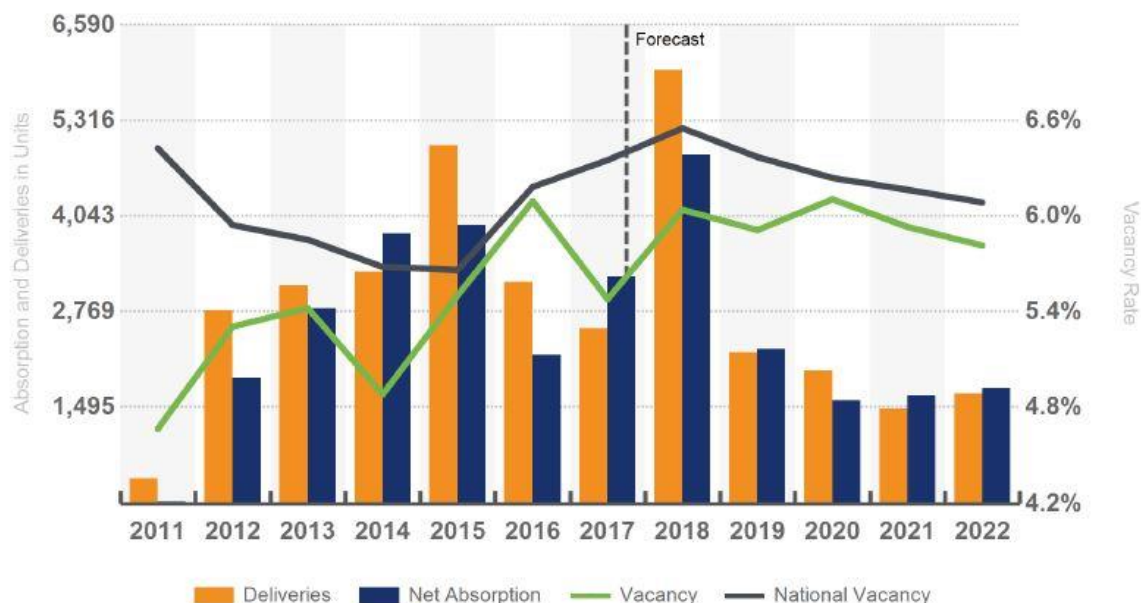
## Santa Clara County Multifamily Overview

Silicon Valley was historically considered a supply-constrained submarket and at the center of one of the world's hottest economies. But construction has surged, relatively speaking, in this submarket since 2013. As a result, vacancies have fluctuated over the last few years and were above both the historical and metro averages at the end of 2016. The metro's major employers--Google with around 1,700 employees and LinkedIn with around 1,200 employees in the area, among others--pay top dollar to attract the most talented programmers in the world, and residents here are extremely affluent as a result.

Fundamentals have begun to feel pressure from the surge in new supply. Thanks to the booming tech market and several years of minimal construction, apartment vacancies fell below prerecession levels in 2014. However, with apartment developers active in this market once again, supply outstripped demand in 2015 and the start of 2016. Over 8,000 units have hit the market since the start of 2015, and there is still a significant amount of construction underway and in the pipeline. Vacancies have risen due to this new supply and have in fact risen above the historical average.

However, absorption gains have been impressive in recent years. Demand has grown at an exceptional pace over the past four years, thanks to the market's outstanding employment growth. A booming labor market has bolstered population growth. In fact, expansion in the local resident base has significantly outpaced the national average since 2007. This has translated to outsized demand for residential units, which has persisted in recent quarters. This has allowed new units hitting the market lease up quickly keeping vacancies relatively in check.

### NET ABSORPTION, NET DELIVERIES AND VACANCY RATE



A supply wave is surging in the metro. Over 12,000 units have completed here since the beginning of 2012 and more than 2,000 in 2016 alone—the highest level of construction seen in recent memory. Over 8,500 units were under construction as of March 2017 and scheduled to deliver over the next few years. Completion of these units will mark this as one of the most active periods of inventory



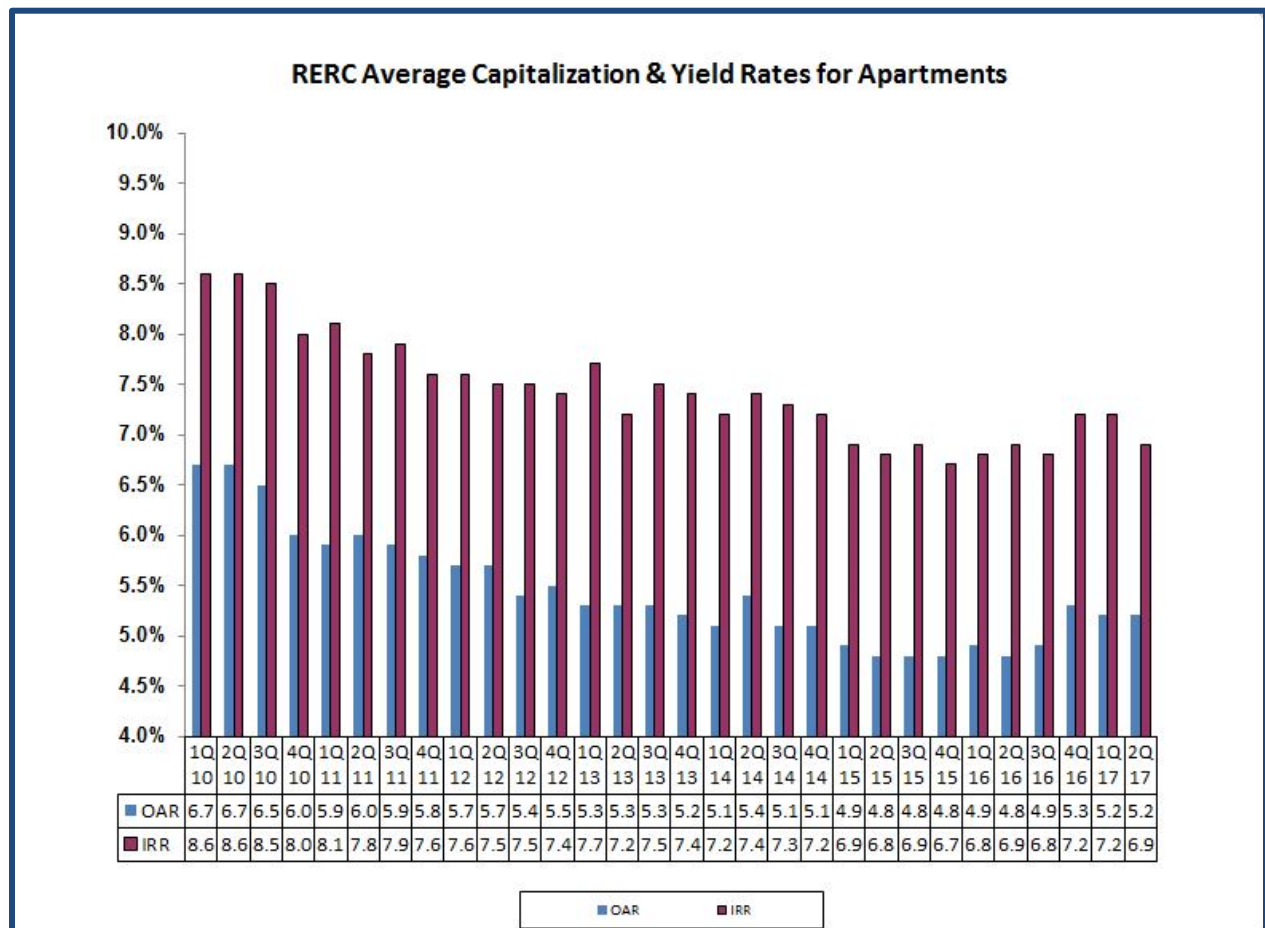
growth on record, surpassing even the 1998–2000 peak years of the tech boom. This area is home to a number of large, expanding tech employers that are attracting both tenants and developers.

The surge in new supply over the last few years is due partly to the ease of developing new projects relative to San Francisco or the East Bay. Supply risk is generally rare for any property type in the Bay Area, but San Jose's supply growth was actually slightly above the National Index over the past 10 years. There are land constraints and tight zoning policies at play in San Jose, but building constraints are not as strict here as in San Francisco. San Jose contains more developable land than does San Francisco or even many parts of the East Bay, where uneven terrain limits development.

From 2011 to 2015, San Jose experienced some of the strongest consistent rent growth in the nation. However, growth began to slow in all Bay Area markets toward the end of 2015, and in fact, San Jose posted around 2% of negative growth quarter-over-quarter, bringing year-over-year growth in 2016 slightly negative as well. Per-unit rents, however, are still the third highest in the country, trailing only neighboring San Francisco and the New York metro.

### Capitalization & Yield Rate Trends

We have also considered the historical average capitalization and yield rates for apartment properties over the last five years, as reported by the Real Estate Research Corp. ("RERC"). The historical rates are illustrated in the following table.



Rates were at their highest in 2009, consistent with the peak of the commercial real estate market. At the time, the average cap rate was about 7.6% and the average yield rate was about 9.2%. Rates decreased significantly after 2009. The average cap rate as of the Second Quarter of 2017 was 5.2% and the average yield rate was 6.9%.

Cap rates have increased over the past year and appear to be stabilizing, somewhat. Historically, the spread between capitalization and yield rates has been anywhere from about 100 to 200 basis points. Over the past five years, the spread has averaged about 200 basis points; that is, yield rates have been about around 2.0 percentage points higher than capitalization rates.

### Investment Trends

The Bay Area remains near the top of many commercial real estate investors' wish lists, and this is driving demand for product in the region. San Francisco/Peninsula, Silicon Valley and East Bay were among the top 20 markets in the first quarter of 2017 in terms of volume, ranking 7th, 11th and 19th, respectively, according to Real Capital Analytics. The Bay Area holds the 3rd position, trailing the New York and Los Angeles metros. The Bay Area has one of the strongest regional economies in the United States and its position as a global gateway market has attracted near record levels of investment, both foreign and domestic.

The Bay Area investment market closed the first quarter of 2017 with over \$6.6 billion of total sales for the quarter, only slightly below its \$6.8 billion three-year quarterly average. Though total quarterly dollar volume remains high, the total number of properties traded decreased to 113 in the first quarter 2017 vs. 178 in the first quarter of 2016. Strong demand from investors continued to exert downward pressure on cap rates across all property types. The average cap rate declined 40 basis points to 5.5% from the first quarter of 2016.

The Bay Area continues to be an attractive long-term option for the real estate investors. Over the past five years, the price per square foot (psf) has averaged \$325 psf across retail, office, and industrial property types. In the first quarter of 2017, retail has made the most gains at \$95 above the five year average of \$359 psf, followed by office at \$63 above \$405 psf, then industrial at \$42 above \$185 psf. The average price per unit for apartments has also increased over the same period, from \$229,000 per unit to \$361,000 per unit. Strong demand is expected through 2017 which will lead to higher sales volume and continued price appreciation.

MARKET	PROPERTIES SOLD	SALES VOLUME	TOTAL SF (excludes MF)	TOTAL UNITS MULTI-FAMILY	AVERAGE CAP	OFFICE CAP	INDUSTRIAL CAP	RETAIL CAP	MULTI-FAMILY CAP
East Bay	21	\$641M	2.3M	600	6.8%	7.2%	NA	6.2%	5.5%
North Bay	10	\$624M	1.3M	800	6.6%	7.0%	NA	5.5%	4.5%
San Francisco CBD	23	\$2,307M	3.2M	70	4.6%	4.7%	NA	3.2%	3.7%
Peninsula	9	\$783M	1.4M	60	3.0%	NA	NA	NA	3.0%
Silicon Valley	50	\$2,329M	5.8M	1,550	5.9%	6.1%	5.2%	5.5	4.0%
<b>TOTAL</b>	<b>113</b>	<b>\$6,683M</b>	<b>14.0M</b>	<b>3,080</b>	<b>5.5%</b>	<b>5.5%</b>	<b>5.2%</b>	<b>5.7%</b>	<b>4.5%</b>

Closed transactions valued at over \$10 million  
 Source: Cushman & Wakefield Research, Real Capital Analytics

Silicon Valley, the location of the subject property leads the Bay Area Market with increasing trends in properties sold (50), sales volume (\$2,329M), and total of multifamily units (1,550).

## Affordable Housing

There are roughly 265 low income housing apartment complexes which contain 27,539 affordable apartments for rent in Santa Clara County. Many of these rental apartments are income based housing with about 7,451 apartments that set rent based on your income. Often referred to as "HUD apartments", there are 5,608 Project-Based Section 8 subsidized apartments in Santa Clara County. There are 22,746 other low income apartments that don't have rental assistance but are still considered to be affordable housing for low income families.

The HUD funded Public Housing Agencies that serve Santa Clara County are the Housing Authority of the County of Santa Clara and Housing Authority of the City of San Jose. The HUD-funded Public Housing Agency that is located in but may not directly serve Santa Clara County is the Burbank Housing Authority.

In the high-priced Bay Area, even some households that bring in six figures a year can be considered "low income." That's according to the U.S. Department of Housing and Urban Development, which recently released its 2017 income limits — a threshold that determines who can qualify for affordable and subsidized housing programs such as Section 8 vouchers. San Francisco and San Mateo counties have the highest limits in the Bay Area — and among the highest such numbers in the country. A family of four with an income of \$105,350 per year is considered "low income." A \$65,800 annual income is considered "very low" for a family the same size, and \$39,500 is "extremely low." The median income for those areas is \$115,300.

Other Bay Area counties are not far behind. In Alameda and Contra Costa counties, \$80,400 for a family of four is considered low income while in Santa Clara County \$84,750 is the low-income threshold for a family of four.

The new federal income limits are higher than last year and previous years, a reflection of the rising incomes and cost of living in the Bay Area. The increases will allow people at the upper tiers of the "low-income" limits access to some affordable housing programs from which they were previously disqualified." We've significantly increased income limits at every income level — that means more housing opportunity (because it) broadens the pool of individuals and families (who are considered low income)," said Ed Cabrera, a regional public affairs officer for HUD. "I think it's fair to say that these income limits are one way to gauge livability and affordability." Jeff Levin, policy director for East Bay Housing Organizations, said the market has shifted "dramatically" over the past two decades, forcing renters to spend significantly more on average than they have in previous years.

Michael Santero, director of asset management for San Jose-based First Community Housing, said it is easy to see the increased need for affordable housing right now, as more people flock to affordable housing programs offered by First Community Housing and others in the face of rapidly rising housing costs. While the new HUD income limits broaden the group of people eligible for such programs, it doesn't help alleviate the demand for such housing. It's up to developers and cities to provide more supply.

Some Bay Area cities have seen average rents soften a bit, but they are still higher than much of the country. According to ApartmentList.com, the median monthly cost of a two-bedroom apartment was \$2,550 in San Jose by the end of last year. In Oakland, it was around \$2,500, and in San

Francisco, it was a cool \$4,550. Even places in the East Bay suburbs, where many have flocked to find rent relief, were expensive. Pleasanton's median for a two-bedroom was \$2,770, and in Concord, it was \$1,900 per month. Not surprisingly, the Bay Area HUD income limits are higher than other metropolitan areas in the country.

There is one affordable project currently approved in Sunnyvale, the Edwina Benner Plaza at 460 Persian Drive. This is a 66-unit, four story project developed by MidPen Housing. Originally only 32 of the units would have been available to Sunnyvale residents, but with some additional funding, 42 of the 66 total units will be made available to those who live and work in the city. The remaining units will be reserved for households referred by agencies that are providing funding to the project, such as the Santa Clara County Office of Supportive Housing and the Housing Authority of the County of Santa Clara. MidPen Housing began construction in the spring and will be completed sometime next year.

### Residential Land Market

Residential land values are directly tied to supply and demand of current housing product. Land values vary depending on location, size, permitted uses, and allowable density. Unfortunately, there are no meaningful statistics for residential land values in Santa Clara County and the subject's submarket of Sunnyvale. However, with the prices of homes going up, land prices have also experienced a notable upward trend over the past several years. Sunnyvale and Mountain View are experiencing explosive growth, in large part due to Google, and they both command some of the highest home prices in the area. As discussed above, home prices are expected to continue to increase over the next year, which puts upward pressure on land values.

Residential land is typically purchased contingent on project approval or with entitlements in place. When contingent upon approvals, the risk to a developer is significantly reduced. Prices for land purchased without this contingency are typically lower than for land purchased on contingency. The price differential is especially large as the risk increases. We note that citizen participation in planning activities is very high in certain municipalities; thus, the approval process for residential projects can become political, long and arduous. It is not uncommon for new projects to take three to four years for development approval.

The Sunnyvale land market has been very active over the past 18 months. Several land transactions took place, many of which had short escrows without a tentative map approval contingency. The real estate brokers we spoke with indicated that marketing periods were short, under two months, and there were multiple offers which resulted to contract prices that were at or above the asking rate.

Buyer types in Sunnyvale range from the individual developer to the large scale national housing developer, depending on the size of the site. Well-located, small sites are still in demand from small local buyers, while national builders are very actively seeking land sites that are over three acres in size. If a property has easy access, no topography or geologic issues, and has infrastructure available and multi-family residential zoning, the property will be in better demand. In addition, higher density land for affordable development of mixed-use sites is exhibiting better demand than for-sale housing in certain submarkets.

## Conclusion

Apartment properties have remained a preferred investment over other property types due to their favorably perceived risk/return position. Inventory of apartment projects available for sale has not met investor demand. The demand for housing in the entire Bay Area remains high and projected demand far exceeds supply. As a result of increasing rental rates and demand for multi-family investments, sales volume has increased. Nevertheless, most market participants have noted that property values have remained relatively stable with fluctuating increases and decreases over the past year. These same brokers anticipate positive market trends over the next several years.

Likely, we will continue to see positive trends for the Santa Clara County and Sunnyvale multi-family markets. Rents and occupancy will remain strong and grow, while sale volume remains high and cap rates remain low. Apartment properties have remained a preferred investment over other property types due to their favorably perceived risk/return position, and we believe that the outlook for apartments has historically been, and is still, positive.



## Highest and Best Use

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The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

### Analysis of Highest and Best Use As If Vacant

The primary determinants of the highest and best use of the property as if vacant are the issues of (1) Legal permissibility, (2) Physical possibility, (3) Financial feasibility, and (4) Maximum productivity.

#### Legally Permissible

The subject site is zoned DSP, Downtown Specific Plan which controls the general nature of permissible uses but is appropriate for the location and physical elements of the subject property, providing for a consistency of use with the general neighborhood. The location of the subject property is appropriate for the uses allowed, as noted previously, and a change in zoning is unlikely. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development.

Regulations for the development of the site have been discussed earlier in the report. The planning department envisions residential development at a high density of 54 units per acre, and has pre-approved this density in the subject's block (Block 15). Higher density could be approved for affordable projects. The probability of the site's current zoning changing is unlikely.

As noted in the zoning section of this report, the maximum number of units that can be developed on the subject site is 54 dwelling units per acre. However, a density increase of up to 35% can be achieved with density bonus (per the Density Bonus Ordinance). This results in a maximum density of 72.9 dwelling units per acre, or a maximum of 100 affordable units can be developed on the subject site.

We note that the subject site represents a municipality's surplus land, and the City requires affordable development on the site; the City Council designated the property to be for affordable housing. More specifically, residential development of the subject is required to provide 25% of the housing for extremely low, very low and low-income families. This is a burden to a future buyer/developer of the subject property and has been considered in our appraisal to offset the potential bonus density.

#### Physically Possible

The subject site is irregular in shape and contains 62,533 square feet or 1.44 acres. All urban utilities are available to the site. The site has good visibility and good street frontage along three city streets. According to flood plain maps, the property is not located in a flood hazard area. To the best of our knowledge, the subject property is environmentally clean. The physical attributes of the subject site support a variety of uses including commercial, residential and mixed use commercial/ residential uses.

### Financially Feasible

The probable use of the site for multifamily development conforms to the pattern of land use in the market area. A review of published yield, rental and occupancy rates suggest that there is an undersupply and demand is sufficient to support construction costs and ensure timely absorption of additional inventory in this market. Therefore, near-term speculative development of the subject site is financially feasible.

The market demand for the development of the appraised site is considered strong, when considering the undersupply of land in Sunnyvale and larger Santa Clara County. As mentioned earlier, the demand for residential properties in Santa Clara County remain strong, as exhibited in both the low vacancy rate and the high rental rates for residential properties in this county. Therefore, feasibility of developing the site in current market conditions is strong.

There is limited land available for new development in Sunnyvale at present, and the City encourages higher-density projects, close to the downtown area as well as to public transportation, to accommodate population growth. In the past three to four years, the City has approved a large number of residential projects, including several high-density, mixed-use projects, in excess of 30 dwelling units per acre. A large number of these projects are in the final stages of the entitlement process or currently under construction.

Apartment rents are on the rise as well; however, the rental market is reaching a plateau due to the large number of rental units that have been completed or are currently under construction in the broader Santa Clara County. Thus, rents appear to be flattening out, and minor rent increases are forecasted in the near term. Still, however, apartments are the most desirable asset among investors.

Considering the number of projects currently into construction, as well as forecasted strong demand, it appears that residential construction is financially feasible now and will continue to be so in the next two to three years. Pent up demand exists, with most homes selling at or above the asking price, often with multiple offers in place. Therefore, residential development of the subject site is financially feasible.

### Maximally Productive

Among the financially feasible uses, the use that results in the highest value (the maximally productive use) is the highest and best use.

As we discussed throughout this report, as of the date of value there was momentum in Santa Clara County, and cities are encouraging very-high-density development, especially in the downtown areas or around transit corridors.

The residential market is currently on the rise, as marketing times are declining, and sale prices are increasing. Rents are on the rise as well. The subject is located in Sunnyvale, a desirable area due to its proximity to freeways, Caltrain, City Center, as well as its proximity to major employment centers in the Bay Area. These are desirable characteristics of the subject site and would support medium/high-density residential development.

Considering these factors, the maximally productive use of the subject site as though vacant, is for multi-family residential development, at the maximum density permitted by municipal guidelines, either on a standalone basis or as part of an assemblage with adjacent properties.

As noted in the zoning section of this report, the maximum number of units that can be developed, based on the current density for a market rate project (54 du/ac) is 71 while with a bonus density (per the Density Bonus Ordinance) is 100 units (72 du/ac). We will utilize this density and number of units in our land valuations later in the report.

#### Conclusion of Highest and Best Use As If Vacant

The conclusion of the highest and best use as if vacant is for high-density residential or mixed-use commercial/ residential development, at the maximum density permitted by municipal guidelines.

#### Analysis of Highest and Best Use as Improved

An analysis of the highest and best use as improved is beyond the scope of this assignment. It appears, however, that the improvements are dated and with low FAR, and as such, they add interim value to the land; they can continue to generate interim income until entitlements are received. The highest and best use of the subject property as assembled is for demolition of the improvements and redevelopment once entitlements are received.

#### Most Probable Buyer

As of the date of value, the most probable buyer of the subject property under Scenario One is a developer or possibly an affordable housing builder. The most likely users would be a number of residential tenants.

## Land Valuation – As Is

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### Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

The subject property is a 1.44-acre, high-density residential site. For purposes of this appraisal, the Sales Comparison Approach has been employed to estimate the market value of the subject site. Sufficient sales data was available that it was felt this method yielded a reliable result. This is the method that would most often be applied by a typical buyer of this type of property.

Typically, there are three main categories that land sells under: 1) “as-is,” 2) “contingent on receiving entitlements,” and 3) as “fully entitled.” Of course, this is a simplification, and there are various stages in between, but for purposes of this discussion and the valuation assignment, these are the main categories. We have appraised the subject property as is (without entitlements), as a redevelopment site. This is not the typical scenario for the subject since most buyers would seek to purchase residential land either contingent on entitlements or as already entitled. These are the most common contract structures for land sale transactions in the marketplace.

This is an as-is” valuation of the subject land without any proposed entitlements or a proposed project in mind, but considering the existing Specific Plan designation of the property for very high-density residential development (54 du/ac).

### Unit of Comparison

The unit of comparison depends on land use economics and how buyers and sellers use the property. The unit of comparison in this analysis is price per square foot of land area.

### Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location, and (7) physical characteristics.

### Comparable Sales Data

As discussed in the zoning section of this report, the City of Sunnyvale pre-approved Block 15 at a density of 54 dwelling units per acre, with a maximum of 71 units likely permitted on the subject under market rate development.

To obtain and verify comparable sales of vacant land properties, we conducted a search of public records, field surveys, interviews with knowledgeable real estate professionals in the area, and a review of our internal database.

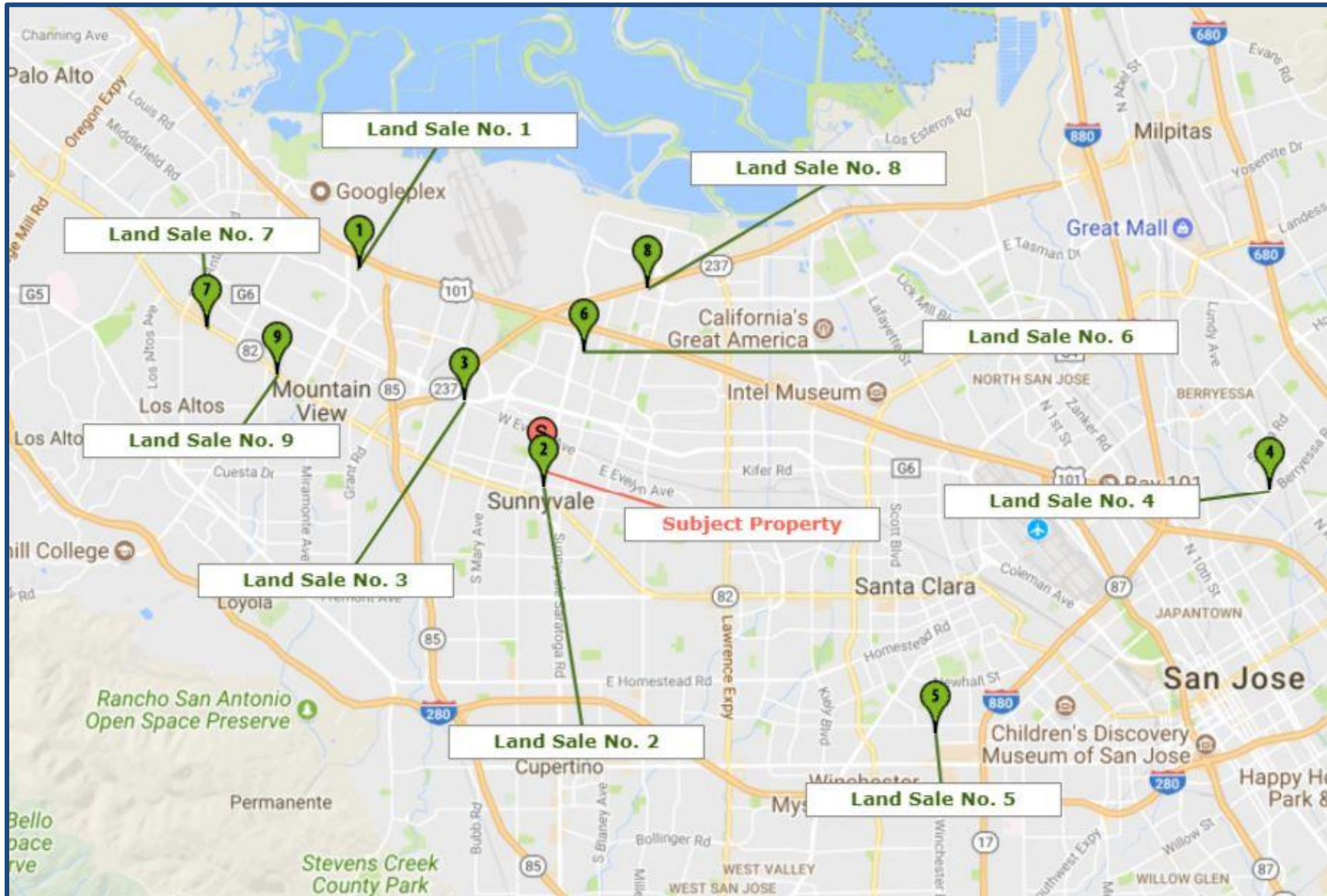
We included several sales in our analysis, as these sales were judged to be the most comparable to develop an indication of market value for the subject property. While some of the Comparable Sales were purchased for affordable development, the sites sold without a recorded deed restriction. The following is a table summarizing each sale comparable and a map illustrating the location of each in relation to the subject. Details of each comparable follow the location map.



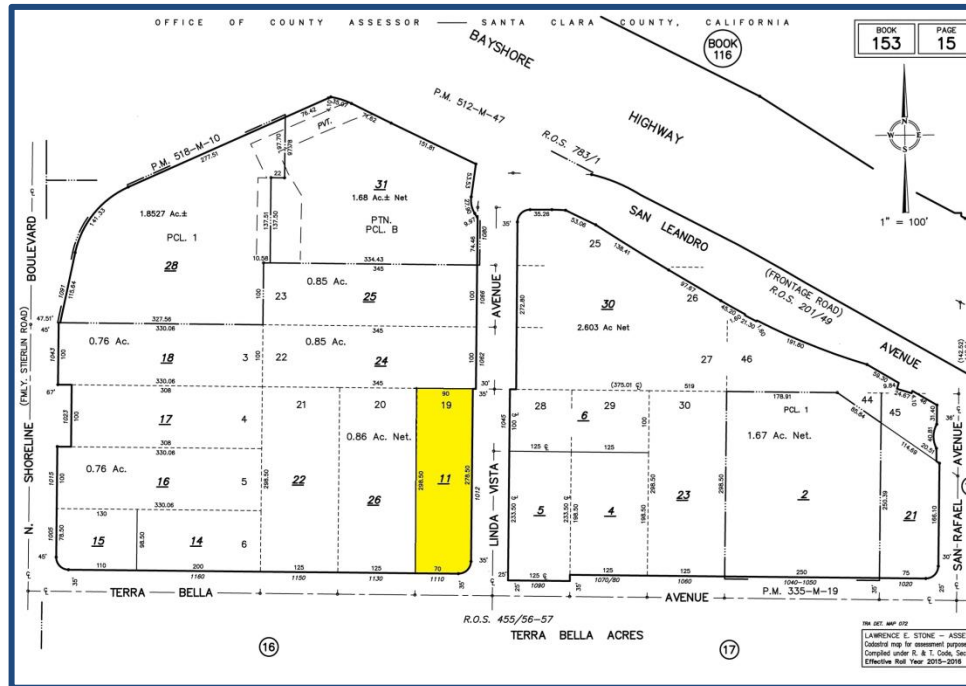
### Land Sales Summary

Comp. No.	Date of Sale	Usable Acres	Usable Sq. Ft.	Location		Zoning	Density du/ac	Sales Price Actual	Per Sq. Ft.	Per Unit
1	March-17	0.616	26,820	1110 Terra Bella Avenue	Mountain View	MM	100+	\$7,650,000	\$285.23	\$123,387 *
2	December-16	0.423	18,426	528 South Mathilda Avenue	Sunnyvale	DSP	89.83	\$3,300,000	\$179.09	\$86,842
3	June-16	1.933	84,201	779 East Evelyn Avenue	Mountain View	R4	60.01	\$11,525,000	\$136.87	\$99,353
4	August-16	6.300	274,428	NEC of Sierra and Berryessa	San Jose	A(PD)	87.46	\$40,000,000	\$145.76	\$72,595
5	April-16	1.863	81,152	100 North Winchester Blvd	Santa Clara	OG	49.38	\$12,145,000	\$149.66	\$132,011
6	November-16	1.200	52,272	740-746 San Aleso Avenue	Sunnyvale	MS	98.33	\$5,299,267	\$101.38	\$44,909
7	September-15	0.447	19,484	4880 El Camino Real	Los Altos	CT	46.95	\$4,000,100	\$205.30	\$190,481
8	April-15	1.314	57,235	460 Persian Drive	Sunnyvale	R4 (PD)	47.95	\$7,561,145	\$132.11	\$120,018
9	April-15	0.487	21,223	1701-1707 El Camino Real	Mountain View	P-38	100.57	\$5,200,000	\$245.02	\$106,122
* Estimated										

### COMPARABLE SALES MAP



### COMPARABLE SALE 1



### Property Identification

<b>Property/Sale ID</b>	121123/430543
<b>Property Type</b>	Multi-Family
<b>Address</b>	1110 Terra Bella Avenue
<b>City, State Zip</b>	Mountain View, California 94043
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.408712/-122.075791
<b>Tax ID</b>	153-15-011

### Transaction Data

<b>Sale Date</b>	Mar-2017	<b>Housing Corp)</b>
<b>Sale Status</b>	Recorded	<b>Recording Number</b>
<b>Grantor</b>	Red Tower Capital	<b>Sale Price</b>
<b>Grantee</b>	Terra Bella LLC (Palo Alto)	\$7,650,000

### Property Description

<b>Gross Acres</b>	0.62	<b>Use Designation</b>	General Industrial
<b>Gross SF</b>	26,820	<b>Zoning Jurisdiction</b>	City of Mountain View
<b>Corner/Interior</b>	Corner	<b>Zoning Code</b>	MM
<b>Shape</b>	Rectangular	<b>Zoning Description</b>	General Industrial

### Indicators

<b>\$/Gross SF</b>	\$285.24
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**Remarks**

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This property consists of a single parcel located along the north side of Terra Bella Avenue in Mountain View. The site has a rectangular shape and a corner lot configuration at the intersection of Terra Bella Avenue and Linda Vista Avenue. The site has approximately 80 feet of frontage along Terra Bella Avenue and 290 feet of frontage along Linda Vista Avenue (with two curb cuts). The underlying site contains 26,820 gross square feet or 0.62 gross acres.

The property is improved with two buildings but they will be demolished for redevelopment. While both buildings were vacant as of the time of sale, the tenant at 1012 Linda Vista is still pay rent (\$14,000 per month) through August 2018, when the lease expires.

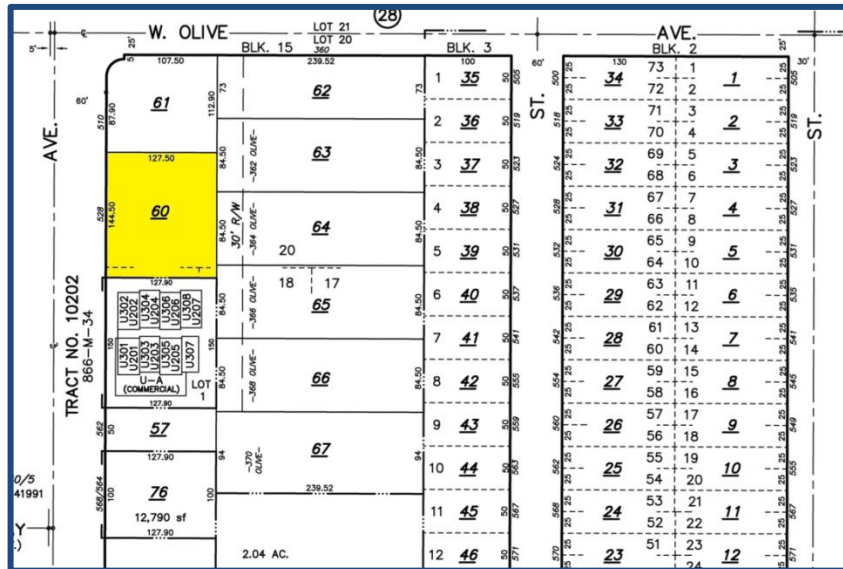
The property is situated in an industrial area that has been seen as a potential change area for larger scale residential conversion. Last year several council members urged the city to study the Terra Bella area for residential zoning, as the City grapples with crushing demand for housing. This idea has gained a lot of support from nearby property owners, including Google who have approached the city with their support for housing. Based on our conversation with the City's Economic Development Director, high-density residential development is reasonably likely for the immediate area.

This property sold in a double escrow transaction. More specifically, the property was contracted for sale in March 3, 2017 between Red Tower Capital (buyer) and Mina Yousseff. The property was marketed based on office/ industrial use by Colliers and was listed on the market with no offer price. Colliers is the broker (dual agent for seller/buyer), with the assignment being confidential at this stage, so the brokers cannot be contacted. We believe, however, that the sale price is \$6,000,000 or \$224 per square foot of land area.

Subsequently, an agreement for assignment for purchase was negotiated in March 20, 2017 between Terra Bella LLC and Red Tower Capital. The sale price to Terra Bella LLC is \$7,650,000, or \$285 per square foot of land area. Both escrows will close on the same day (double escrow) which will be sometime in the end of April. The PSA allows for assignment without requiring seller's consent.

The buyer (Palo Alto Housing Corporation) intends to build affordable housing at a very high density of over 100 units/acre. We note, however, that the existing zoning does not permit residential but the City has expressed interest to allow residential development, especially an affordable project. This is an as is sale, without entitlements.

## COMPARABLE SALE 2



### Property Identification

<b>Property/Sale ID</b>	121358/430636
<b>Property Type</b>	Multi-Family
<b>Address</b>	528 South Mathilda Avenue
<b>City, State Zip</b>	Sunnyvale, California 94086
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.371026/-122.035867
<b>Tax ID</b>	209-29-060

### Transaction Data

<b>Sale Date</b>	Dec-2016	<b>Grantee</b>	Family
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	Silicon Sage Builders
<b>Grantor</b>	Robert C McPherson & Karen Van Gronlingen	<b>Sale Price</b>	23541639 \$3,300,000

### Property Description

<b>Gross Acres</b>	0.42	<b>Shape</b>	Rectangular
<b>Gross SF</b>	18,426	<b>Use Designation</b>	Downtown Specific Plan
<b>No. of Units</b>	38	<b>Zoning Jurisdiction</b>	City of Sunnyvale
<b>Density (Units/Ac)</b>	89.83	<b>Zoning Code</b>	DSP
<b>Corner/Interior</b>	Interior	<b>Zoning Description</b>	Downtown Specific Plan

### Indicators

<b>\$/Gross SF</b>	\$179.09	<b>\$/Unit</b>	\$86,842
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**Remarks**

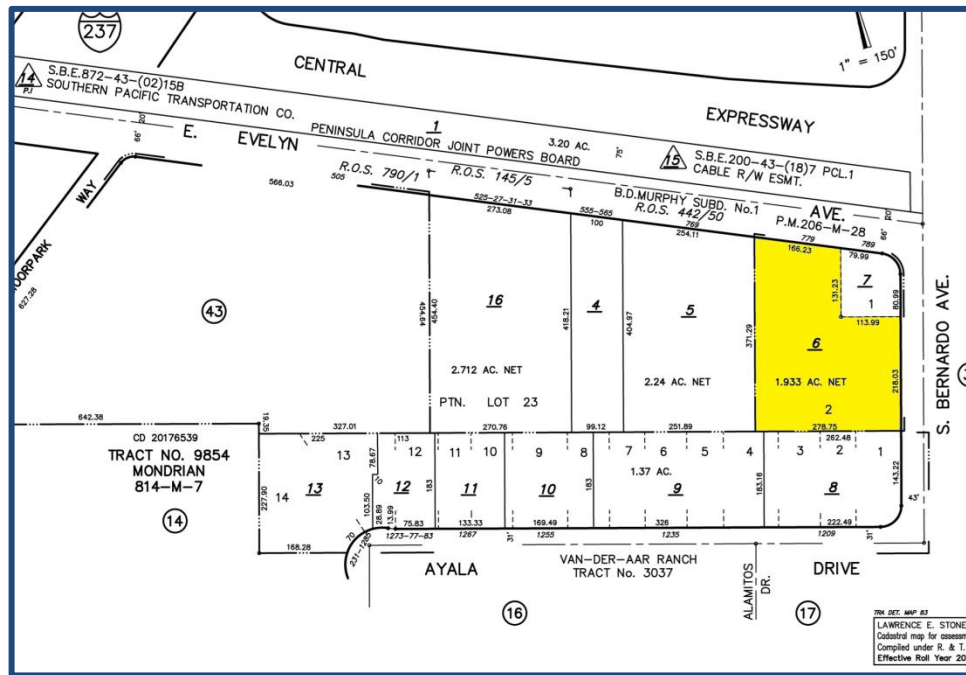
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This property consists of a single parcel improved with an 8-unit apartment building located along the east side of South Mathilda Avenue in Sunnyvale. The site has a rectangular shape and an interior lot configuration one parcel south of West Olive Avenue. The site has approximately 145 feet of frontage along South Mathilda Avenue and a depth of 128 feet. The property is proximate to downtown Sunnyvale and the Sunnyvale Caltrain Station.

The underlying site contains 18,426 gross square feet or 0.42 gross acres. The improvements contain approximately 5,276 square feet, were constructed circa 1950, and consist of all one-bedroom apartment units. The property zoning and General Plan land use designation are Downtown Specific Plan.

This property was purchased for redevelopment to a 34-unit apartment building. Entitlements were not in place for the proposed project, although the underlying zoning already allowed residential use. The property sold in December 2016 for \$3,300,000 or \$86,842 per proposed unit or \$179.09 per square foot of land.

### COMPARABLE SALE 3



### Property Identification

<b>Property/Sale ID</b>	120617/430192
<b>Property Type</b>	Multi-Family
<b>Address</b>	779 East Evelyn Avenue
<b>City, State Zip</b>	Mountain View, California 94041
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.385777/-122.052877
<b>Tax ID</b>	161-15-006

### Transaction Data

<b>Sale Date</b>	Jun-2016	<b>Recording Number</b>	23322208
<b>Sale Status</b>	Recorded	<b>Sale Price</b>	\$11,525,000
<b>Grantor</b>	Petri Estate Co		
<b>Grantee</b>	Evelyn Avenue Family		

### Property Description

<b>Gross Acres</b>	1.93	<b>Shape</b>	L-Shaped
<b>Gross SF</b>	84,201	<b>Use Designation</b>	High Density Residential
<b>No. of Units</b>	116	<b>Zoning Jurisdiction</b>	City of Mountain View
<b>Density (Units/Ac)</b>	60.01	<b>Zoning Code</b>	R4
<b>Corner/Interior</b>	Through Lot	<b>Zoning Description</b>	High Density Residential

### Indicators

<b>\$/Gross SF</b>	\$136.87	<b>\$/Unit</b>	\$99,353
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**Remarks**

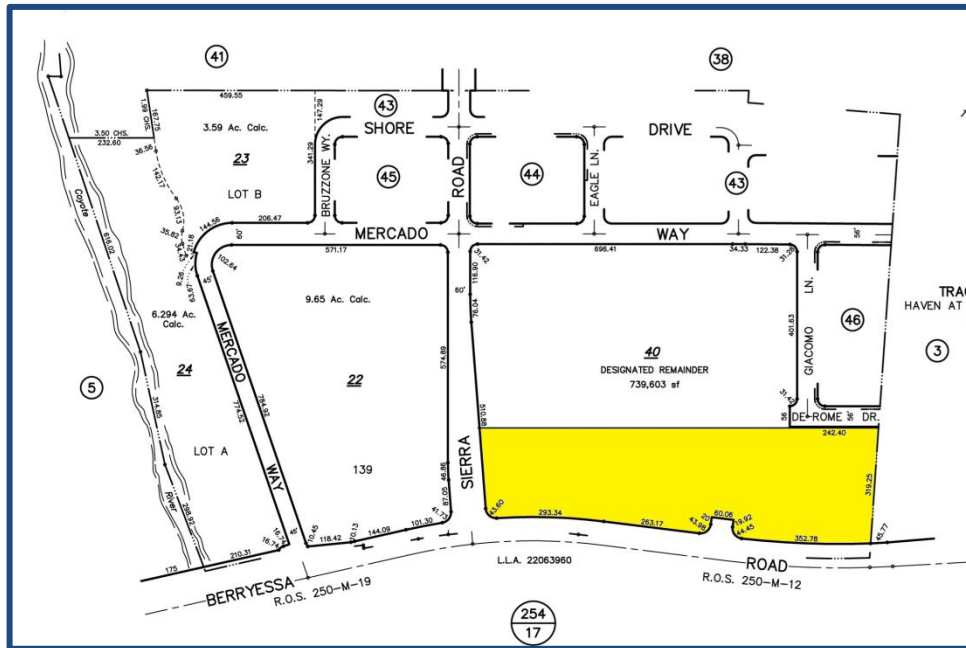
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This property consists of a single parcel improved with two office buildings located along the south side of East Evelyn Avenue in Mountain View. The site has an L-shape and a through-lot configuration with approximately 166 feet of frontage along East Evelyn Avenue (with one curb cut) and 218 feet of frontage along South Bernardo Avenue (with two curb cuts). The property is across East Evelyn Avenue from Caltrain railroad tracks.

The underlying site contains 84,201 net square feet or 1.93 net acres. The existing improvements contain a total of 29,700 square feet and were constructed circa 1974 and 2001. The property zoning and General Plan land use designation are High Density Residential.

The buyer (ROEM) plans to construct 116 affordable housing units, financing the project through a City of Mountain View affordable housing subsidy.

### COMPARABLE SALE 4



### Property Identification

<b>Property/Sale ID</b>	121506/430724
<b>Property Type</b>	Multi-Family
<b>Address</b>	NEC of Sierra and Berryessa
<b>City, State Zip</b>	San Jose, California 95133
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.370490/-121.878730
<b>Tax ID</b>	241-04-040 (Portion)

### Transaction Data

<b>Sale Date</b>	Aug-2016	<b>Recording Number</b>	Properties
<b>Sale Status</b>	Recorded	<b>Sale Price</b>	Unavailable
<b>Grantor</b>	Bumb and Associates		\$40,000,000
<b>Grantee</b>	Western National		

### Property Description

<b>Gross Acres</b>	6.30	<b>Shape</b>	Generally Rectangular
<b>Gross SF</b>	274,428	<b>Use Designation</b>	High Density Residential
<b>No. of Units</b>	551	<b>Zoning Jurisdiction</b>	City of San Jose
<b>Density (Units/Ac)</b>	87.46	<b>Zoning Code</b>	A(PD)
<b>Corner/Interior</b>	Corner	<b>Zoning Description</b>	Planned Development

### Indicators

<b>\$/Gross SF</b>	\$145.76	<b>\$/Unit</b>	\$72,595
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**Remarks**

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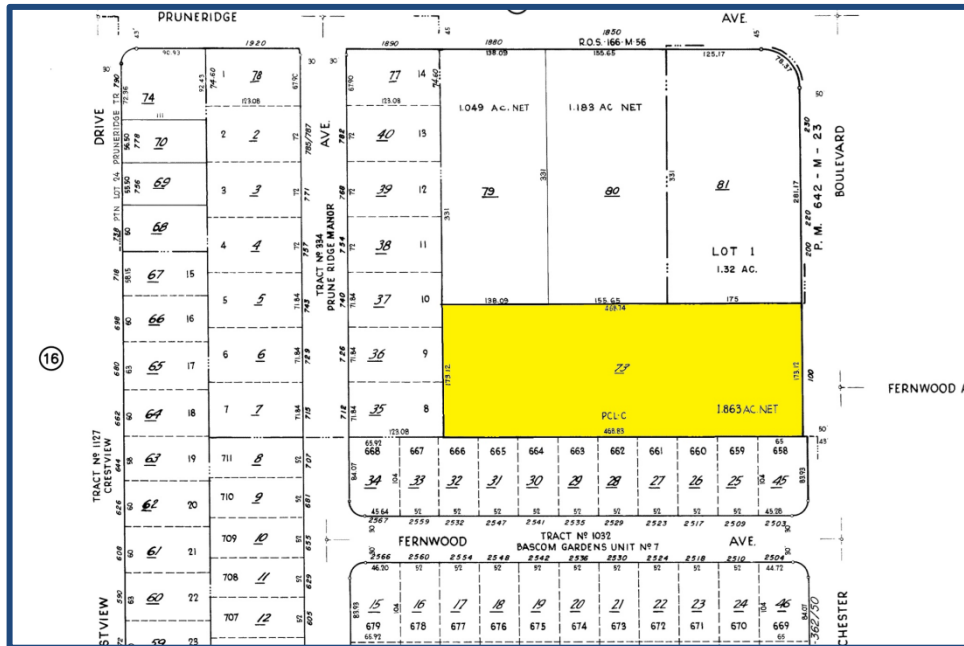
This property represents a 6.3-acre portion of the larger Flea Market site, identified as Blocks 9, 10 and 11 of the North Village, located along the north side of Berryessa Road in San Jose. The site has a long rectangular shape and a corner lot configuration at the signalized intersection of Berryessa Road and Sierra Road. The site has approximately 1,100 feet of frontage along Berryessa Road and 250 feet of frontage along Sierra Road.

The property is located adjacent to the proposed Berryessa BART station. The area is in the redevelopment stage of its life cycle, where older industrial uses are replaced with high-density residential development or mixed-use commercial residential development. This is a result of the extension of the BART line within the area and anticipated BART service to commence in 2017/ 2018.

Western National Properties went into contract to purchase this property in August 2016 from Bumb and Associates. Escrow closed in April 2017 at a sale price of \$40,000,000 or \$72,595 per proposed unit, or \$145.76 per square foot of land. The property sold shovel ready at the time of sale. The buyer intends to develop 551 apartment units onsite. Entitlements were in place for 551 units at a density of 87.46 units per acre. Additionally 37,000 square feet of retail space will be developed on the ground floor. The site is exempt from affordability requirement.



### COMPARABLE SALE 5



### Property Identification

<b>Property/Sale ID</b>	119212/429489
<b>Property Type</b>	Commercial
<b>Address</b>	100 North Winchester Boulevard
<b>City, State Zip</b>	Santa Clara, California 95050
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.328678/-121.951003
<b>Tax ID</b>	303-16-073

### Transaction Data

<b>Sale Date</b>	Apr-2016	<b>Grantee</b>	USA Properties Fund, Inc.
<b>Sale Status</b>	Recorded		(Santa Clara 632, LLC)
<b>Grantor</b>	Rubicon Investments, Inc. (Santa Atrium Professional)	<b>Recording Number</b>	23262198
		<b>Sale Price</b>	\$12,145,000

### Property Description

<b>Gross Acres</b>	1.86	<b>Shape</b>	Rectangular
<b>Gross SF</b>	81,152	<b>Use Designation</b>	Regional Commercial
<b>No. of Units</b>	92	<b>Zoning Jurisdiction</b>	City of Santa Clara
<b>Density (Units/Ac)</b>	49.38	<b>Zoning Code</b>	OG
<b>Corner/Interior</b>	Interior	<b>Zoning Description</b>	General Office

### Indicators

<b>\$/Gross SF</b>	\$149.66	<b>\$/Unit</b>	\$132,011
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**Remarks**

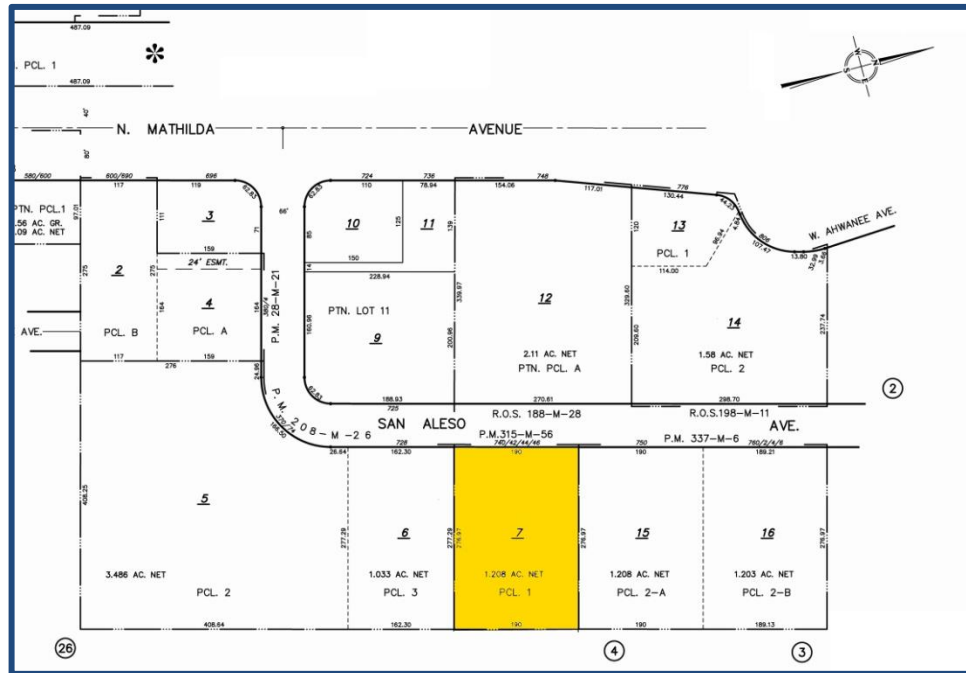
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This property consists of a single parcel improved with a three-story multi-tenant office building located along the west side of North Winchester Boulevard in Santa Clara. The site has a rectangular shape and a T-intersection lot configuration one parcel interior, to the south, of Pruneridge Avenue, and directly across Winchester Boulevard from Fernwood Avenue. The site has approximately 175 feet of frontage along North Winchester Boulevard (with two curb cuts) and a depth of 470 feet. The property abuts single family residential uses to the south and west.

The underlying site contains 81,152 net square feet or 1.86 net acres. The improvements contain 63,953 square feet and were constructed circa 1968 and renovated in 2008. The floor area ratio is 79%. There are approximately 100 onsite surface parking spaces and 100 covered spaces for a parking ratio of 3.3 spaces per 1,000 square feet. The property is zoned General Office and the General Plan land use designation is Regional Commercial.

USA Properties Fund, Inc. (Santa Clara 632, LLC) purchased this property in April 2016 from Rubicon Investments, Inc. (Santa Atrium Professional). The property sold below the asking price of \$12,250,000. The sale price was \$12,145,000 or \$149.66 per square foot of land or \$132,011 per proposed unit. Close of escrow was contingent upon entitlements. The buyer intends to construct 92 senior apartment units.

### COMPARABLE SALE 6



### Property Identification

<b>Property/Sale ID</b>	121166/430508
<b>Property Type</b>	Multi-Family
<b>Address</b>	740-746 San Aleso Avenue
<b>City, State Zip</b>	Sunnyvale, California 94085
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.394348/-122.027175
<b>Tax ID</b>	204-01-007

### Transaction Data

<b>Sale Date</b>	Nov-2016	<b>Grantee</b>	CalAtlantic Group, Inc/CalAtlantic Homes
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	23512731
<b>Grantor</b>	DPM San Aleso LLC/Dollinger Properties	<b>Sale Price</b>	\$5,299,267

### Property Description

<b>Gross Acres</b>	1.20	<b>Shape</b>	Rectangular
<b>Gross SF</b>	52,272	<b>Use Designation</b>	Industry
<b>No. of Units</b>	118	<b>Zoning Jurisdiction</b>	City of Sunnyvale
<b>Density (Units/Ac)</b>	98.33	<b>Zoning Code</b>	MS
<b>Corner/Interior</b>	Interior	<b>Zoning Description</b>	Industrial and Service

### Indicators

<b>\$/Gross SF</b>	\$101.38	<b>\$/Unit</b>	\$44,909
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**Remarks**

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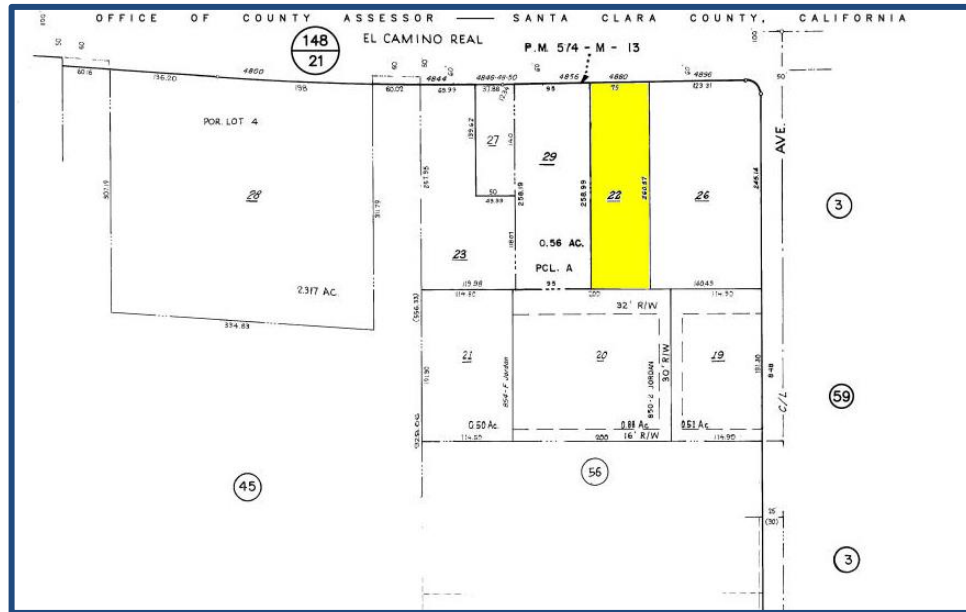
This property consists of a single parcel improved with a single-story manufacturing building located along the east side of San Aleso Avenue in the Peery Park area of Sunnyvale. The site has a rectangular shape and an interior lot configuration with approximately 190 feet of frontage along San Aleso Avenue and a depth of 277 feet. The property has good freeway access to Highway 101.

The underlying site contains 52,272 net square feet or 1.21 net acres. The improvements contain 18,316 square feet and were constructed circa 1973. The property is zoned Industrial and Service and the General Plan land use designation is Industry.

CalAtlantic Group, Inc./ CalAtlantic Homes purchased this property in November 2016 from DPM San Aleso LLC/ Dollinger Properties. The sale price was \$5,299,267 or \$44,909 per proposed unit or \$101.38 per square foot of land.

The buyer purchased the property for residential redevelopment. At the time of sale, the buyer had submitted plans for a 118-unit multi-family residential project with 96 condominiums and 22 duet units.

### COMPARABLE SALE 7



### Property Identification

<b>Property/Sale ID</b>	24001/430469
<b>Property Type</b>	Planned Development (PUD)
<b>Address</b>	4880 El Camino Real
<b>City, State Zip</b>	Los Altos, California 94022
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.398490/-122.109070
<b>Tax ID</b>	170-02-022

### Transaction Data

<b>Sale Date</b>	Sep-2015	<b>Grantee</b>	Lola, LLC
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	23078256
<b>Grantor</b>	Yuans Brothers Corporation	<b>Sale Price</b>	\$4,000,100

### Property Description

<b>Gross Acres</b>	0.45	<b>Shape</b>	Rectangular
<b>Gross SF</b>	19,484	<b>Use Designation</b>	Thoroughfare Commercial
<b>No. of Units</b>	21	<b>Zoning Jurisdiction</b>	City of Los Altos
<b>Density (Units/Ac)</b>	46.95	<b>Zoning Code</b>	CT
<b>Corner/Interior</b>	Interior	<b>Zoning Description</b>	Commercial Thoroughfare

### Indicators

<b>\$/Gross SF</b>	\$205.30	<b>\$/Unit</b>	\$190,481
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**Remarks**

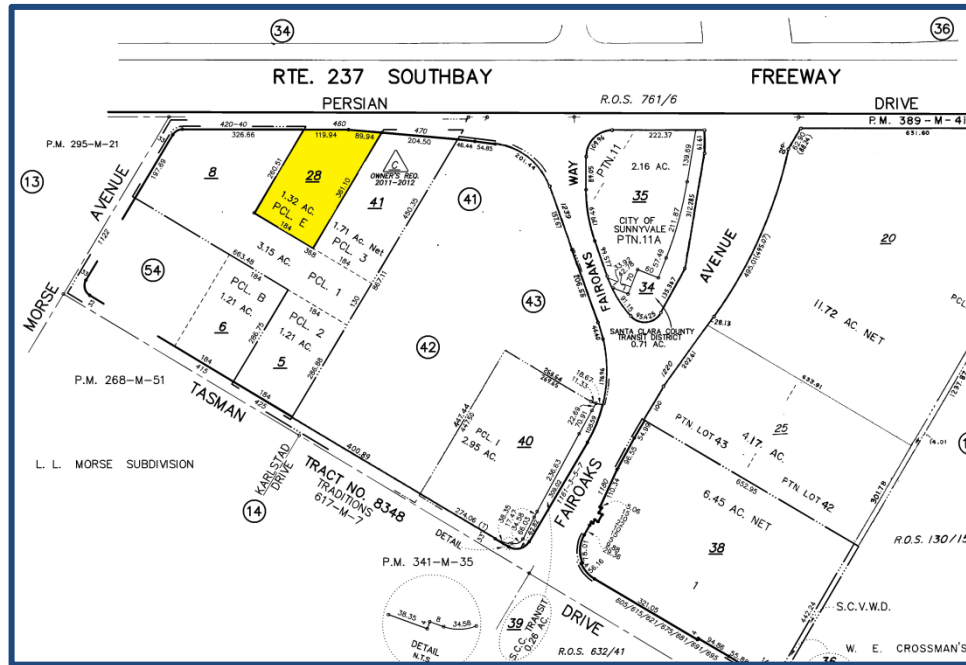
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This property consists of a single parcel improved with an older retail building located along the south side of El Camino Real in Los Altos. The site has a rectangular shape and an interior lot configuration one parcel west of Jordan Avenue. The site has approximately 75 feet of frontage along El Camino Real (with one curb cut) and a depth of 260 feet. The property has good access to regional transportation corridors and benefits from its proximity to nearby commercial amenities and the San Antonio Center.

The underlying site contains 19,484 gross square feet or 0.44 gross acres. The improvements were constructed circa 1938 and contain 1,980 square feet. At the time of sale, this property was zoned 'CT, Commercial Thoroughfare,' with a compatible General Plan Land Use designation of 'Thoroughfare Commercial.' This zoning and General Plan Land Use designation allow for a wide variety of land uses, including both commercial land uses and high-density residential land uses.

Lola, LLC purchased this property in September 2015 from Yuans Brothers Corporation. The sale price was \$4,000,100 or \$205.30 per square foot of land or \$190,481 per proposed unit. Although improved at the time of sale, the property was purchased for its land value. At the time of sale, there was a 21-unit residential condominium project proposed for this site; if approved, the project would have a residential density of 47.73 dwelling units per acre.

## COMPARABLE SALE 8



### Property Identification

<b>Property/Sale ID</b>	112274/425584
<b>Property Type</b>	Residential (Single-Family)
<b>Address</b>	460 Persian Drive
<b>City, State Zip</b>	Sunnyvale, California 94089
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.405256/-122.013284
<b>Tax ID</b>	110-29-028

### Transaction Data

<b>Sale Date</b>	Apr-2015	<b>Grantee</b>	Trust
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	MP Land Holdings
<b>Grantor</b>	Baboolal B. Patel and Gitaben B. Patel Revocable	<b>Sale Price</b>	22906240 \$7,561,145

### Property Description

<b>Gross Acres</b>	1.31	<b>Use Designation</b>	Industrial to Residential (High Density)
<b>Gross SF</b>	57,235	<b>Zoning Jurisdiction</b>	City of Sunnyvale
<b>No. of Units</b>	63	<b>Zoning Code</b>	R4 (PD)
<b>Density (Units/Ac)</b>	47.95	<b>Zoning Description</b>	High Density Residential (Planned Development)
<b>Corner/Interior Shape</b>	Interior Trapezoid		

### Indicators

<b>\$/Gross SF</b>	\$132.11	<b>\$/Unit</b>	\$120,018
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**Remarks**

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This property consists of a single parcel improved with an industrial building located along the south side of Persian Drive in Sunnyvale. The site has a trapezoid shape and an interior lot configuration with approximately 210 feet of frontage along Persian Drive and an average depth of 310 feet. The property has freeway visibility along Highway 237.

The underlying site contains 57,235 gross square feet or 1.31 gross acres. The improvements contain 24,240 square feet, are single story, and were constructed circa 1969. The property is zoned High Density Residential - Planned Development (R4-PD) and the General Plan land use designation is Industrial to Residential (high density).

The property was quietly marketed for sale as a residential development site by CBRE, unpriced. The property was not widely marketed per the broker since the property owner was sensitive about not disturbing the existing tenants.

The property was on the market for four-to-five weeks. The broker reported that 11 to 12 offers were received. The highest offer was \$8,400,000, contingent on the buyer obtaining tentative map approvals and with a close of escrow in 12 months.

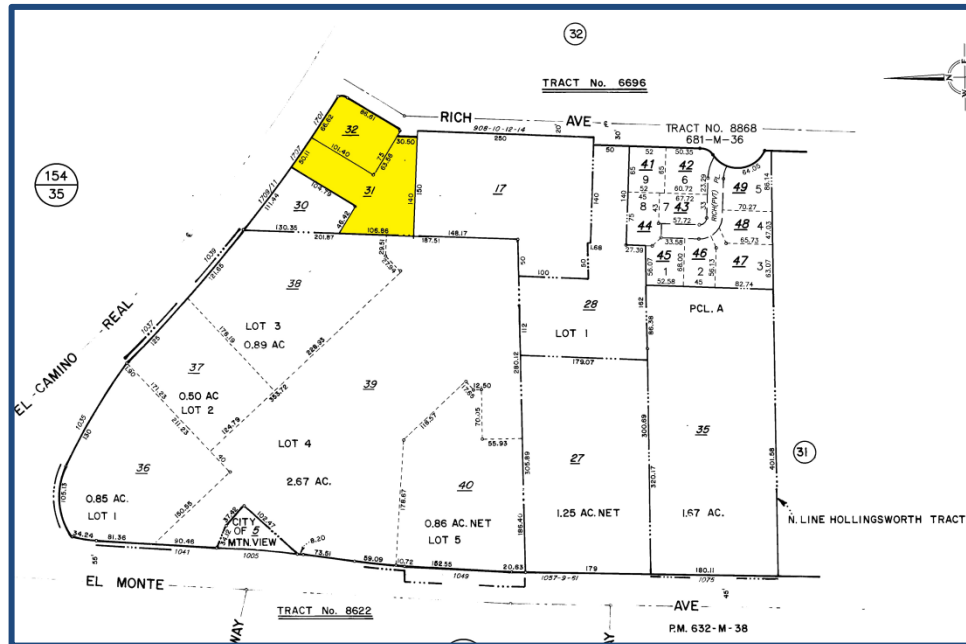
On January 6, 2015, MidPen Housing and the seller signed a letter of intent to sell the property to MidPen Housing for \$7,561,145, or \$132 per square foot of land area. The close of escrow was 60 days from the execution of a purchase agreement and the close of escrow was not contingent on the buyer's receipt of entitlements. The buyer reported that this would allow the tenants to remain until the end of their lease terms (last lease expires in December 2017).

The buyer planned to put together a conceptual plan for 63 affordable housing units. In our conversation with the Sunnyvale Planning Department, a planner reported that studios and one-bedroom units were expected.

That said, the subject is already zoned for residential use and there is little land use risk, though there would still be costs and effort to go through the planning process with the city to finalize a project. The seller reportedly chose the buyer's offer since the buyer offered a 60-day close.

The project was approved January 25, 2016.

### COMPARABLE SALE 9



### Property Identification

<b>Property/Sale ID</b>	47377/426144
<b>Property Type</b>	Commercial
<b>Address</b>	1701-1707 El Camino Real
<b>City, State Zip</b>	Mountain View, California 94040
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.390243/-122.093752
<b>Tax ID</b>	189-33-031 & 032

### Transaction Data

<b>Sale Date</b>	Apr-2015	<b>Grantee</b>	Palo Alto Housing Corp.
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	Unavailable
<b>Grantor</b>	El Camino MV Holdings (LLC)	<b>Sale Price</b>	\$5,200,000

### Property Description

<b>Gross Acres</b>	0.49	<b>Use Designation</b>	Mixed Use Corridor
<b>Gross SF</b>	21,223	<b>Zoning Jurisdiction</b>	City of Mountain View
<b>No. of Units</b>	49	<b>Zoning Code</b>	P-38
<b>Density (Units/Ac)</b>	100.57	<b>Zoning Description</b>	Planned Community/El Camino Precise Plan
<b>Corner/Interior Shape</b>	Corner Irregular		

### Indicators

<b>\$/Gross SF</b>	\$245.02
<b>\$/Unit</b>	\$106,122

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**Remarks**

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This vacant property consists of two irregular-shaped and level parcels at the northwest corner of El Camino Real and Rich Avenue in Mountain View. The site has approximately 120 feet of frontage along West El Camino Real (with one curb cut) and 125 feet of frontage along Rich Avenue (with one curb cut). The underlying site measures 22,440 gross square feet but has only 21,223 net square feet, according to a survey for a vesting tentative map submitted to the City of Mountain View for a proposed development.

All city utilities were available to the property at the time of sale. Offsites, except for sidewalks on the Rich Avenue frontage, were in. El Camino Real is a major commercial/residential corridor with significant traffic, and the property is impacted by this location. Still, the property is located within the City of Mountain View Precise Plan, and this has an impact on value.

Palo Alto Housing Corp. purchased this property in April 2015 from El Camino MV Holdings (LLC). According to the listing broker, the new buyer plans to construct 49 affordable housing units for veterans. There were no such approvals in place at the time of sale; however, the City of Mountain View had already approved acquisition funding prior to the sale for an affordable development as well as a change for the subject's location that would allow for a more intensive higher density use. The likelihood of obtaining entitlements for a 49-unit housing project is strong. The buyer purchased all cash with the understanding that funding for the development would be available soon after the close of escrow.

As of the date of sale, the seller had applied to the city to construct a 24-unit condominium project, which included a 20% state density bonus; still there were no approvals at the time of sale. The development was under review and has since been placed on hold pending the buyer's proposal for an affordable housing development through the city's Notice of Funding Availability (NOFA) process.

This property was purchased for \$5.2 million, all cash, as discussed above. The property was not actively marketed. Escrow commenced in early November of 2014 and closed by early April of 2015. The property last sold in December 2013 for \$1.6 million. The previous sale, according to the seller's broker, was the result of an unsolicited offer; the property was not offered for sale and had not been marketed. The broker stated that the difference between the sale price in 2013 and the most recent sale was due to a change in anticipated intensity of use and the seller's desire to sell the property quickly to recover funds that had unexpectedly been spent.

The seller had purchased the property when it was in foreclosure. The seller, a developer, had estimated the most likely development use and density for the property as a mixed-use development of retail and only seven residential units and concluded that they would accept an offer of \$1.8 million based upon this anticipated use. Because the buyer was able to close the escrow quickly, the seller accepted \$1.6 million. The result was that the seller was able to recover the initial foreclosure sales price plus funds expanded during the holding period. It was after the close of escrow that the allowed use of the property changed, allowing for a more intense use and higher value.



## Land Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment was applied if inferior. A summary of the elements of comparison follows.

### Transaction Adjustments

Transaction adjustments include (1) real property rights conveyed, (2) financing terms, (3) conditions of sale, and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

#### Real Property Rights Conveyed

Real property rights conveyed influence sale prices and must be considered when analyzing a sale comparable. The appraised value reflects the fee simple interest. The sale comparables reflect either the fee simple or the leased fee interest; they were all, however, purchased for demolition of the improvements and redevelopment and not for their income generating ability. Thus, no adjustments were required.

#### Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. All of the sale comparables involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

#### Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. Another more typical condition of sale involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflects the upper limit of value.

Comparable 8 was characterized as a quiet sale, as it was not widely listed on the market for sale. An upward adjustment was made to the comparable. The remaining sale comparables do not indicate any condition of sale adjustments were warranted for atypical conditions or for-sale listing.

#### Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, and/or costs to remediate environmental contamination.

The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no adjustments to the comparable sales are required for this element of comparison.

Comparable 3 was a leased property and the buyer anticipated cost of lease buy out of the amount of \$500,000. An adjustment was made to this comparable. The parties to the remaining transactions did not anticipate expenditures were required immediately after purchase; therefore, no adjustments were warranted to the remaining comparables.

### Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

Discussions with market participants and a review of market data indicated overall market conditions for vacant land properties have been improving with recent transactions confirming this trend. As such, we applied an adjustment to the comparables that closed escrow more than a year from the date of value on a factor of 5% per year. Comparables 1, 2 and 6 represent recent transactions and no adjustment was made.

### Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after transaction and market conditions adjustments.

Our reasoning for the property adjustments made to each sale comparable follows. The discussion analyzes each adjustment category deemed applicable to the subject property.

#### Location

Location adjustments may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, corner- versus interior-lot location, neighboring properties, view amenities, and other factors.

The subject site is located along South Mathilda Avenue with good access and good visibility. We rate the San Jose and Santa Clara location of Comparables 4 and 5 as inferior as rent and property values are lower in these locations, and we have upward adjusted these two comparables as appropriate. Also rated inferior is the location of Comparable 6 in Sunnyvale, within a heterogeneous industrial area, while Comparable 8 is impacted by freeway traffic noise. Both comparables were also adjusted as appropriate.

We rate the Mountain View location of Comparables 1, 3 and 9 as superior, as property values and rents are higher, and a downward adjustment was made.

No adjustment was made for the rest of the comparables in this category.

### Size

The size adjustment addresses variance in the physical size of the comparables and that of the subject, as a larger parcel typically commands a lower price per unit than a smaller parcel. This inverse relationship is due, in part, to the principle of "economies of scale."

The subject site consists of 1.44 acres of useable land. Comparables 1, 2 7 and 9 are much smaller in size sites and required a downward adjustment in this category. Comparable 4 is a much larger property and an upward adjustment is warranted as appropriate. No adjustment was made to the rest of the comparables in this category,

### Corner Exposure

Tracts with major street influence tend to bring higher prices than otherwise comparable secondary locations. Additionally, tracts featuring corner influence typically command higher prices in the market place, as opposed to interior locations. For retail users, the hard corner of an intersection may be marketed to a fairly large pool of small users (e.g. service stations, fast food restaurants, etc.) for sale.

The subject site has a double corner location and is superior to the comparables that have an interior block location. Thus, we were inclined to upward adjust Comparables 2, 3, 5, 6, 7 and 8 upward in this category.

### Topography

The subject has a generally level topography. All of the comparables are similar in this respect and no adjustment for topography is warranted.

### Zoning

The highest and best use of sale comparables should be very similar to that of the subject property. When comparables with the same zoning as the subject are lacking or scarce, parcels with slightly different zoning, but a highest and best use similar to that of the subject may be used as comparables. These comparables may require an adjustment for differences in utility if the market supports such adjustment.

The subject site is zoned Downtown Specific Plan and permits retail, residential and mixed-use development. We rate the industrial zoning for Comparables 1 and 6 as inferior, as a General Plan amendment was required to develop the sites residentially. However, the City was in the process of rezoning the entire block of Comparable 1 to allow residential development. Therefore, no adjustment was made to this comparable. Comparable 6 was upward adjusted in this category.

### Density

The subject has a current density of approximately 54 dwelling units per acre. Comparables 1, 2, 4, 5 and 9 were higher density sites and a downward adjustment was warranted. The remaining sales have relatively similar densities and merit no adjustments.

### Entitlements

Land sold with approvals typically command a higher price than comparable land sold without approvals. As of the date of value, and under the as is scenario, the subject was not approved/entitled. However, the City had pre-approved development at the density of 54 dwelling units per acre, which reduces risk for the developer; this should be considered in our analysis.

Comparables 4 and 5 had superior entitlements or closed escrow contingent on entitlements, and an adjustment is merited. The adjustment is slightly lower than the typical adjustment made to account for the reduced risk due to the subject's pre-approved density.

### Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these qualitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

### LAND SALES ADJUSTMENT GRID

Subject		Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	Sale # 6	Sale # 7	Sale # 8	Sale # 9
Sale ID		430543	430636	430192	430724	429489	430508	430469	425584	426144
Date of Value & Sale	August-17	March-17	December-16	June-16	August-16	April-16	November-16	September-15	April-15	April-15
Unadjusted Sale Price		\$7,650,000	\$3,300,000	\$11,525,000	\$40,000,000	\$12,145,000	\$5,299,267	\$4,000,100	\$7,561,145	\$5,200,000
Usable Acres	1.436	0.616	0.423	1.933	6.300	1.863	1.200	0.447	1.314	0.487
<b>Unadjusted Sales Price per Gross Sq. Ft.</b>		<b>\$285.23</b>	<b>\$179.09</b>	<b>\$136.87</b>	<b>\$145.76</b>	<b>\$149.66</b>	<b>\$101.38</b>	<b>\$205.30</b>	<b>\$132.11</b>	<b>\$245.02</b>
<b>Transactional Adjustments</b>										
<b>Property Rights Conveyed</b>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Leased Fee</i>	<i>Leased Fee</i>	<i>Fee Simple</i>	<i>Leased Fee</i>	<i>Fee Simple</i>
Adjusted Sales Price		\$285.23	\$179.09	\$136.87	\$145.76	\$149.66	\$101.38	\$205.30	\$132.11	\$245.02
<b>Financing Terms</b>	<i>Cash to Seller</i>		<i>Typical</i>		<i>Unknown</i>	<i>Conventional</i>	<i>Typical</i>	<i>Conventional</i>	<i>Typical</i>	<i>Cash</i>
Adjustment		0	0	0	0	0	0	0	0	0
Adjusted Sales Price		\$285.23	\$179.09	\$136.87	\$145.76	\$149.66	\$101.38	\$205.30	\$132.11	\$245.02
<b>Conditions of Sale</b>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Typical</i>	<i>Quiet</i>	<i>See Comments</i>
Enter % Adj.									5.0%	
Adjusted Sales Price		\$285.23	\$179.09	\$136.87	\$145.76	\$149.66	\$101.38	\$205.30	\$145.20	\$245.02
<b>Expenditures after Sale</b>				\$500,000					\$0	
Adjustment		0	0	0.04	0	0	0	0	0	0
<b>Adjusted Sales Price</b>		<b>\$285.23</b>	<b>\$179.09</b>	<b>\$142.81</b>	<b>\$145.76</b>	<b>\$149.66</b>	<b>\$101.38</b>	<b>\$205.30</b>	<b>\$138.71</b>	<b>\$245.02</b>
<b>Market Conditions Adjustments</b>										
<b>Elapsed Time from Date of Value</b>		0.42 years	0.66 years	1.22 years	1.06 years	1.39 years	0.73 years	1.96 years	2.38 years	2.38 years
Market Trend Through	August-17	-	-	5.8%	5.0%	6.7%	-	9.5%	11.6%	11.6%
<b>Physical Adjustments</b>										
<b>Location</b>	<i>South Mathilda Avenue north of West Iowa Avenue Sunnyvale, California</i>	<i>1110 Terra Bella Avenue Sunnyvale, California</i>	<i>528 South Mathilda Avenue Sunnyvale, California</i>	<i>779 East Evelyn Avenue San Jose, California</i>	<i>NEC of Sierra and Berryessa</i>	<i>100 North Winchester Boulevard Santa Clara, California</i>	<i>740-746 San Alejo Avenue Sunnyvale, California</i>	<i>4880 El Camino Real Los Altos, California</i>	<i>460 Persian Drive Sunnyvale, California</i>	<i>1701-1707 El Camino Real Mountain View, California</i>
Adjustment		-10.0%	-	-10.0%	20.0%	10.0%	10.0%	-20.0%	5.0%	-10.0%
<b>Size</b>	<i>1.436 acres</i>	<i>0.616 acres</i>	<i>0.423 acres</i>	<i>1.933 acres</i>	<i>6.300 acres</i>	<i>1.863 acres</i>	<i>1.200 acres</i>	<i>0.447 acres</i>	<i>1.314 acres</i>	<i>0.487 acres</i>
Adjustment		-10.0%	-10.0%	-	20.0%	-	-	-10.0%	-	-10.0%
<b>Shape/Depth</b>	<i>Irregular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>L-Shaped</i>	<i>Generally Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Trapezoid</i>	<i>Irregular</i>
Adjustment		-	-	-	-	-	-	-	-	-
<b>Corner Exposure</b>	<i>Double Corner</i>	<i>Corner</i>	<i>Interior</i>	<i>Soft Corner</i>	<i>Corner</i>	<i>Interior</i>	<i>Interior</i>	<i>Interior</i>	<i>Interior</i>	<i>Corner</i>
Adjustment		-	5.0%	5.0%	-	5.0%	5.0%	5.0%	5.0%	-
<b>Topography</b>	<i>Generally level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>	<i>Level</i>
Adjustment		-	-	-	-	-	-	-	-	-
<b>Zoning</b>	<i>DSP</i>	<i>MM</i>	<i>DSP</i>		<i>A(PD)</i>	<i>OG</i>	<i>MS</i>	<i>CT</i>	<i>R4 (PD)</i>	<i>P-38</i>
Adjustment		-	-	-	-	-	10.0%	-	-	-
<b>Density</b>		<i>100+</i>	<i>89.83</i>	<i>60.01</i>	<i>87.46</i>	<i>49.38</i>	<i>98.33</i>	<i>46.95</i>	<i>47.95</i>	<i>100.57</i>
Adjustment		-20.0%	-10.0%	-	-10.0%	-	-10.0%	-	-	-20.0%
<b>Entitlements</b>		<i>No</i>	<i>No</i>	<i>No</i>	<i>Shovel ready</i>	<i>Contingent</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Adjustment		-	-	-	-25.0%	-15.0%	-	-	-	-
Net Physical Adjustment		-40.0%	-15.0%	-5.0%	5.0%	-	15.0%	-25.0%	10.0%	-40.0%
<b>Adjusted Sales Price per Gross Square Foot</b>		<b>\$171.14</b>	<b>\$152.23</b>	<b>\$143.59</b>	<b>\$160.70</b>	<b>\$159.64</b>	<b>\$116.59</b>	<b>\$168.59</b>	<b>\$170.28</b>	<b>\$164.09</b>



## Conclusion

From the market data available, we used nine land sales in competitive market areas which were adjusted based on pertinent elements of comparison. The following table summarizes the unadjusted and adjusted unit prices:

### Land Sale Statistics

Metric	Unadjusted	Adjusted
Minimum Sales Price per Gross Square Foot	\$101.38	\$116.59
Maximum Sales Price per Gross Square Foot	\$285.23	\$171.14
Median Sales Price per Gross Square Foot	\$149.66	\$160.70
Mean Sales Price per Gross Square Foot	\$175.60	\$156.32

After adjusting the comparables for various differences with the subject, a unit value range from approximately \$116.59 to \$171.14 per square foot of land area is noted. An average of \$156 per square foot is also evidenced.

Comparables 2 and 8 are drawn from Sunnyvale, the subject's submarket, and were given greater consideration. Comparables 1 and 2 are the most recent Sales in the sample and provide an indication of current market conditions for vacant residential land; Comparables 3 and 5 are very similar in overall density.

Based on these factors, with additional consideration given to the sales' adjusted average price per unit, we feel that a market value of the land ranging between \$145 and \$160 per square foot is reasonable. In light of the above factors, we have concluded a unit value of \$150 per square foot to be appropriate for the subject site. This value is towards the lower end of the adjusted range but takes into consideration the higher BMR requirement for the subject, being a City-owned property. We remind the reader that development of the subject property as vacant land to be transacted by the City of Sunnyvale is subject to the Surplus Lands Act and requires that 25% of the units are made available to lower income households.

Based on this analysis, the land value indication is summarized as follows:

### Land Value Indication

Reasonable Adjusted Comparable Range				
1.436 acres	x	\$145.00 psf	=	\$9,067,285
1.436 acres	x	\$160.00 psf	=	\$10,005,280
<b>Market Value Opinion</b>				(Rounded)
1.436 acres	x	<b>\$150.00 psf</b>	=	<b>\$9,380,000</b>

## Valuation Summary

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The indicated value and our concluded market value for the subject property is summarized in the following table:

Value Conclusions	
Component	As Is
Value Type	Market Value
Property Rights Appraised	Fee Simple
Effective Date of Value	April 26, 2017
<b>Value Conclusion</b>	<b>\$9,380,000</b>
	<b>\$149.94 psf</b>

### Exposure Time and Marketing Periods

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of 6 months and 6 months, respectively, are considered reasonable and appropriate for the subject property.

## General Assumptions and Limiting Conditions

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This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Hulberg and Associates will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Hulberg and Associates is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.

9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Hulberg and Associates and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Hulberg and Associates.

17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
20. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
21. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
22. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.
23. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.



24. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
25. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire a greater level of measuring detail, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer). We reserve the right to use an alternative source of building size and amend the analysis, narrative and concluded values (at additional cost) should this alternative measurement source reflect or reveal substantial differences with the measurements used within the report.
26. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, we reserve the right to amend this appraisal (at additional cost) if substantial differences are discovered.
27. If only preliminary plans and specifications were available for use in the preparation of this appraisal, then this appraisal is subject to a review of the final plans and specifications when available (at additional cost) and we reserve the right to amend this appraisal if substantial differences are discovered.
28. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

29. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
30. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
31. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
32. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.
33. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.
34. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

35. You and Valbridge Property Advisors | Hulberg and Associates both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Hulberg and Associates and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Hulberg and Associates or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Hulberg and Associates for this assignment, and under no circumstances shall any claim for consequential damages be made.
36. Valbridge Property Advisors | Hulberg and Associates shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Hulberg and Associates. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Hulberg and Associates and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Hulberg and Associates harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Hulberg and Associates in such action, regardless of its outcome.
37. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Hulberg and Associates. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
38. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.

39. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
40. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

## Certification – Maria Aji, PhD

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I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Maria Aji, PhD has personally inspected the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the Standards and Ethics Education Requirement for Candidates/Practicing Affiliates of the Appraisal Institute.



Maria Aji, Ph.D.  
Appraiser  
California Certified License #AG027130

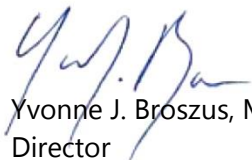


## Certification – Yvonne J. Broszus, MAI

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I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Yvonne J. Broszus, MAI did not personally inspect the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification, unless otherwise noted.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



Yvonne J. Broszus, MAI  
Director

California Certified License #AG019587

## Addenda

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Subject Photos

Glossary

Qualifications

- Maria Aji, PhD - Appraiser
- Yvonne J. Broszus, MAI - Director

Information on Valbridge Property Advisors

Office Locations

## Subject Photographs



View of existing improvements



View of vacant land



View of vacant land



View of vacant land



View of vacant land



View of existing improvements



Street scene looking north along  
Charles Street from the subject



Street scene looking west along  
West Iowa Avenue from the subject



Street scene looking south along  
Charles Street from the subject



Street scene looking south along  
South Mathilda Avenue from the subject



Street scene looking north along  
South Mathilda Avenue from the subject



## Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

### Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

### Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

### As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

### Base Rent

The minimum rent stipulated in a lease. (Dictionary)

### Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

### Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

### Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

### Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

### Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4<sup>th</sup> Ed.)

### Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

### Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

### Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)



### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger DCR typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

### Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

### Depreciation

- 1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
- 2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

### Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

### Easement

The right to use another's land for a stated purpose. (Dictionary)

### EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

### Effective Date

- 1) The date on which the appraisal or review opinion applies. (SVP)
- 2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

### Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

### Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

### EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

### Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause*, *expense recovery clause* or *stop clause*. (Dictionary)

### Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

### Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

### Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

### Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

### Exposure Time

- 1) The time a property remains on the market.
- 2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

### Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

### Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

### Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

### Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

### Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

### Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

### Gross Building Area (GBA)

- 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
- 2) Gross leasable area plus all common areas.
- 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

### Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50% or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

### Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

### Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values*, *aggregate retail selling price* or *sum of the retail values*. (Dictionary)

### Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

### Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of the total rent allocated to the underlying land. (Dictionary)

## HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

## Highest and Best Use

- 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
- 2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
- 3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

## Hypothetical Condition

- 1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
- 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

## Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

## Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees). (Dictionary)

## Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

## Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

## Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

## Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

## Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

## Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

## Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

### Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

### Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

### Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

### Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Dictionary)

### Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory)

Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary)

### Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

### Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease*, *net net lease*, *partial net lease*, or *semi-gross lease*. (Dictionary)

### Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., OER = 1 – NIR (Dictionary)

### Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

### Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

### Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

### Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

### Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. ... The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

### Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report ...The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

### Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

### Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

### Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of

the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

### Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

### Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

### Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

### Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

### Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

### Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

### Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)





## Qualifications

## Qualifications of Maria Aji, PhD

### Senior Appraiser

Valbridge Property Advisors



### *Independent Valuations for a Variable World*

#### State Certifications

Certified General  
State of California

#### Education

Ph.D.  
Urban and Regional Planning  
University of Southern California,  
Los Angeles, CA,

Master of Community Planning  
University of Cincinnati

Diploma in Economics  
National University of Greece  
Athens, Greece

Certificate in International  
Marketing and Export Techniques  
Organization for the Promotion of  
Exports  
Athens, Greece

#### Contact Details

408-279-1520 ext. 7120 (p)  
408-279-3428 (f)  
maji@valbridge.com (e)

Valbridge Property Advisors  
55 S. Market Street  
Suite 1210  
San Jose, CA 95113

[www.valbridge.com](http://www.valbridge.com)

#### Experience

##### Senior Appraiser

Valbridge Property Advisors | Hulberg & Associates, Inc.  
(2015-Present)  
San Jose, CA

##### Appraiser

Valbridge Property Advisors | Hulberg & Associates, Inc.  
(2013-2014)  
Hulberg & Associates, Inc. (2001-2013)  
San Jose, CA

##### Associate Appraiser

The Property Sciences Group, Inc. (1998-2001)  
San Jose, CA

##### Researcher

Nanyang Technological University, Business School  
(1994-1995)  
Singapore

##### Market Research Director

Grubb & Ellis Company (1993-1994)  
San Jose, CA

##### Economic/Planning Consultant

Gruen Gruen & Associates (1992-1993)  
San Francisco, CA

##### Research Associate

Practical Research for Planning, Inc., Pasadena, CA  
(1991-1992)  
Pasadena, CA

Appraisal/valuation and consulting assignments include: professional/ medical offices, shopping centers, mixed-use projects, gas stations, oil-changing facilities, vacant land, single family homes, apartments, condominiums, vacant land, light industrial, manufacturing, and research and development buildings, condominiums, warehouses, industrial parks, mini-storage facilities, vacant land, and special purpose properties.

**Qualifications of Yvonne J. Broszus, MAI**  
**Director**  
Valbridge Property Advisors



*Independent Valuations for a Variable World*

**State Certifications**

Certified General  
State of California

**Membership/Affiliations**

Member: Appraisal Institute MAI Designation  
Chairman: AI Fall Conference Committee (2006)  
AI Spring Litigation Conference (2017)  
Committee Member: AI Spring Litigation Conference (2014-current)  
AI Silicon Valley Subchapter (2006-07)  
AI Fall Conference (2004, 2005)

**Education**

Bachelor of Science,  
Marketing  
Santa Clara University

**Appraisal Institute & Related Courses**

Continuing education courses taken through the Appraisal Institute and other real estate organizations.

**Contact Details**

408-279-1520 ext. 7135 (p)  
408-279-3428 (f)  
[ybroszus@valbridge.com](mailto:ybroszus@valbridge.com) (e)

Valbridge Property Advisors  
55 South Market, Suite 1210  
San Jose, CA 95113

[www.valbridge.com](http://www.valbridge.com)

**Experience**

**Director**

Valbridge Property Advisors | Hulberg & Associates, Inc. (2013-Present)

**Vice President**

Hulberg & Associates, Inc. (1988-2013)

Appraisal/valuation and consulting assignments include: retail buildings (community, specialty, neighborhood and strip), office buildings (professional and medical/dental), vacant and agricultural land, warehouses, manufacturing, mini-warehouse, light industrial, research and development, apartments, single-family, condominiums, subdivisions, mobile home parks, auto dealerships, service stations, worship facilities, truck stops, food processing and cold storage facilities, fixed base operators at airports, and other types of special purpose properties.

Ms. Broszus has provided valuation services in a wide variety of complex civil litigation cases including real estate. These matters have included condemnation issues, contract disputes, bankruptcy/creditors matters, and environmental lawsuits, among other issues. She also specializes in property tax appeals, having helped clients recover millions of dollars in property tax refunds.

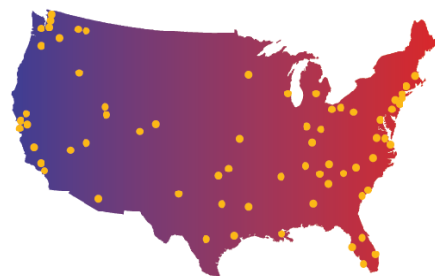
Qualified as an expert witness, Ms. Broszus has testified in state and federal courts, as well as in major arbitrations and at Assessment Appeal Board hearings. She is a highly experienced forensic appraiser.



## FAST FACTS

### Company Information on Valbridge Property Advisors

- Valbridge is the largest national commercial real estate valuation and advisory services firm in North America:
  - Total number of MAIs (200 on staff)
  - Total number of office locations (68 across the U.S.)
  - Total number of staff (675 strong)
- Valbridge covers the U.S. from coast to coast.
- Valbridge services all property types, including special-purpose properties.
- Valbridge provides independent valuation services. We are not owned by a brokerage firm or investment company.
- Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by our local office leaders.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements.





**Valbridge**  
PROPERTY ADVISORS

# OFFICE LOCATIONS

## ALABAMA

4732 Woodmere Boulevard  
Montgomery, AL 36106  
334.277.5077

## ARIZONA

6061 E. Grant Road  
Suite 121  
Tucson, AZ 85712  
520.321.0000

## CALIFORNIA

4915 Calloway Drive  
Suite 101  
Bakersfield, CA 93312  
661.587.1010

1370 N. Brea Boulevard  
Suite 255  
Fullerton, CA 92835  
714.449.0852

2813 Coffee Road  
Suite E-2  
Modesto, CA 95355  
209.569.0450

99 S. Lake Avenue  
Suite 21  
Pasadena, CA 91101  
626.744.0428

3353 Bradshaw Road  
Suite 213  
Sacramento, CA 95827  
916.361.2509

55 South Market Street  
Suite 1210  
San Jose, CA 95113  
408.279.1520

3160 Crow Canyon Place  
Suite 245  
San Ramon, CA 94583  
925.327.1660

## COLORADO

7445 E. Peakview Avenue  
Centennial, CO 80111  
303.443.9600

23272 Two Rivers Road  
Unit 101  
Basalt, CO 81621  
970.340.1016

1099 Main Avenue  
Suite 311  
Durango, CO 81301

## CONNECTICUT

6 Central Row  
Third Floor  
Hartford, CT 06103-2701  
860.246.4606

17 Covewood Drive  
Norwalk, CT 06853  
203.286.6520

## FLORIDA

2240 Venetian Court  
Naples, FL 34109  
239.514.4646

## FLORIDA (cont'd.)

8200 NW 41st Street  
Suite 200  
Doral, FL 33166  
305.639.8029

603 Hillcrest Street  
Orlando, FL 32803  
407.839.3626

1100 16th Street N  
St. Petersburg, FL 33705  
727.894.1800

2711 Poinsettia Avenue  
West Palm Beach, FL 33407  
561.833.5331

## GEORGIA

2675 Paces Ferry Road  
Suite 145  
Atlanta, GA 30339  
678.644.4853

## IDAHO

1459 Tyrell Lane  
Suite B  
Boise, ID 83706  
208.336.1097

1875 N. Lakewood Drive  
Suite 100  
Coeur d'Alene, ID 83814  
208.292.2965

## INDIANA

820 Fort Wayne Avenue  
Indianapolis, IN 46204  
317.687.2747

## KANSAS

10990 Quivira Road  
Suite 100  
Overland Park, KS 66210  
913.451.1451

## KENTUCKY

900 Wessex Place  
Suite 306  
Louisville, KY 40222  
502.585.3651

## LOUISIANA

512 North Causeway Boulevard  
Metairie, LA 70001  
504.207.7730

## MARYLAND

11100 Dovedale Court  
Marriottsville, MD 21104  
443.333.5522

## MASSACHUSETTS

260 Bear Hill Road  
Suite 106  
Waltham MA 02451  
781.790.5645

## MICHIGAN

1442 Brush Street  
Detroit, MI 48226  
313.986.3313.

2127 University Park Drive  
Suite 390  
Okemos, MI 48864  
517.336.0001

## MINNESOTA

222 South 9th Street  
Suite 825  
Minneapolis, MN 55402  
612.253.0650

## MISSOURI

10990 Quivira Road  
Suite 100  
Overland Park, KS 66210  
913.451.1451

## NEVADA

3034 S. Durango Drive  
Suite 100  
Las Vegas, NV 89117  
702.242.9369

## NEW JERSEY

2740 Route 10 West, Suite 204  
Morris Plains, NJ 07950  
973.970.9333

3500 Route 9 South, Suite 202  
Howell, NJ 07731  
732.807.3113

## NEW YORK

424 West 33rd Street  
Suite 630  
New York, NY 10001  
212.268.1113

## NORTH CAROLINA

412 E. Chatham Street  
Cary, NC 27511  
919.859.2666

4530 Park Road, Suite 100  
Charlotte, NC 28209  
704.376.5400

## OHIO

1655 W. Market Street  
Suite 130  
Akron, OH 44313  
330.899.9900

8291 Beechmont Ave.,  
Suite B  
Cincinnati, OH 45255  
513.785.0820

1422 Euclid Avenue  
Suite 1070  
Cleveland, OH 44115  
216.367.9690

## OKLAHOMA

6525 N. Meridian Avenue  
Suite 309  
Oklahoma City, OK 73116  
405.603.1553

6666 South Sheridan Road  
Suite 104  
Tulsa, OK 74133  
918.712.9992

## PENNSYLVANIA

150 S. Warner Road  
Suite 440  
King of Prussia, PA 19406  
215.545.1900

4701 Baptist Road  
Suite 304  
Pittsburgh, PA 15227  
412.881.6080

## SOUTH CAROLINA

610 N. Main Street  
Greenville, SC 29601  
864.233.6277

920 Bay Street  
Suite 26  
Beaufort, SC 29902  
843.342.2302

1250 Fairmont Avenue  
Mt. Pleasant, SC 29464  
843.881.1266

## TENNESSEE

112 Westwood Place  
Suite 300  
Brentwood, TN 37027  
615.369.0670

701 Broad Street  
Suite 209  
Chattanooga, TN 37402  
423.285.8435

213 Fox Road  
Knoxville, TN 37922  
865.522.2424

6750 Poplar Avenue  
Suite 706  
Memphis, TN 38138  
901.753.6977

## TEXAS

High Point Center  
12225 Greenville Avenue  
Suite 490  
Dallas, TX 75243  
214.446.1611

974 Campbell Road  
Suite 204  
Houston, TX 77024  
713.467.5858

2731 81st Street  
Lubbock, TX 79423  
806.744.1188

111 Soledad  
Suite 800  
San Antonio, TX 78205  
210.227.6229

## UTAH

260 South 2500 West  
Suite 301  
Pleasant Grove, UT 84062  
801.492.9328

1100 East 6600 South  
Suite 201  
Salt Lake City, UT 84121  
801.262.3388

20 North Main  
Suite 304  
St. George, UT 84770  
435.773.6300

## VIRGINIA

656 Independence Parkway  
Suite 220  
Chesapeake, VA 23320  
757.410.1222

7400 Beaufort Springs Drive  
Suite 300  
Richmond, VA 23225  
804.672.4473

5107 Center Street  
Unit 2B  
Williamsburg, VA 23188  
757.345.0010

## WASHINGTON

18728 Bothell Way, NE  
Suite B  
Bothell, WA 98011  
425.450.0040

2927 Colby Avenue  
Suite 100  
Everett, WA 98201  
425.258.2611

419 Berkeley Avenue  
Suite A  
Fircrest, WA 98466  
253.274.0099

8378 W. Grandridge Boulevard  
Suite 110-D  
Kennewick, WA 99336  
509.221.1540

506 Second Avenue  
Suite 1001  
Seattle, WA 98104  
206.209.3016

324 N. Mullan Road  
Spokane Valley, WA 99206  
509.747.0999

## WISCONSIN

12660 W. North Avenue  
Brookfield, WI 53005  
262.782.7990

Summer 2017

Each Valbridge office is independently owned and operated.

## CORPORATE OFFICE

2240 Venetian Court  
Naples, FL 34109

239-325-8234 phone  
239-325-8356 fax

[valbridge.com](http://valbridge.com)





**Valbridge**  
PROPERTY ADVISORS

## Appraisal Report

A Portion of Block 15, Downtown Sunnyvale  
South Mathilda Avenue north of West Iowa Avenue  
Sunnyvale, Santa Clara County, California 94086

Report Date: August 20, 2020



FOR:

Ms. Sherine Nafie  
City of Sunnyvale Department of Public Works  
456 West Olive Avenue  
Sunnyvale, CA 94086

**Valbridge Property Advisors |  
Northern California**

55 South Market Street, Suite 1210  
San Jose, CA 95113  
408.279.1520 phone  
408.279.3428 fax  
[valbridge.com](http://valbridge.com)

Valbridge File Number:  
CA02-20-0419



55 South Market Street, Suite 1210  
San Jose, CA 95113  
408.279.1520 phone  
408.279.3428 fax  
valbridge.com

August 20, 2020

Maria Aji, PhD  
408.279.1520, ext. 7120  
maji@valbridge.com

Ms. Sherine Nafie  
City of Sunnyvale Department of Public Works  
456 West Olive Avenue  
Sunnyvale, CA 94086

RE: Appraisal Report  
A Portion of Block 15, Downtown Sunnyvale  
South Mathilda Avenue north of West Iowa Avenue  
Sunnyvale, Santa Clara County, California 94086

Dear Ms. Nafie:

In accordance with your request, we have performed an appraisal of the above referenced property. This appraisal report sets forth the pertinent data gathered, the techniques employed, and the reasoning leading to our value opinions. This letter of transmittal does not constitute an appraisal report and the rationale behind the value opinion(s) reported cannot be adequately understood without the accompanying appraisal report.

The subject property, as referenced above, is located along South Mathilda Avenue with frontage on West Iowa Avenue and Charles Street and is further identified as tax parcel numbers (APNs) 165-13-045, 165-13-046, 165-13-068, 165-13-069, 165-13-073, and 165-13-074. The subject site is a 62,533-square-foot or 1.44-acre property. The net land size (according to planning application submittal documents) is 53,270 square feet, or 1.23 acres. The property is improved with several structures that add interim value to the subject property. The site is proposed for redevelopment with four multifamily buildings containing a total of 90 units (62.7 dwelling units per acre). The proposed project is an affordable project and received planning approval by the City of Sunnyvale in April of 2020.

We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them.

The client in this assignment is the City of Sunnyvale Department of Public Works and the intended user of this report is Sherine Nafie of the City of Sunnyvale, Department of Public Works and no others. The sole intended use is for internal transfer to the Housing Mitigation Fund. The value opinions reported herein are subject to the definitions, assumptions, limiting conditions, and certifications contained in this report.

The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results:

#### Extraordinary Assumptions:

- None

#### Hypothetical Conditions:

- The six parcels are appraised as if assembled. However, the six parcels were not assembled, albeit were under one ownership, as of the date of value. This valuation scenario, therefore, represents a hypothetical condition, assumed for purposes of analysis, as requested by the client.
- The subject site represents a municipality's surplus land, and the City requires affordable development on the site. More specifically, the City Council designated the property to be for affordable housing, which represents a burden to a future buyer/ developer of the subject property. The client has requested that we appraise the subject at its highest and best use, for market rate or other, less restrictive, affordable type of development, without a deed restriction in place limiting the subject solely to affordable type of development. With the current restriction in place, the value of the subject land would be less.

Based on the analysis contained in the following report, our value conclusions are summarized as follows:

### Value Conclusion

Component	Hypothetical
Value Type	Market Value of the Land
Property Rights Appraised	Fee Simple
Effective Date of Value	August 13, 2020
<b>Value Conclusion</b>	<b>\$15,300,000</b>
	<b>\$243.92 psf</b>
	<b>\$170,000 per unit</b>

Respectfully submitted,  
Valbridge Property Advisors | Northern California



Maria Aji, Ph.D.  
Senior Appraiser  
California Certified License #AG027130



Yvonne J. Broszus, MAI  
Managing Director  
California Certified License #AG019587

# Table of Contents

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Cover Page	
Letter of Transmittal	
Table of Contents .....	i
Summary of Salient Facts .....	ii
Aerial and Front Views.....	iv
Location Map .....	v
Introduction.....	1
Scope of Work .....	4
Regional and Market Area Analysis.....	6
City and Neighborhood Analysis .....	12
Site Description .....	18
Improvements Description .....	23
Subject Photographs – Taken on 8/13/2020.....	25
Assessment and Tax Data .....	27
Market Analysis .....	28
Highest and Best Use.....	48
Land Valuation.....	51
Reconciliation.....	73
General Assumptions and Limiting Conditions .....	75
Certification – Maria Aji, PhD.....	80
Certification – Yvonne J. Broszus, MAI .....	81
Addenda .....	82
Preliminary Title Report.....	83
Qualifications .....	102
Valbridge Property Advisors Information / Office Locations .....	105



# Summary of Salient Facts

## Summary of Salient Facts

### Property Identification

Property Name	A Portion of Block 15, Downtown Sunnyvale
Property Address	South Mathilda Avenue north of West Iowa Avenue Sunnyvale, Santa Clara County, California 94086
Latitude & Longitude	37.373895, -122.035934
Census Tract	5086.01
Tax Parcel Numbers	165-13-045, 165-13-046, 165-13-068, 165-13-069, 165-13-073, and 165-13-074
Property Owners	City of Sunnyvale, a charter city as to Tract 1, City of Sunnyvale, a municipal corporation as to Tracts 2 and 3

### Site

Zoning	Downtown Specific Plan (DSP)
FEMA Flood Map No.	06085C0206H
Flood Zone	Zone X (unshaded)
Gross Land Area	62,533 square feet
Net Land Area	53,270 square feet

### Proposed Improvements

Property Use	Multi-family Residential
Number of Proposed Units	90
Density	62.50 du/ac

### Valuation Opinions

Highest & Best Use - As Vacant	The proposed affordable project
Highest & Best Use - As Improved	Demolition of the improvements for redevelopment as proposed
Reasonable Exposure Time	Six Months
Reasonable Marketing Time	Six Months

### Value Indications

Approach to Value	Hypothetical
Sales Comparison	\$15,300,000
Cost	Not Developed
Income Capitalization	Not Developed

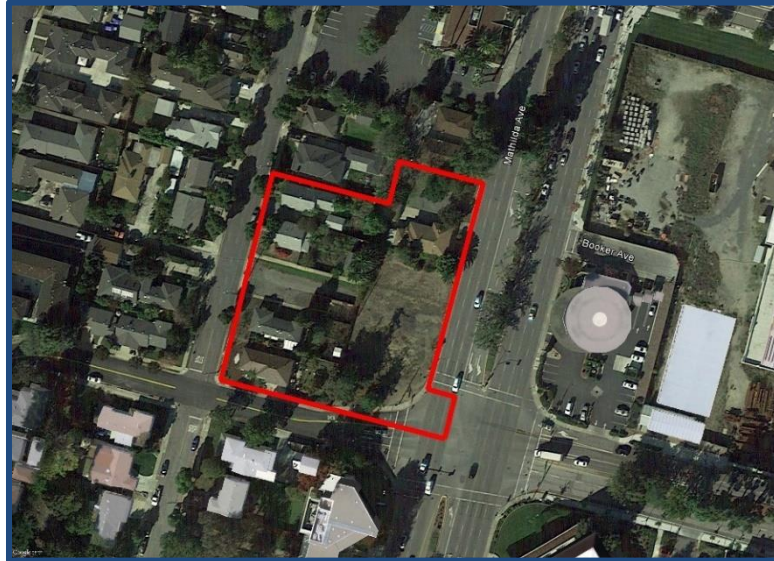
### Value Conclusion

Component	Hypothetical
Value Type	Market Value of the Land
Property Rights Appraised	Fee Simple
Effective Date of Value	August 13, 2020
<b>Value Conclusion</b>	<b>\$15,300,000</b>
	<b>\$243.92 psf</b>
	<b>\$170,000 per unit</b>

## Aerial and Front Views

---

**AERIAL VIEW**



**FRONT VIEW**



## A detailed map of the San Francisco Bay Area. Major cities labeled include San Francisco, Berkeley, Walnut Creek, Concord, Antioch, Richmond, Mill Valley, Daly City, San Mateo, Palo Alto, San Jose, Pescadero, Santa Cruz, Watsonville, Salinas, Gilroy, Morgan Hill, and Hollister. The map shows the Golden Gate Bridge, the San Francisco Peninsula, and the Central Valley. Major highways are marked with shields: Interstate 580, 680, 880, 980, 205, 580, 82, 92, 101, 152, 156, 183, 17, 130, 25, and 1. Geographical features like Mt. Diablo and Don Edwards San Francisco Bay National Wildlife Refuge are also indicated. A red pin with a white 'S' is located near Palo Alto.

# Introduction

---

## Client and Intended Users of the Appraisal

The client in this assignment is City of Sunnyvale Department of Public Works and the sole intended user of this report is Sherine Nafie of the City of Sunnyvale, Department of Public Works. Under no circumstances shall any of the following parties be entitled to use or rely on the appraisal or this appraisal report:

- i. The borrower(s) on any loans or financing relating to or secured by the subject property,
- ii. Any guarantor(s) of such loans or financing; or
- iii. Principals, shareholders, investors, members or partners in such borrower(s) or guarantors.

## Intended Use of the Appraisal

The sole intended use of this report is for internal transfer to the Housing Mitigation Fund.

## Real Estate Identification

The subject is located at South Mathilda Avenue north of West Iowa Avenue, Sunnyvale, Santa Clara County, California 94086. It is further identified by the tax parcel numbers (APNs) 165-13-045, 165-13-046, 165-13-068, 165-13-069, 165-13-073, and 165-13-074.

## Legal Description

Please see the addendum for a copy of the legal description.

## Use of Real Estate as of the Effective Date of Value

As of the effective date of value, the subject was improved with several single family residences, used by various tenants/ occupants.

## Use of Real Estate as Reflected in this Appraisal

The opinion of value for the subject as is reflects use as a multi-family land with entitlements for a proposed 90-unit affordable development.

## Ownership of the Property

According to the Preliminary Title Report, title to the subject property is vested in City of Sunnyvale, a charter city as to Tract 1, City of Sunnyvale, a municipal corporation as to Tracts 2 and 3.

## History of the Property

Ownership of the subject has not changed within the past three years.

## Analysis of Listings/Offer/Contracts

The subject is not currently listed for sale or under contract for sale. We are unaware of any offers to purchase the subject property. We note, however, that Related California will lease the subject site, with the intention to develop the approved affordable housing project. It is our understanding that the rental rate for the land has not yet been established.



## Type and Definition of Value

The purpose of this appraisal is to develop an opinion of the market value of the subject property. "Market Value," as used in this appraisal, is defined as "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."<sup>1</sup> Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- *Buyer and seller are typically motivated.*
- *Both parties are well informed or well advised, each acting in what they consider their own best interests;*
- *A reasonable time is allowed for exposure in the open market;*
- *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- *The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."*

The value conclusions apply to the value of the subject under the market conditions presumed on the effective date of value. Please refer to the Glossary in the Addenda section for additional definitions of terms used in this report.

## Valuation Scenarios, Property Rights Appraised, and Effective Dates of Value

Per the scope of our assignment we developed opinions of value for the subject property under the following scenarios of value:

Valuation Scenario	Effective Date of Value
Market Value of the Land (Hypothetical)	August 13, 2020

We completed an appraisal inspection of the subject site on August 13, 2020.

## Date of Report

The date of this report is August 20, 2020.

## List of Items Requested but Not Provided

- None

## Assumptions and Conditions of the Appraisal

This appraisal assignment and the opinions reported herein are subject to the General Assumptions and Limiting Conditions contained in the report and the following extraordinary assumptions and/or hypothetical conditions, the use of which might have affected the assignment results.

<sup>1</sup> *The Dictionary of Real Estate Appraisal*, Sixth Edition, (Appraisal Institute, 2015), 141

Extraordinary Assumptions

- None

Hypothetical Conditions

- The six parcels are appraised as if assembled. However, the six parcels were not assembled, albeit were under one ownership, as of the date of value. This valuation scenario, therefore, represents a hypothetical condition, assumed for purposes of analysis, as requested by the client.
- The subject site represents a municipality's surplus land, and the City requires affordable development on the site. More specifically, the City Council designated the property to be for affordable housing, which represents a burden to a future buyer/ developer of the subject property. The client has requested that we appraise the subject at its highest and best use, for market rate or other, less restrictive, affordable type of development, without a deed restriction in place limiting the subject solely to affordable type of development. With the current restriction in place, the value of the subject land would be less.

## Scope of Work

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The elements addressed in the Scope of Work are (1) the extent to which the subject property is identified, (2) the extent to which the subject is inspected, (3) the type and extent of data researched, (4) the type and extent of analysis applied, (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of the value opinion. These items are discussed as below.

### Extent to Which the Property Was Identified

The three components of the property identification are summarized as follows:

- Legal Characteristics - The subject was legally identified via addresses, Assessor Parcel Number (APN)s, and Preliminary Title Report provided by our client and public records.
- Economic Characteristics - Economic characteristics of the subject were identified via information provided by our client, market data, and discussion with active market participants, as well as a comparison to properties with similar locational and physical characteristics.
- Physical Characteristics - The subject was physically identified via an appraisal inspection consisting of exterior observations only completed by Maria Aji, PhD.

### Extent to Which the Property Was Inspected

We inspected the subject on August 13, 2020.

### Type and Extent of Data Researched

We researched and analyzed: (1) market area data, (2) property-specific market data, (3) zoning and land-use data, and (4) current data on comparable listings and transactions. We also interviewed people familiar with the subject market/property type.

### Type and Extent of Analysis Applied (Valuation Methodology)

We observed surrounding land use trends, the condition of any improvements, demand for the subject property, and relevant legal limitations in concluding a highest and best use. We then valued the subject based on that highest and best use conclusion.

Appraisers develop an opinion of property value with specific appraisal procedures that reflect three distinct methods of data analysis: the Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. One or more of these approaches are used in all estimations of value.

- Sales Comparison Approach - In the Sales Comparison Approach, value is indicated by recent sales and/or listings of comparable properties in the market, with the appraiser analyzing the impact of material differences in both economic and physical elements between the subject and the comparables.
- Direct Capitalization: Land Residual Method - The Land Residual Methodology involves estimating the residual net income to the land by deducting from total potential income the portion attributable to the improvements, assuming development of the site at its highest and

best use. The residual income is capitalized at an appropriate rate, resulting in an indication of land value.

- Direct Capitalization: Ground Rent Capitalization – A market derived capitalization rate is applied to the net income resulting from a ground lease. This can represent the leased fee or fee simple interest, depending on whether the income potential is reflective of a lease in place or market rental rates.
- Yield Capitalization: Subdivision Development Method – Also known as Discounted Cash Flow Analysis (DCF), the methodology is most appropriate for land having multiple lot development in the near term as the highest and best use. The current site value is represented by discounting the anticipated cash flow to a present value, taking into consideration all necessary costs of development, maintenance, administration, and sales throughout the absorption period.

All of these approaches to value were considered. We assessed the availability of data and applicability of each approach to value within the context of the characteristics of the subject property and the needs and requirements of the client. Based on this assessment, we relied upon the Sales Comparison Approach. The Cost Approach was not used because it is not a method employed by appraisers to value redevelopment land. The Income Capitalization Approach was not used because it is not a relevant valuation method for properties considered for redevelopment either. Further discussion of the extent of our analysis and the methodology of each approach is provided later in the respective valuation sections.

### Appraisal Conformity and Report Type

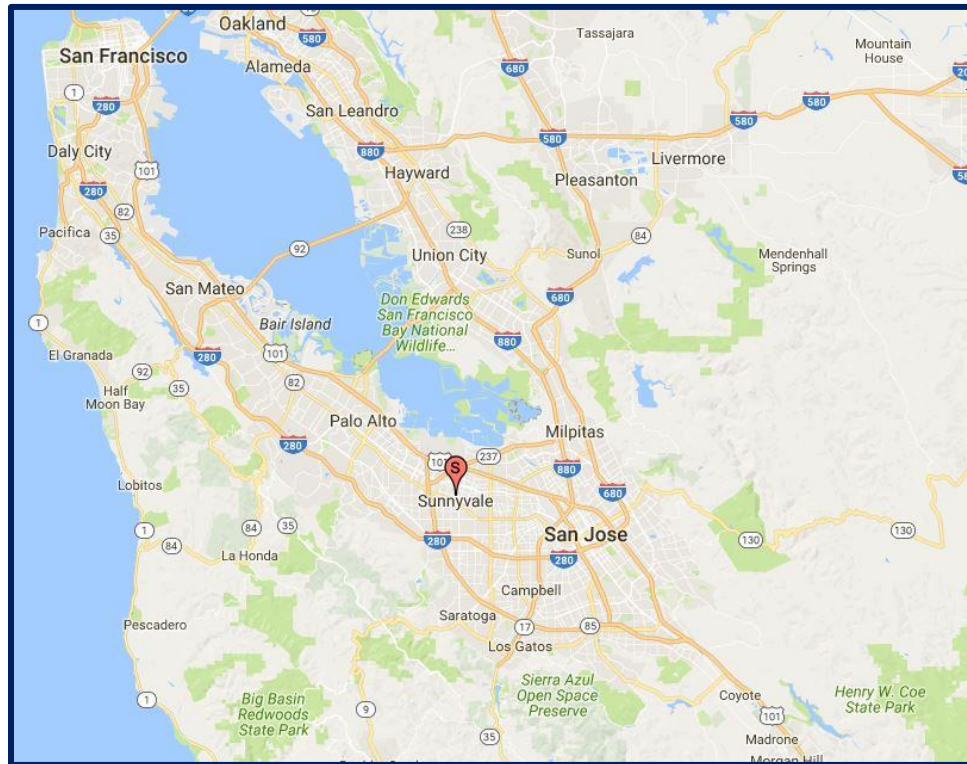
We developed our analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of our client as we understand them. This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2a.

### Personal Property/FF&E

All items of non-realty are excluded from this analysis. The opinion of market value developed herein is reflective of real estate only.

# Regional and Market Area Analysis

## REGIONAL MAP



## Overview

The subject property is located in the San Francisco Bay Region, an area which is comprised of the nine counties bordering the San Francisco Bay. According to the State of California Department of Finance, the area had a combined population of approximately 7.79 million as of January 1, 2020. The Department of Finance characterizes the San Francisco Bay Area by a moderate climate, diversified economy and one of the highest standards of living in the United States.

## Population

Santa Clara County is the most populous of the nine counties comprising the San Francisco Bay Region, with an estimated 1,961,969 residents as of January 1, 2020 according to the State of California Department of Finance. This was an increase of 0.37% from the previous year. San Jose is the largest city in the county and the third largest in California, surpassing San Francisco.

According to the Site to Do Business projections, presented below, the county's population is expected to increase annually 0.9% between 2020 and 2025, while Sunnyvale will increase approximately 0.9% annually over the same period.



## Population

Area	2010	Estimated 2020	Annual % Change 2010 - 20	Projected 2025	Annual % Change 2020 - 25
United States	308,745,538	333,793,107	0.8%	346,021,282	0.7%
California	37,253,956	39,648,525	0.6%	40,742,448	0.6%
Santa Clara County	1,781,642	1,920,646	0.8%	1,984,503	0.7%
Sunnyvale	140,035	153,894	1.0%	160,962	0.9%

Source: Site-to-Do-Business (STDB Online)

## Transportation

Excellent transportation routes and linkages to all major cities within the region and throughout the state are primary reasons for the advancement of business activity in the Bay Area, including Santa Clara County.



Air service in the area is provided by Norman Y. Mineta San Jose International Airport, which accommodated over 14.3 million passengers in 2018. San Francisco and Oakland airports are also within an hour's drive from most portions of the county. In 2010, San Jose International Airport completed the first phase of a two-phase expansion with the goal of increasing service to 17.3 million travelers a year, at a cost of \$1.3 billion. Planning for the second phase, nine additional gates and a new concourse extension at the south end of Terminal B, began early in 2018.

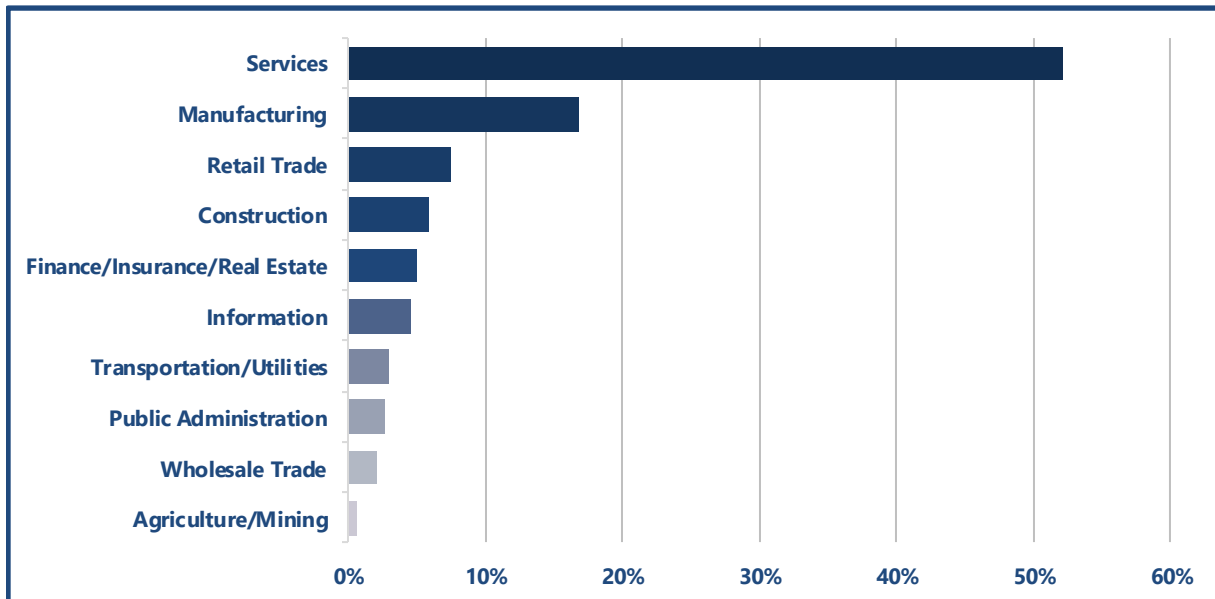
The area has a well-developed freeway system although traffic congestion is unquestionably one of the negative aspects. The county's transportation network also includes multiple expressways, which provide streamlined access to most interior locations. Lawrence Expressway, San Tomas Expressway and Foothill Expressway run north-south, while Central Expressway and Montague Expressway run roughly east-west.

## Employment

High-technology employment and a skilled workforce translate into relatively high-income levels, and Santa Clara County is one of the most affluent metropolitan regions in the nation. Silicon Valley's economy is stable, although its narrow range of driving industries has kept recent growth very slow.

Significant employment sectors within Santa Clara County include manufacturing; professional, scientific, and technical services; health care; retail; and educational services. Some of the largest employers are associated with the computer industry such as Adobe, Apple, AMD, and Hewlett-Packard; hospitals such as the VA Medical Center, Kaiser Permanente, and the San Jose Medical Center;

space and aerotech including NASA and Lockheed Martin; and educational facilities such as San Jose State University and Stanford University School of Medicine.



Source: Site-to-Do-Business (STDB Online)

## Unemployment

The unemployment rate in Santa Clara County is currently less than the rates of the state and nation. The County unemployment rate was 10.7% as of June 2020 (most recent available). The State of California was at 14.9% while the Nation was at 11.1% for the same time period.

Unemployment rates locally and nationwide had been on a decreasing trend over the last several years and more recently have increased as a result of the coronavirus pandemic and the efforts in place to contain it; these trends are shown in the following table. California experienced one of the largest employment declines in the country, with a loss of 2.3 million jobs.<sup>2</sup>

### Unemployment Rates

Area	2015	2016	2017	2018	2019	Jun-20
United States	6.7%	4.7%	4.1%	3.9%	3.5%	11.1%
California	5.7%	5.3%	4.4%	4.3%	3.9%	14.9%
Santa Clara County	3.7%	3.4%	2.7%	2.5%	2.2%	10.7%
Sunnyvale	3.3%	2.8%	2.3%	2.0%	1.7%	7.6%

Source: Bureau of Labor Statistics - Year End - National & State Seasonally Adjusted

## National Economic Overview

In an unusual move, UCLA Anderson revised its economic forecast on March 12 again on April 10, and again on April 29 marking the first time in its 68-year history that the UCLA Anderson Forecast has published an updated forecast between its regularly scheduled quarterly releases. In these revised UCLA Anderson Forecasts, economists say the U.S. economy has entered a recession, ending the

<sup>2</sup> "Jobless Rate Rose in All 50 States in April, Labor Department Says," *Wall Street Journal*, May 22, 2020.

expansion that began in July 2009. The forecast for the rapidly changing economy is for the recession to last through the end of September 2020.

The latest revised forecast says that although the economy had experienced a solid start on the year, the effects of the COVID-19 pandemic require downgrading the near-term outlook in response to the rapid decline of the U.S. economy amid the coronavirus pandemic. Real GDP declined at a 4.8% annual rate in the first quarter and is forecast to decline at an annual rate of 30-40% in the second quarter, with the free-fall only being abated as the economy begins to reopen when the public health restrictions are gradually lifted.

As of March UCLA predicted that this contraction would push the official unemployment rate to a peak of around 13% in the fourth quarter – the US reached that rate in May - and total job loss to approximately 17 million. The economy is forecast to rebound by 1% in the fourth quarter (an annual rate of 4%). This is significantly lower than the 2%-plus originally forecast prior to the COVID-19 revisions.

Assuming an end to the pandemic and a return to normal supply chains by this summer, the UCLA economists predict the resumption of normal activity in the fourth quarter of 2020 and a GDP growth rate of 4.0%.

Looking further forward into 2021, with the abatement of governmental pandemic expenditures and the continued contraction of residential and commercial construction, the economy is forecast to grow at 1.5%. The full recovery is forecast for 2022.

#### Economic Relief Packages

Since March, Congress has passed several economic-relief packages which are expected to inject up to \$5 trillion into the national economy. The “Coronavirus Aid, Relief, and Economic Security”(CARES) Act, a \$2.2 trillion stimulus package, was signed into law on March 27, 2020.

Key components of the CARES Act include: (1) a one-time payment of \$1,200 per individual, and an additional \$500 per child, with certain income requirements; (2) an extended unemployment insurance program which expands eligibility and offers applicants an additional \$600 per week for four months, in addition to local State programs; (3) a “Payroll Protection Program” (PPP) available to qualifying small businesses to provide funds for up to eight weeks of payroll costs, interests on mortgages, rent, and utilities, with the caveat that borrows must use 75% of the loan for payroll expenses.

On May 15, 2020, the House of Representatives passed the “Health and Economic Recovery Omnibus Emergency Solutions” (HEROES) Act. The legislation as proposed consists of the following: (1) a second round of relief payments to individuals; (2) an extension of the weekly \$600 booster to all eligible unemployed workers until the end of January 2021; (3) an allocation of \$875 million for state and local governments, earmarked for hazard pay for certain essential workers, child and family care assistance for essential workers, funding for COVID-19 testing, and rental assistance – among others. As of the end of June 2020, the legislation has yet to be voted in the Senate.

### Federal Funds Rate

To maximize employment and stabilize inflation, the Federal Reserve Bank raised the federal funds rate nine times from 2015, when interest rates were almost zero, to 2018. The table to the right summarizes the previous rate changes occurring over the past several years. The Fed had consistently been increasing the rate by 25 basis points. Then in August 2019, the Fed lowered its rate for the first time in a decade. Two more decreases came in September and October.

Most recently, in March 2020, the Fed lowered the target range for the federal funds rate by 50 basis points, and then, in what is being called a bold, emergency action to support the economy during the coronavirus pandemic, the Federal Reserve Bank cut rates again by 100 basis points on March 15.

At their April 29 policy meeting, the Federal Reserve made the decision to hold the funds rate at near zero until inflation reaches their targeted rate at 2% and for the national unemployment rate to return to the lower levels of recent years. In June, they announced that they

see interest rates staying near zero through 2022, with the GDP tumbling 6.5% in 2020 but making a 5% gain in 2021.

#### **Federal Funds Rate**

<b>Date</b>	<b>Target Range (%)</b>	<b>Basis Point Change</b>
Dec-2015	0.25% - 0.50%	+25
Dec-2016	0.50% - 0.75%	+25
Mar-2017	0.75% - 1.00%	+25
Jun-2017	1.00% - 1.25%	+25
Dec-2017	1.25% - 1.50%	+25
Mar-2018	1.50% - 1.75%	+25
Jun-2018	1.75% - 2.00%	+25
Sep-2018	2.00% - 2.25%	+25
Dec-2018	2.25% - 2.50%	+25
Aug-2019	2.00% - 2.25%	-25
Sep-2019	1.75% - 2.00%	-25
Oct-2019	1.50% - 1.75%	-25
Mar-2020	1.00% - 1.25%	-25
Mar-2020	0.00% - 0.25%	-100
Apr-2020	0.00% - 0.25%	0

The US stock market turned into a bear market since the March 3 rate cut, the first in 11 years, and there are concerns about a worldwide recession. "I don't think they would have done this unless they felt the financial markets were at significant risk of freezing up tomorrow," said Mark Zandi, chief economist at Moody's Analytics. "They're very concerned the financial markets won't work." On Monday, March 16<sup>th</sup>, the markets tumbled, with the Dow dropping almost 13%, closing at its lowest level since May 2017, and the S&P dropping 12%, its worst day since 1987. The stock markets continue to be down significantly from their all-time highs.

### The California Forecast

As California has a larger proportion of economic activity in tourism and trans-Pacific transportation, the economic downturn for California is forecast by the UCLA economists to be somewhat more severe than the rest of the nation. They predict the California unemployment rate will rise to more than 16% with 2.2 million jobs lost. A sharp contraction in income and taxable sales will cause increased stress for state and local government at a time when the demands on them are increasing. As with the U.S., employment in California will not return to its previous peak levels until late 2022.

The UCLA Anderson Forecast includes an important caveat: If the pandemic is much worse than assumed, this forecast will be too optimistic. If the pandemic abates quickly because of the extraordinary measures being put into place to address it, an outcome that the medical community thinks unlikely but possible, then the forecast will be too pessimistic and economic growth in the third and fourth quarters of the year will be higher.

## Median Household Income

In Santa Clara County, San Jose, the county seat, ranks first out of the entire nation in terms of median household income for major metropolitan areas. San Francisco, about 50 miles to the north of San Jose, also ranked as one of the wealthiest cities in the nation: it holds the number two spot with a median household income of about 9% less than San Jose.

Total median household income for the region is presented in the following table. Overall, the subject compares favorably to the state and the country.

### Median Household Income

Area	Estimated 2020	Projected 2025	Annual % Change 2020 - 25
United States	\$62,203	\$67,325	1.6%
California	\$77,500	\$84,782	1.9%
Santa Clara County	\$128,034	\$143,752	2.5%
Sunnyvale	\$144,026	\$156,548	1.7%

Source: Site-to-Do-Business (STDB Online)

## Conclusions

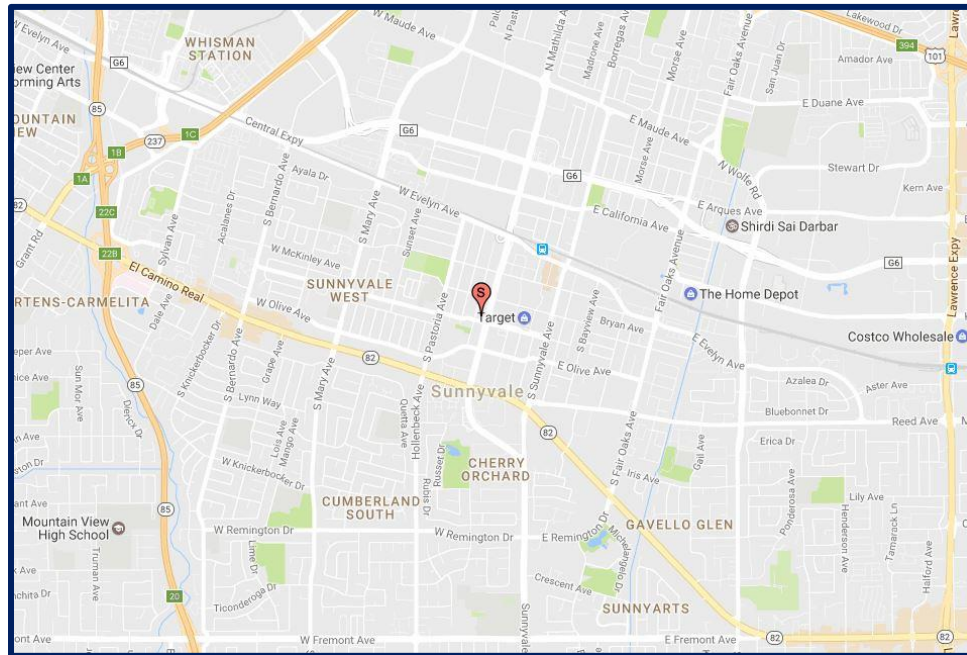
Historically, the Santa Clara County region has been considered a desirable place to both live and work. Physical features and a strong local economy attract both businesses and residents. It is a worldwide leader in technology and a regional employment center, with an increasingly diversified economy. While traffic congestion will continue to be a problem, residents remain among the most affluent in the country.

In the near term, the outlook for 2020 is clouded by the unknowns associated with the new coronavirus. There are increasing impacts on many businesses as people curb their activity, and certain industries are already being severely affected. The outlook is for a market softening, but as is the case for other disasters, any extended marketing times or negative impacts on values will subsequently tend to wane and return to some degree of normalcy. The timeline remains unknown.



# City and Neighborhood Analysis

**NEIGHBORHOOD MAP**



The subject is located in the City of Sunnyvale. Sunnyvale is a progressive community, known for low crime rates, the quality of municipal services and proximity to a large number of high-technology employers. Sunnyvale is located in the “heart” of Silicon Valley and is home to many of the valley’s leading high-technology companies. The community lies 45 miles south of San Francisco and seven miles north of San Jose. Sunnyvale is bounded by San Francisco Bay to the north, Mountain View and Los Altos to the west, Santa Clara to the east and Cupertino to the south.

The city encompasses 24 square miles. There are numerous parks, shopping malls and an attractive community center. Sunnyvale has a reputation as a particularly desirable place to live and work. The city has one of the lowest crime rates in the nation and has long been acknowledged as one of the best-managed cities in the country. In fact, Sunnyvale has been recognized by the White House as a model for effective government.

The community enjoys convenient access from nearby freeways. Highways 101 and 280 provide ready access to the San Francisco Peninsula and other Silicon Valley communities. Highway 85 links Highways 101 and 280, continuing through the West Valley. Highway 237, which was recently upgraded to a full freeway, provides a direct route to the East Bay. Finally, San Jose International Airport is within a few minutes’ drive, and San Francisco International Airport is less than an hour to the northwest.

The Valley Transportation Authority completed construction on the westerly extension of the Tasman Light Rail Transit (LRT) line in 1999. This portion of the LRT extends westward from the station at Tasman Drive and Great America Parkway in Santa Clara. It travels east-west along Tasman Drive, and then it travels in a northwesterly direction through Sunnyvale’s Moffett Park area and along the

southern perimeter of Moffett Federal Airfield, before reaching its downtown Mountain View terminus. The addition of the LRT to Sunnyvale was extremely positive, spurring significant redevelopment with higher density projects, particularly on former Lockheed-Martin land east of Moffett Field where Yahoo and Juniper Networks have their headquarters.

High-technology firms include industry leaders in fields ranging from advanced satellite construction to bio-technology. However, the most important sector of the local economy is related to semiconductor research, design and manufacturing. The city's workforce consists of a significant number of employees commuting from outlying areas. A high ratio of jobs-to-households and low unemployment translates to exceptionally strong demand for housing. According to the Association of Bay Area Governments (ABAG)'s 2009 forecast, the City of Sunnyvale is expected to add 12,810 households between 2010 and 2035. The workforce is relatively young, well-educated and relatively affluent. Approximately half the workforce holds college degrees.

Sunnyvale has earned a strong reputation as a positive place to do business. As a result, the city is expected to add a large number of jobs: 32,010, between 2010 and 2035 according to the same ABAG 2009 forecast cited above.

Recreational opportunities within Sunnyvale include Baylands County Park and Sunnyvale Municipal Golf Course. Shoreline Park offers a network of trails, an 18-hole championship golf course and saltwater lake for sailing and windsurfing. Shoreline Amphitheater is the region's premiere outdoor entertainment center with 20,000 seats and draws hundreds of thousands annually to concerts and special performances.

The largest and most recent development in the city is the Sunnyvale Town Center. This redevelopment area is located within the downtown core and encompasses an area between Mathilda Avenue to the west, Washington Avenue to the north, Iowa Avenue to the south and Sunnyvale Avenue to the east. This rectangular section of the downtown is being transformed with new and redeveloped retail, office, and residential uses. The project is anchored by Macy's (177,000 s.f.) and Target (180,656 s.f.) with an additional 576,525 square feet of retail shop space and 275,000 square feet of office space. There are plans for a 2,624-seat Cinema and 292 residential units. Construction is ongoing at this time, and completion is several years away. Some legal hurdles still remain, which could delay the project even further. However, once built, the project should significantly boost the vitality of the Downtown Core.

The newest addition to Sunnyvale is Pathline Park, a 42-acre office campus containing 1.3 million square feet. With 11 buildings total, this new development is bounded by Maude, Benicia, Almanor, Palomar, North Mary, Del Ray, North Pastoria Avenues and Maude Court. The Sunnyvale Golf Course borders the project to the north. Pathline Park is the first development following the newly adopted Peery Park Specific Plan, which outlines new standards for modernized office and R&D space, complete with innovative architecture, higher FARs, and greater transit orientation and walkability. This project is to be completed in phases, with final completion projected for October 2020. High-profile tech giants have already begun pre-leased space in the office development, including Synopsys and Proofpoint.

## Neighborhood Location and Boundaries

The subject neighborhood is located in the Downtown section of Sunnyvale. The area is urban in nature. The neighborhood is bounded by Central Expressway to the north, Wolfe Road to the east, El Camino Real to the south, and Highway 85 to the west.

## Transportation Access

Within the immediate area of the subject property, transportation access helps define the character of its development. Major travel and commuter routes within the area of the subject property include Central Expressway and Mathilda Avenue. Several regional routes provide access to and from the area, including Highways 85 and 101, Route 237, El Camino Real, and Lawrence Expressway. Access to the area is considered good.

## Land Use Trends

The neighborhood is experiencing change in land use. The area is dominated by residential land uses, with some supporting commercial/retail properties especially to the east and northeast. There are several new developments or redevelopments happening in the area; most of these projects have a high-density residential component.

To the north of the subject site are a mix of single-family and multifamily residential properties. Most of the housing product in this area is older and in fair to average condition. On the northern portion of Block 15, two parcels to the north of the subject parcels, is the site of new construction of a mixed-use project to contain 5,000 square feet of restaurant space (Denny's) on the ground floor, plus 75 apartment units. This five-story tower will utilize the State Density Bonus and Green Building Incentive to achieve a density bonus. To the west of Block 15 are more single-family and multifamily properties, plus two schools, the Sunnyvale School District office, and a community park.

South of Block 15 is a greater mix of property types. There are a small handful of older multifamily residential properties and a larger new multifamily project. There are many public amenities to the immediate south of the subject as well, including the Sunnyvale Public Library, NOVA Job Center, Sunnyvale City Hall, and the Sunnyvale Police Department. Further south along the El Camino Real thoroughfare are a myriad of vehicle-oriented retail properties.

Finally, to the immediate east of the subject directly across Mathilda Avenue are a bank and the Cityline mixed-use development. Phase One of Cityline is nearly complete, Phase Two is under construction, and Phase Three is still in pursuit of entitlements. To date, 198 apartment units (including 24 affordable units) and 85,000 square feet of retail space have been completed. Retail space includes high-draw tenants such as Target, Whole Foods, and AMC Theaters. Phase Two will add 75 more apartment units, plus additional townhomes.

Further east of the subject beyond Cityline at Evelyn and Britton Avenue is an additional under construction project, where the former Blue Bonnet Mobile Home park is being redeveloped into a 62-unit for-sale townhome project. There are several other projects within the vicinity of the subject which are under planning review.

Northeast of Block 15 is Downtown Sunnyvale, a small but vibrant downtown area with shops and restaurants. Downtown Sunnyvale is essentially a two-block pedestrian-oriented area which straddles

Murphy Avenue. There is also a CalTrain station in this area, just across the street from the core downtown zone.

Sunnyvale is also home to numerous world-famous tech giants, however, most office and R&D related land uses are fairly far north of Block 15, near Route 237 between Highway 101 and Central Expressway. Some of these headquarters include LinkedIn, Synopsis, Symantec and 23andMe.

## Demographics

The following table depicts the area demographics in Sunnyvale within a one-, three-, and five-mile radius from the subject.

### Neighborhood Demographics

Radius	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Population	30,826	203,463	417,486
2020 Population Estimate	34,343	226,085	456,524
2025 Population Projection	35,981	237,269	476,703
Annual % Change (2020 - 2025)	0.9%	1.0%	0.9%
<b>Housing Unit Summary</b>			
2010 Housing Units	13,448	83,221	166,419
% Owner Occupied	34.3%	45.3%	49.0%
% Renter Occupied	60.8%	49.9%	46.4%
2020 Housing Units	14,777	91,227	180,440
% Owner Occupied	32.4%	42.8%	46.2%
% Renter Occupied	63.3%	52.1%	48.9%
2025 Housing Units	15,407	95,342	187,771
% Owner Occupied	32.4%	42.3%	45.8%
% Renter Occupied	63.7%	52.7%	49.4%
Annual % Change (2020 - 2025)	0.8%	0.9%	0.8%
<b>Income Summary</b>			
2020 Median Household Income Estimate	\$142,991	\$150,074	\$150,228
2025 Median Household Income Projection	\$157,308	\$161,361	\$161,527
Annual % Change	1.9%	1.5%	1.5%
2020 Per Capita Income Estimate	\$72,008	\$72,503	\$71,596
2025 Per Capita Income Projection	\$79,999	\$79,448	\$78,358
Annual % Change	2.1%	1.8%	1.8%

Source: Site-to-Do-Business (STDB Online)

Within a three-mile radius, the reported population is 226,085 with a projected growth rate of approximately 1.0% annually. There are 91,227 housing units within that three-mile radius. The growth rate is expected to be 0.9% annually. Most of the housing is tenant-occupied, though by a small margin. Our research indicates that property values in the area are stable to increasing.



Within a three-mile radius, the median household income is \$150,074. Looking ahead, annual household income growth is projected at 1.5% per year. The average income figures suggest that the inhabitants are within the middle-income brackets.

### Nuisances & External Obsolescence

Neighborhood properties have adequate levels of maintenance. No adverse or unfavorable factors were observed.

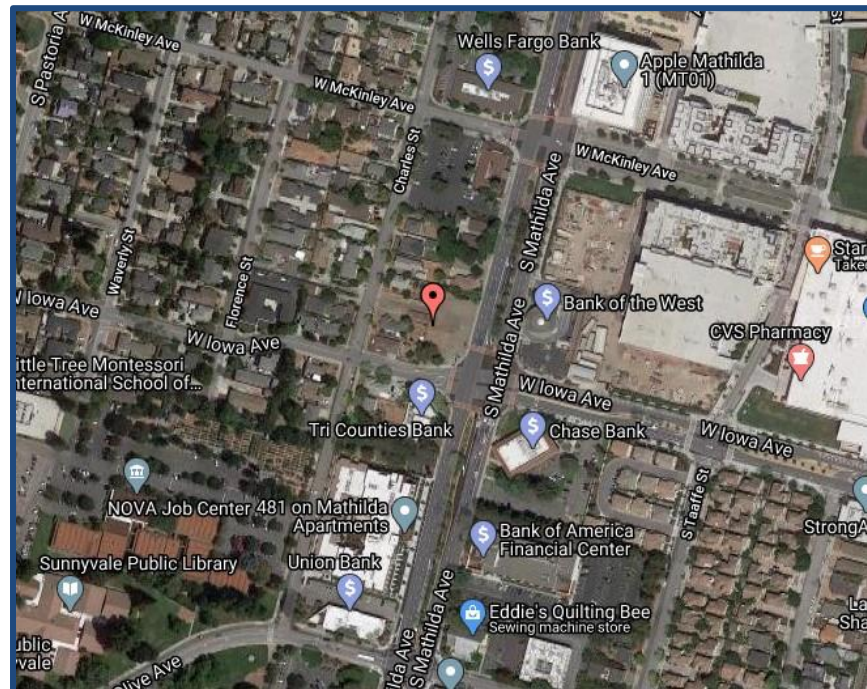
### Neighborhood Life Cycle

Most neighborhoods are classified as being in four stages: growth, stability, decline, and renewal. Overall, the subject neighborhood is in the stable stage of its life cycle.

### Immediate Area Uses

The below aerial photo exhibits the uses located in the subject's immediate vicinity.

#### IMMEDIATE AREA USES



Source: Google Maps

Uses along South Mathilda Avenue in the vicinity of the subject are primarily residential in nature along the west frontage and primarily commercial along the east frontage. Recognized uses in the immediate area of the subject include single-family residential, multi-family residential, and retail. As shown above, the density of uses in the area is relatively high with few vacant parcels available.

A drive of the neighborhood revealed that occupancies in the area are relatively high. The area was developed many years ago but has maintained a reasonable level of demand.



### Analysis and Conclusions

The neighborhood is characterized by older residential in-fill, with several new developments occurring in the vicinity. The Cityline mixed-use development is the largest new development to occur in Sunnyvale, and it is conveniently across the street from the subject. There is also a new high-density residential tower going in on the northern portion of Block 15, two parcels away from the subject site. The area is in proximity to many employment centers throughout Silicon Valley. The outlook for the subject's neighborhood is good.

## Site Description

The subject site is located along South Mathilda Avenue with frontage on West Iowa Avenue and Charles Street. The characteristics of the site are summarized as follows:

### Site Characteristics

Gross Land Area:	1.44 Acres or 62,533 SF (based on architectural drawings)
Usable Land Area:	1.22 Acres or 53,270 SF (based on architectural drawings)
Usable Land %:	85.2%
Shape:	Irregular
Topography:	Generally level
Drainage:	Assumed adequate
Grade:	At street grade
Utilities:	All available to the site
Off-Site Improvements:	South Mathilda Avenue is a fully improved arterial roadway with sidewalks, curbs, gutters, streetlights, and landscaping. This roadway carries four lanes of traffic in each direction, north and south. West Iowa Avenue is a fully improved major collector roadway which carries two lanes of traffic in each direction, east and west.
Interior or Corner:	Double Corner
Signalized Intersection:	Yes: - Traffic signal at the site that enhances access
Excess or Surplus Land:	None

### Street Frontage / Access

Frontage Road	Primary	Secondary
Street Name:	South Mathilda Avenue	West Iowa Avenue
Street Type:	Arterial	Collector
Frontage (Linear Ft.):	295	230
Traffic Count (Cars/Day):	10,850	N/A

### Flood Zone Data

Flood Map Panel/Number:	06085C0206H
Flood Map Date:	05-18-2009
Portion in Flood Hazard Area:	0.00%
Flood Zone:	Zone X (unshaded)  Areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood

by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required.

## Other Site Conditions

Soil Type:	We have not been provided a geotechnical report for the subject property. Based on our physical inspection, soil conditions appear stable.
Environmental Issues:	We make no representations as to the presence of toxins and hazardous materials on the subject site. We are appraising the site as if clean. If this is of concern to any reader of this report, it is our recommendation that an environmental report be obtained from the appropriate professionals qualified to issue such opinions.
Easements/Encroachments:	We were provided with a Preliminary Title Report from Fidelity National Title Company (document #991-25002844-A-SLO) dated May 23, 2019. We did not identify any easements or encumbrances which would affect the value of the property, either positively or negatively.
Earthquake Zone:	The property is not located in an Alquist-Priolo Special Studies Zone for earthquake hazard. Earthquake hazard is typical for the overall area.

## Adjacent Land Uses

North:	Single-family residential and retail
South:	Office and multifamily
East:	Office and retail
West:	Single-family and multifamily residential

## Site Ratings

Access:	Good
Visibility:	Good

## Zoning Designation

Zoning Jurisdiction:	City of Sunnyvale
Zoning Classification:	DSP, Downtown Specific Plan
General Plan Designation:	Transit Mixed Use
Permitted Uses:	Office, retail, mixed-use and very high-density residential uses
Zoning Comments:	See below

## Zoning Comments

The subject is within the jurisdiction of the City of Sunnyvale. The zoning designation is Downtown Specific Plan (DSP) and the General Plan land use designation is Transit Mixed Use.

The purpose of the DSP district is to protect and promote the public health, safety, peace, comfort and general welfare; establish the procedure for adoption of the orderly physical development of the district; conserve property values and maintain the historic architectural and cultural qualities of properties within the district; and protect the character and stability of adjacent residential neighborhoods.

This district is divided into sub-districts, referred to as blocks. The subject makes up a portion of Block 15. Block 15 is designated mostly for residential development at a very high density. A total of 152 units are approved for Block 15 or an approved density of 54 dwelling units per acre. Additional ground level retail is also possible.

Development Standards for West of Mathilda are as follows:

Blocks 15	
<b>Primary uses allowed</b>	High-density residential retail
<b>Minimum development area</b>	0.75 acre
<b>Maximum residential units</b>	Block 15 - 152 units
<b>Approximate maximum density</b>	51, 54, 58 du/acre
<b>Maximum lot coverage</b>	100%
<b>Maximum height</b>	50 ft. (4 stories) on Mathilda and 30 ft. (3 stories) along Charles
<b>Required right-of-way dedications</b>	33 ft. along Mathilda Avenue
<b>Mathilda</b>	0 ft. (after 33 ft. dedication)
<b>Charles Ave.</b>	10 ft.
<b>Side</b>	6 ft.
<b>Rear</b>	10 ft.
<b>Minimum landscaped area</b>	Minimum 20% of lot area
<b>Minimum useable open space</b>	50 sq. ft./unit
<b>Type of parking</b>	Below-grade structures or podium parking if structure is completely hidden from public view. Parking requirements vary by use as specified in the DSP.
<b>Special design features</b>	Neighborhood Gateway at Iowa/Mathilda, McKinley /Mathilda and Washington/Mathilda

Based on these development guidelines, namely the setback requirements and the height restrictions that will impact development of the subject property, it is likely that a maximum of 77 units might eventually be approved on the subject property, based on underlying zoning.

We also note that a density bonus of 35% is awarded for a 100% affordable project, along with a 5% density bonus for a green building. Therefore, the maximum number of units that could potentially

be approved on the subject property based on an all affordable, green project is 109 units, or a density of 75.8 du/ac.

The subject is owned by the City of Sunnyvale. As a city property, if the City of Sunnyvale were to surplus it to any buyer, rather than going through the affordable housing process itself (what the city is currently doing with Related California), the Surplus Lands Act requirements would apply at a minimum. The California Surplus Land Act requires that when cities, counties, transit agencies and other local agencies sell or lease their land, they must prioritize it for affordable housing development. As such, development of the subject property as vacant land to be transacted by the City of Sunnyvale, is subject to the Surplus Lands Act and requires that 25% of the units must be affordable to lower income families – at or below 80% AMI. This BMR requirement is double that of properties not owned by public agencies (12.5%) and has been considered in our valuation of the subject.

### Analysis/Comments on Site

The subject property is a generally rectangular piece of land with a gross land area of 62,533 square feet, and a net land area of 53,270 square feet, according to public records and architectural drawings. The property has a corner location with frontage along three city streets, South Mathilda Avenue, Charles Street, and West Iowa Ave. The site is level and has good site utility. All urban utilities are in place. We note that the assembled parcel represents individual parcels some of which have improvements, as will be discussed next. When combining all the sites together, the highest value of the subject property is for redevelopment.

The zoning encourages high-density-residential development or mixed-use retail/residential uses. A maximum of 77 units can be developed on the subject, based on its size and approved density for the subject's block (Block 15). A density bonus of 35% is awarded for a 100% affordable project, therefore 101 units could potentially be approved on the subject property based on affordable project.

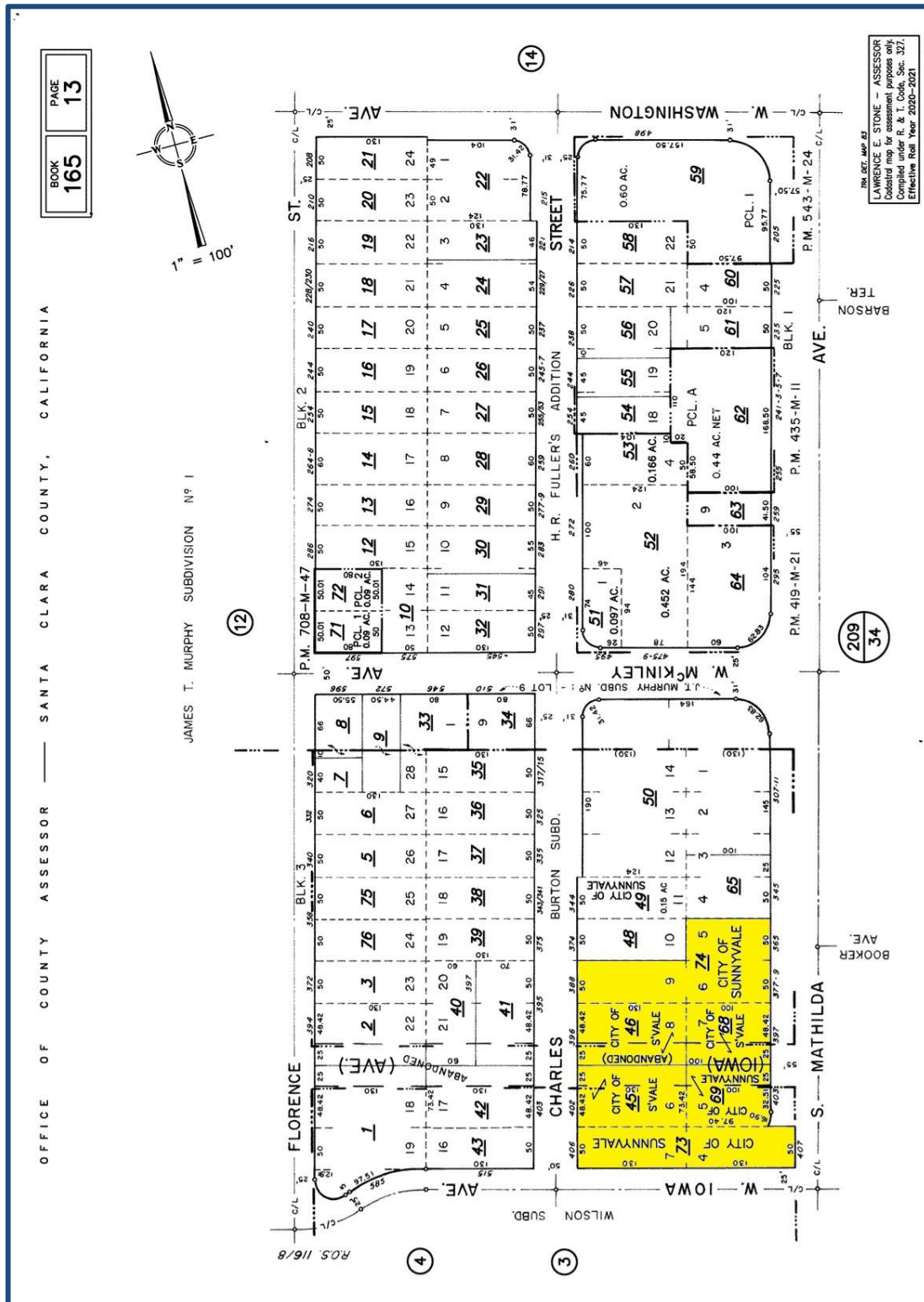
We note that a below-market component of 12.5% is required for any for-sale project with nine or more units in Sunnyvale. The requirement is 10% for rental properties. The subject is surplus City land and has a higher BMR requirement of 25%. In other words, 25% of the units would need to be affordable, above those of other comparable projects. The subject is currently fully entitled for a 90-unit affordable project, at a density of 62.5 du/ acre.

Overall, the subject is suitable for a variety of uses, including residential and mixed-use. We note that while the City Council has designated the property to be for affordable housing site, we are appraising the subject without this restriction in place, at its Highest and Best Use, per client's request (see hypothetical condition of the appraisal).

Next we will briefly discuss the improvements currently onsite and the proposed project.



**TAX/PLAT MAP**



## Improvements Description

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### Existing Improvements

Inspection of the improvements was beyond the scope of this assignment, as the improvements will soon be demolished for redevelopment. Thus, only a brief description of the improvements is included in the paragraphs that follow.

The subject is improved with five single-family residences. The structures are located on four of the six APNs. More specifically APN 165-13-045 is improved with a two-bedroom and one-bathroom, single-family residence, constructed in 1948 with a living area of 917 square feet. APN 165-13-046 is improved with a three-bedroom and two-bathroom single-family residence, constructed in 1930, with a living area of 1,292 square feet. APN 165-13-073 is improved with a three-bedroom and one-bathroom single-story home with a living area of 1,151 square feet. Finally, APN 165-13-074 is improved with two residences, the area of which was unknown. Some small auxiliary structures were noted as well.

The improvements appeared partially occupied as of the date of value. They are in fair to average condition and add no value to the subject property, other than interim value. It is likely that the improved parcels could be worth slightly more with the existing improvements on a standalone basis, but the unimproved parcels would be worth substantially less; their small size prevents development at the 62.5 du/ac intended density. So, when combining all the sites together, the highest value of the subject property is for redevelopment.

### Proposed Project

The subject is approved to be developed with an affordable housing project with a total of 90 units, at a density of 62.5 dwelling units per acre. There will be four-story apartments consisting of 83 units along South Mathilda Avenue and West Iowa Avenue, and seven (7) two-story townhouse style units along Charles Street. The project includes one (1) manager unit, which has been included in the total unit count.

The proposed project includes 12 studio, 32 one-bedroom, 23 two-bedroom, 16 three-bedroom, and seven (7) three-bedroom townhouse style units. The gross floor area is 124,833 square feet with apartment units that range in size from 400 square feet to 1,319 square feet. The footprint of the proposed building will occupy 52% of the lot with ample private open spaces, and the massing will range from two stories on Charles Street to match the single-family residential neighborhood increasing to four stories on South Mathilda Avenue above one level of subterranean parking.

The affordable housing project is targeted to individuals earning 30% and 60% of the AMI. Approximately 25% of the units will be set-aside for special-needs households, which may include seniors, the developmentally disabled or other at-risk households. The term of the affordability will be 55 years. The project will also include a small commercial component of 5,000 square feet of retail space along the Mathilda Avenue frontage.

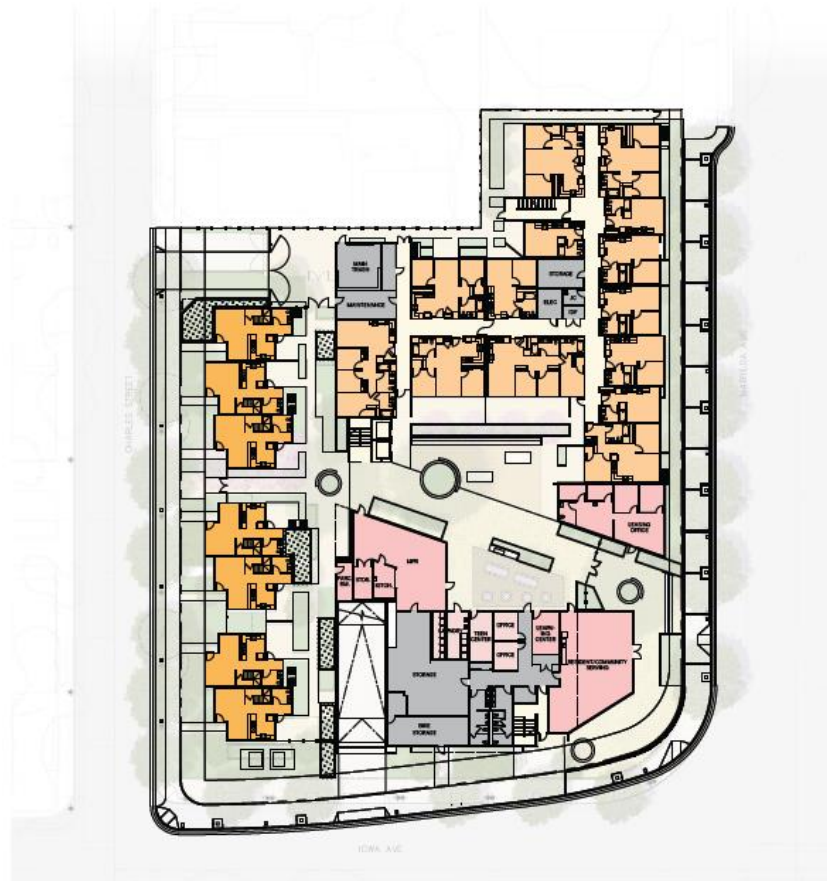
The project design is anticipated to be attractive, compatible with the surrounding neighborhood and the improvements will incorporate Green Building and energy efficiency requirements. The project will also incorporate appropriate community spaces, amenities and services for the target population, such

as a multipurpose room and kitchen, teen center, learning center, resident/community room and kitchen, laundry room, and leasing office.

## CURRENT DESIGN

### GROUND FLOOR PLAN

- TOWNHOUSES
- APARTMENTS
- RESIDENTIAL SPACES
- CIRCULATION
- BACK OF HOUSE



The project will be constructed by Related California Companies on a long-term ground lease with the City. The City received 10 proposals and wound up interviewing the top 4 scoring teams. They then had a second round of interviews with the top two teams, before they finally selected the Related team. Terms such as lease price and city funding request was part of one of the scoring categories, but not the determinative scoring criteria. Other categories included capacity and relevant experience of the development team, local knowledge, depth of affordability of proposed project, project concept and design quality, etc. Construction will likely begin in 2021, with a targeted completion date in 2023.



## Subject Photographs – Taken on 8/13/2020

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Subject Front View



Improvements Onsite



Vacant Lot



Typical Street View



## Assessment and Tax Data

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### Assessment Methodology

The State of California has provided for a unified system to assess real estate for property taxes. Assessment Districts are established on a county basis to assess real estate within the county. The appraised property falls under the taxing jurisdiction of Santa Clara County; however, due to its ownership by a government entity, it is subject to neither general taxes nor direct assessments.

### Assessed Values and Property Taxes

The subject's assessed values, applicable tax rates and total taxes including direct assessments are shown in the following table. Because the property is owned by a government entity, there are no taxes or direct assessments levied against the parcel.

### General Taxes

The amount of General Taxes due is quantified by multiplying the assessed value by the tax rate. In the State of California, real estate is assessed at 100% of market value as determined by the County Assessor's Office. The tax rate consists of a base rate of 1% plus any bonds or fees approved by the voters. The County Tax Rate for the subject area is 1.1746%.

### Direct Assessments

Direct assessments are tax levies that are not dependent upon the assessed value of the property. They are levied regardless of assessment. Because the subject property is owned by a government entity, however, there are no direct assessments applied.

### Conclusions

The property is not subject to real property taxes given that it is owned by a government entity. A future owner may be subject to property taxes.

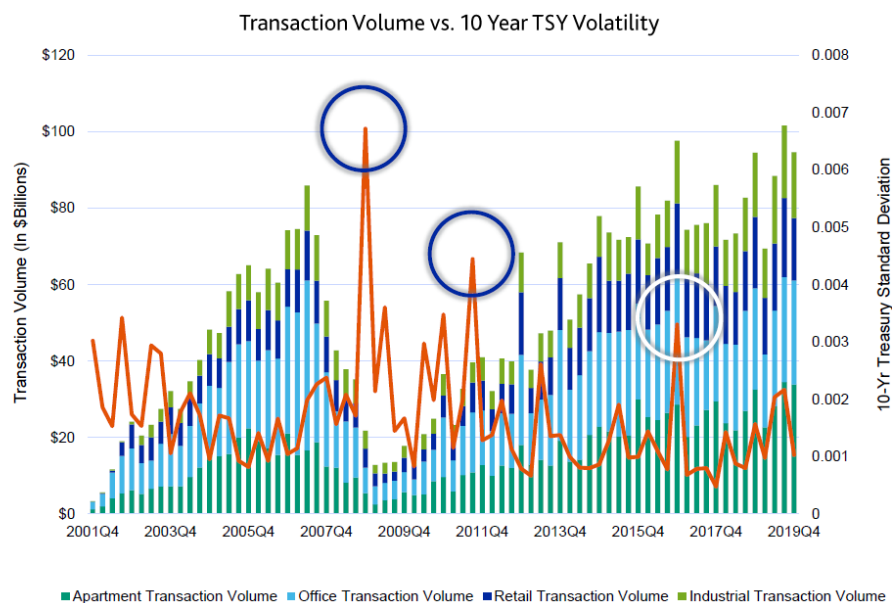
## Market Analysis

Financial markets are seeing dramatic impacts due to the novel coronavirus pandemic, and while the pandemic continues to be fought, no metric will be reliable to predict with certainty what value impacts will be. However, using trusted analytics resources we can better understand the ways in which past economic shocks have progressed which will help us better assess true risk associated with a particular CRE asset.

This economic crisis is unique from others in that there have been shocks to both the supply and demand side. This worry is exacerbated by record corporate debt in place. According to the Federal Reserve, American non-financial corporate debt has risen to 49% of GDP. In 2009 it was 43%. Two-thirds of non-financial corporate bonds in the US are rated "BBB" or lower.

The United States has posted a 4.8% decrease in GDP for the first quarter of 2020. China's Q1 GDP contracted 6.8% year over year, then rebounded for a 3.2% growth in Q2, year over year. An annualized drop of 32.9% was reported at the end of July, with a quarter contraction of 9.5% from April through June. Real GDP is expected to decline 12% from peak to trough between Q4'19 and Q2'20, and contract by 6.6% in all of 2020. Unemployment as of late July was 11% nationwide, and expected to remain in double digits through the early Fall, according to Moody's Analytics.

CRE markets have been reporting drops in transaction volumes due to travel restriction, quarantines and "stay at home" orders. Movements in the stock market and interest rates as well as stimulus packages and legislation have caused many deals in progress to be put on hold while participants reconstruct return expectations and yield estimates. Moody's recorded a 47% drop in transaction activity by dollar volume in the first quarter. The end date of this period of volatility is impossible to foresee, but a historical picture of the relationship between volatility (as measured by deviations in the 10-Yr Treasury prices) and the transaction volume of commercial real estate from the end of 2001 to the end of 2019 may provide some insight.



Source: Moody's Analytics REIS

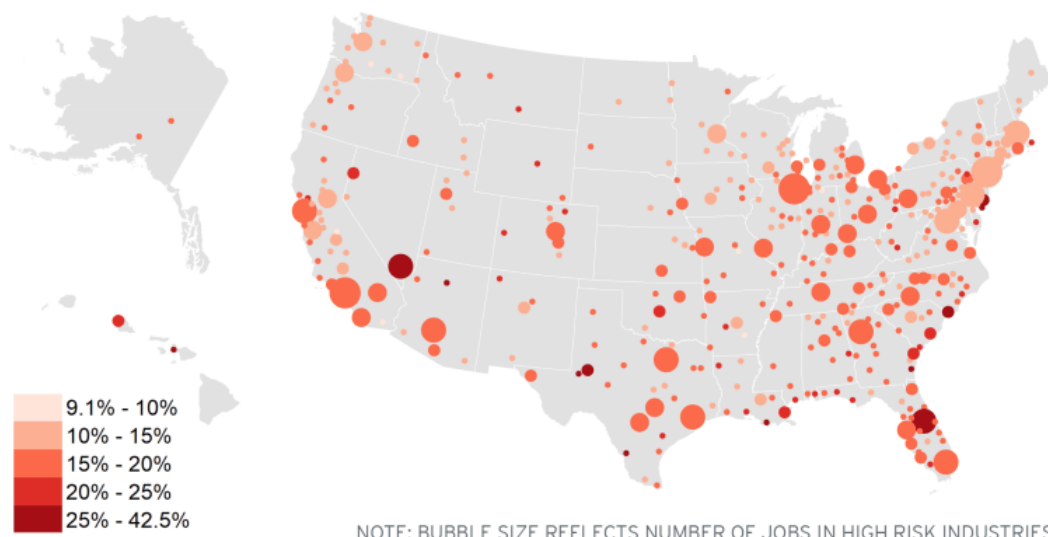
The preceding graph shows that transactional volume may drop anywhere from 20 to 40% during periods of extreme volatility.

The National Council of Real Estate Investment Fiduciaries (NCREIF) tracks the values and returns for institutionally owned commercial real estate. NCREIF compared the recession in the early 1990's to the financial crisis that began in 2007-08. They found a 27% decline in values across 40,000 individual office, industrial, retail, multi-family and hotel properties for the 2007-08 period. While this was slightly higher than the 25% value drop during the recession of the early 1990's, the recovery was much quicker. The NCREIF study attributes the faster recovery in values to better data for valuation being available and a desire by investment managers to get the properties in their funds marked to market quickly. The addition of more frequent outside appraisals likely also helped. In the current crisis, we have even more data available (now nearly in real time), as well as stronger analytic models and the benefit of a financial stimulus playbook from which to act more quickly to respond to systemic shocks. The strong federal response has been well received and has kept many markets solvent. The second half of 2020 may see increased volatility again as legislators argue over additional stimulus options, eviction moratoria ends and the additional unemployment benefit from the federal government of \$600 per week is no longer being sent to affected households.

Impacts to values have not been consistent across sectors, asset classes and markets. Study and analysis on micro levels is critical. Moreover, the analysis of markets and properties prior to the downturn is important as is the market's vulnerability to recession. The Brookings Institution used Moody's Analytics to identify "most at risk" industry groups, from which it compiled a list of five particularly vulnerable sectors: mining/oil and gas, transportation, employment services, travel arrangements, and leisure/hospitality. The following map illustrates areas most affected by employment in these sectors.

MAP 1

**Sunbelt tourist destinations and energy metros stand to be most affected**  
 Share of metro employment in high risk industries, 2019

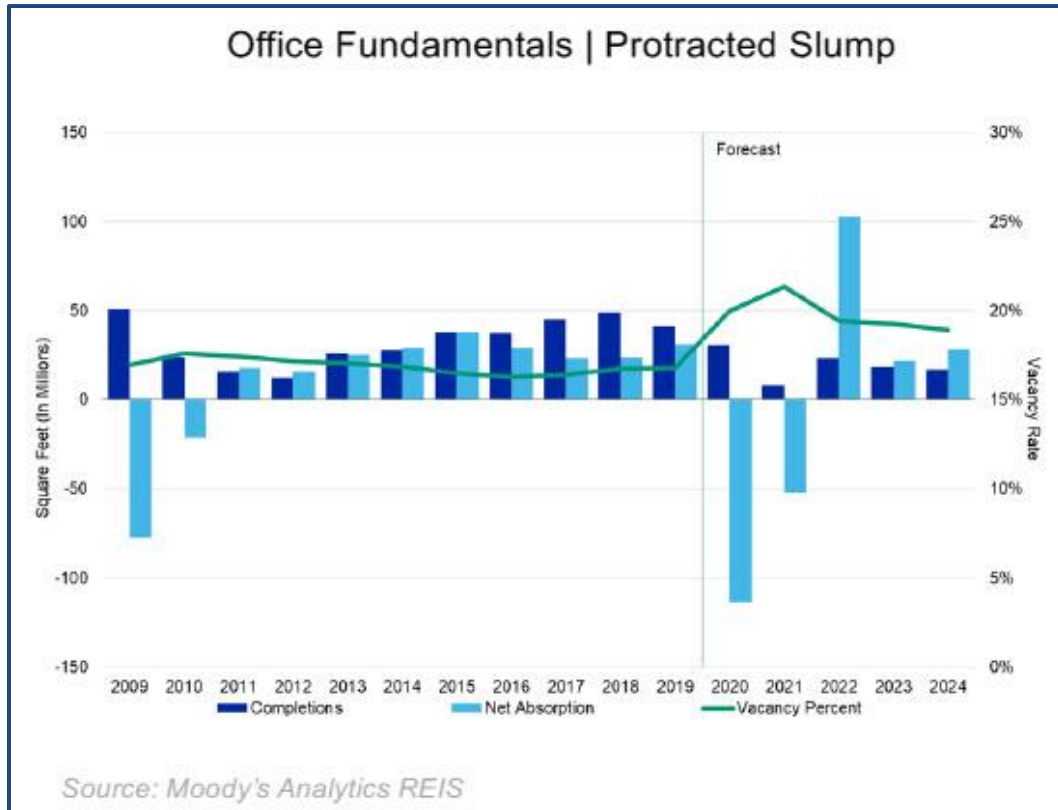


Source: Zandi, "COVID-19: A Fiscal Stimulus Plan," (Moody's Analytics, 2020) and Brookings analysis of Emsi data

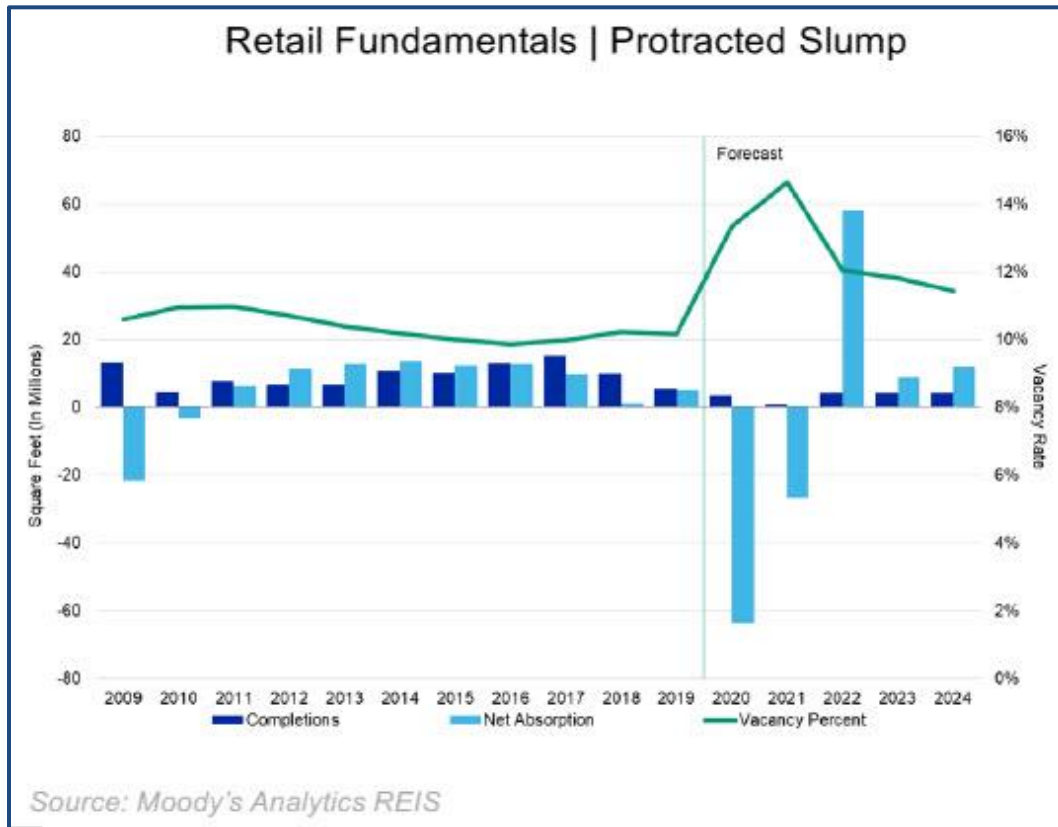
**B** Metropolitan Policy Program  
 at BROOKINGS

Property types will also be asymmetrically affected. In the multi-family sector, markets that are oversupplied, or which have a history of rising vacancy or low to flat rent growth are indications of areas that may be harder hit by the new crisis. Markets with volatility in rent growth are still vulnerable, even if vacancy was stable in the past 12 months.

For office and retail properties, Moody's predicts a protracted slump.

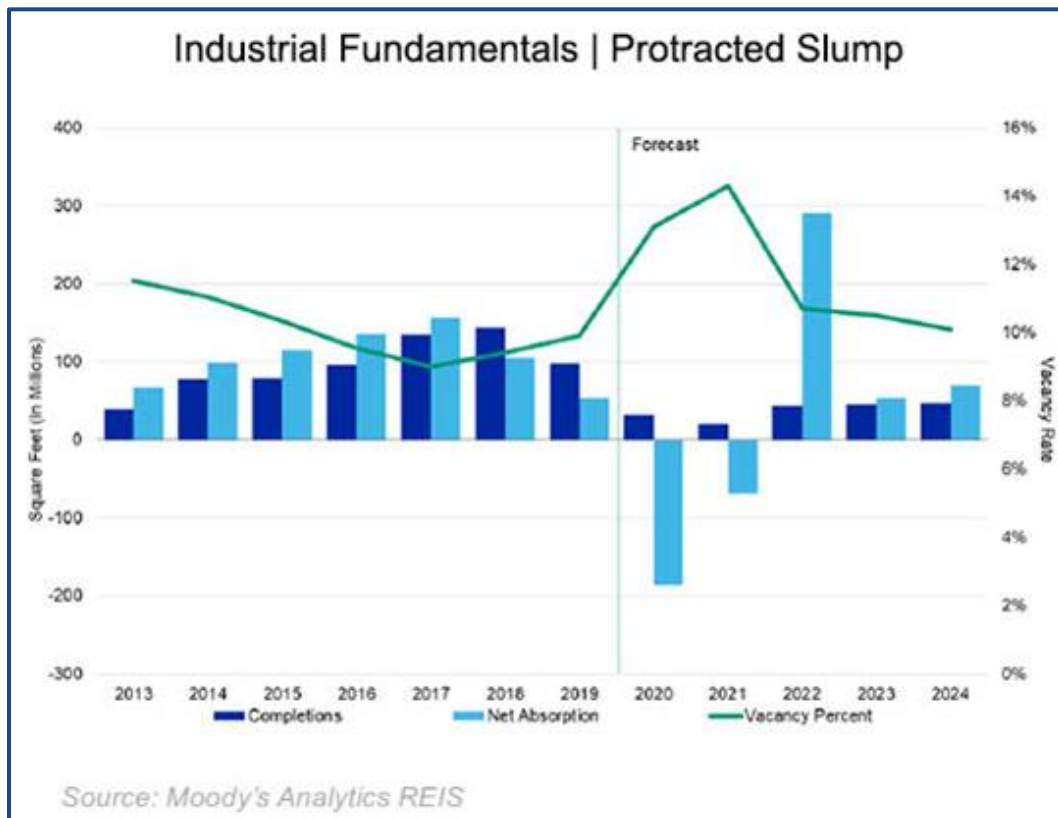


Moody's expects office vacancy to peak at 21% in 2021 and remain close to 20% through 2024. This is an historic high, but long term leases in place will help the sector overall weather some of the short term shock. Systemic change to office space use remains a variable. Remote working is likely to reduce overall footprints, and workers used to saving commuting times may press for smaller suburban office locations over large unified spaces in city centers.



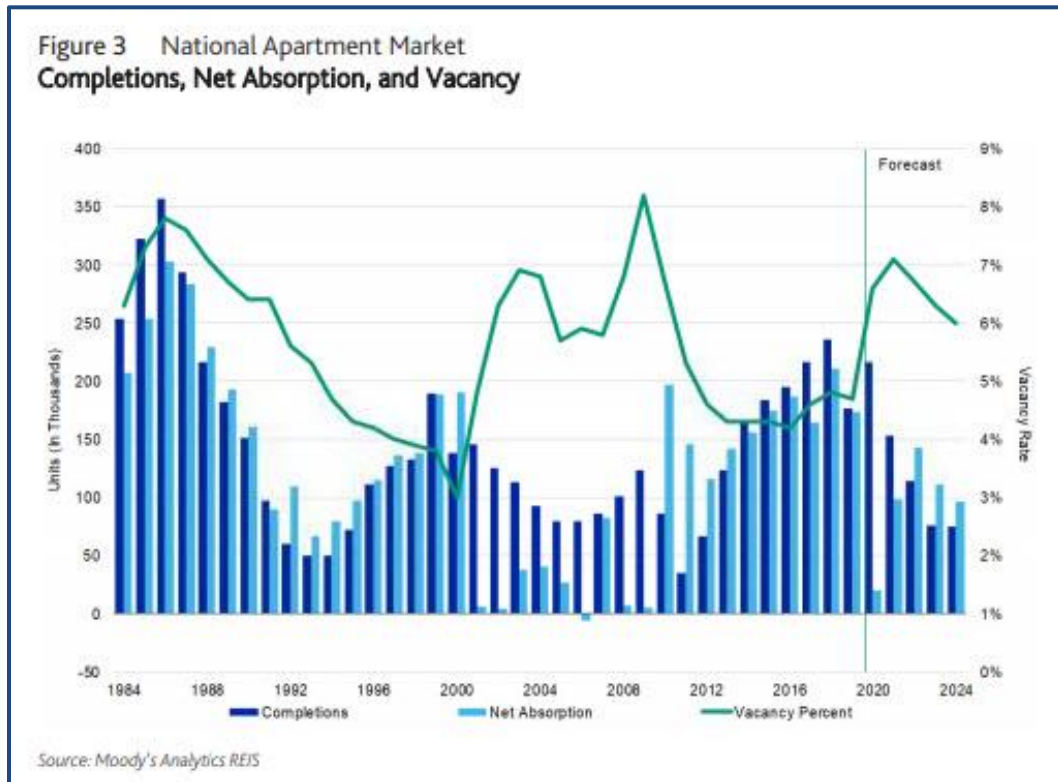
Retail, according to the models, will top out in 2021 at just under 15% vacancy and gradually improve to 11.5% by 2024. Net absorption drops precipitously in 2020 and 2021 in both sectors and begins to recover after that. It's important to note that rents and vacancies in both office and retail are expected to track with GDP performance, so the model is sensitive to future changes in that metric. Retail must also be considered in its specific iteration. Grocery stores and pharmacies have not seen impacts to their business, nor is one expected. Tenants concentrated in malls, however, are experiencing high bankruptcies. This sector especially necessitates more granular identification when looking for trends. Location also plays a role in performance as surges in infection have and may still cause additional shutdowns to retailers such as bars, restaurants, theaters and gyms creating a longer recovery arc for the sector.





Industrial follows the same pattern. Absorption drops in the next 24 months, through 2021, vacancy peaks at just over 14%, and improves to 10% by 2024. This trends higher than in 2019, but is less severe than impacts to retail and office.

Multi-family has yet to see a significant impact to vacancies and rents. It is unclear to what extent this will continue through the year. As we enter into the period where the CARES Act's eviction moratorium has ended (as of July 24) and 12 states have no protections in place for renters outside of the federal programs, we may see vacancies begin to rise. As of July 20, the National Multifamily Housing Council (NMHC) reported that 91.3% of apartment households paid full or partial rent. The end of federal unemployment benefits may impact this number in Q3. Vacancies are expected to peak at 7% in 2021, and asking and effective rents to drop 4 to 5% between 2020 and 2021. For comparison, this is a less dramatic impact than what was seen in 2008 and 2009.



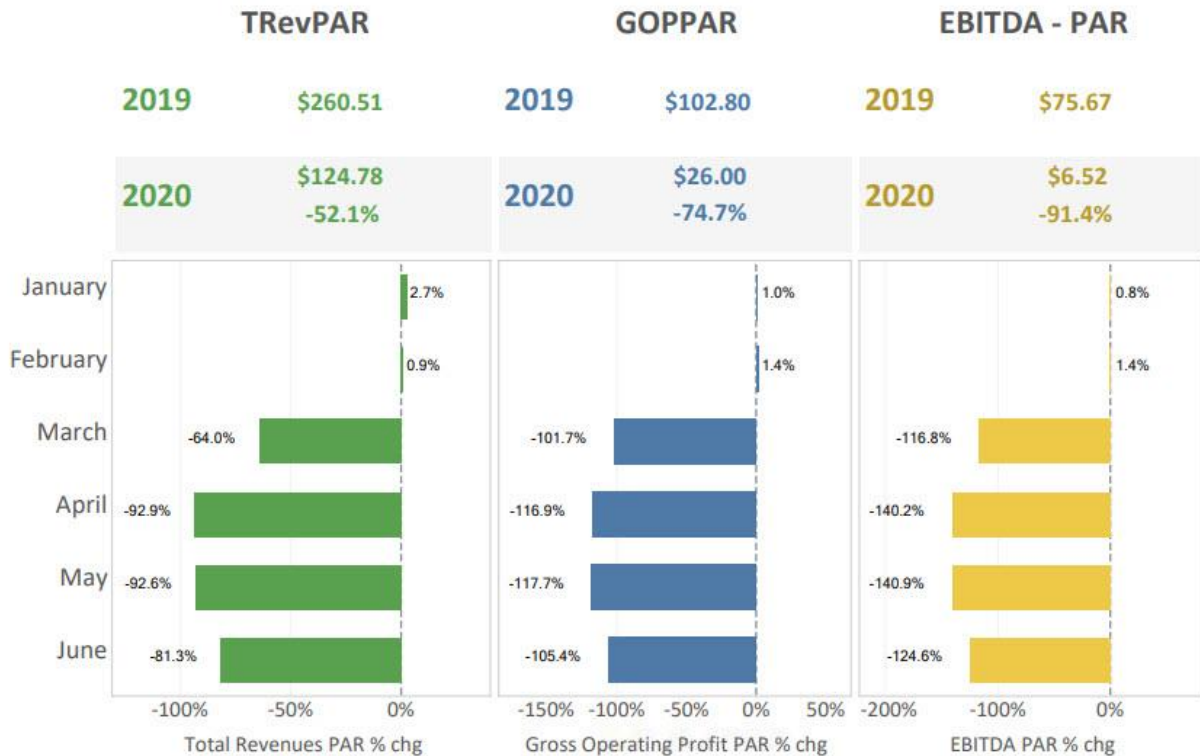
Secondary property types are also being impacted by the pandemic. Occupancy for self-storage properties dropped in the first quarter by 40 basis points and rents fell by 3.9% year over year for 10 by 10 foot non-climate controlled units. Student housing is in flux as schools are making final decisions about whether to offer in person instruction for the fall and possibly spring semesters. Moody's is predicting a 220 basis point increase for rent-by-the-bed properties and 100 basis point vacancy increases for rent-by-the-unit. Rents will drop 4 to 6% over the fall.

Senior housing has seen a dramatic impact. This is not surprising given the disproportional impact of the virus on elderly populations. Vacancies in the sector rose to 10.1% in the first quarter of 2020. Rates for Q2 are not available at this time but are expected to continue to rise. The property type will have substantial challenges both creating safe environments for residents and staff and then convincing residents and their families of that safety.

Affordable housing, on the other hand, does not appear to have been impacted by the downturn. Vacancies in the sector are only at 2.4% and asking rents increased by 0.6% in Q1. As families continue to feel the employment strain the demand is unlikely to slacken, however, investors are watching closely as there is talk of issuing rent waivers in certain locales and/or extending eviction moratoria.

## U.S. Profitability Improves (Somewhat) in June

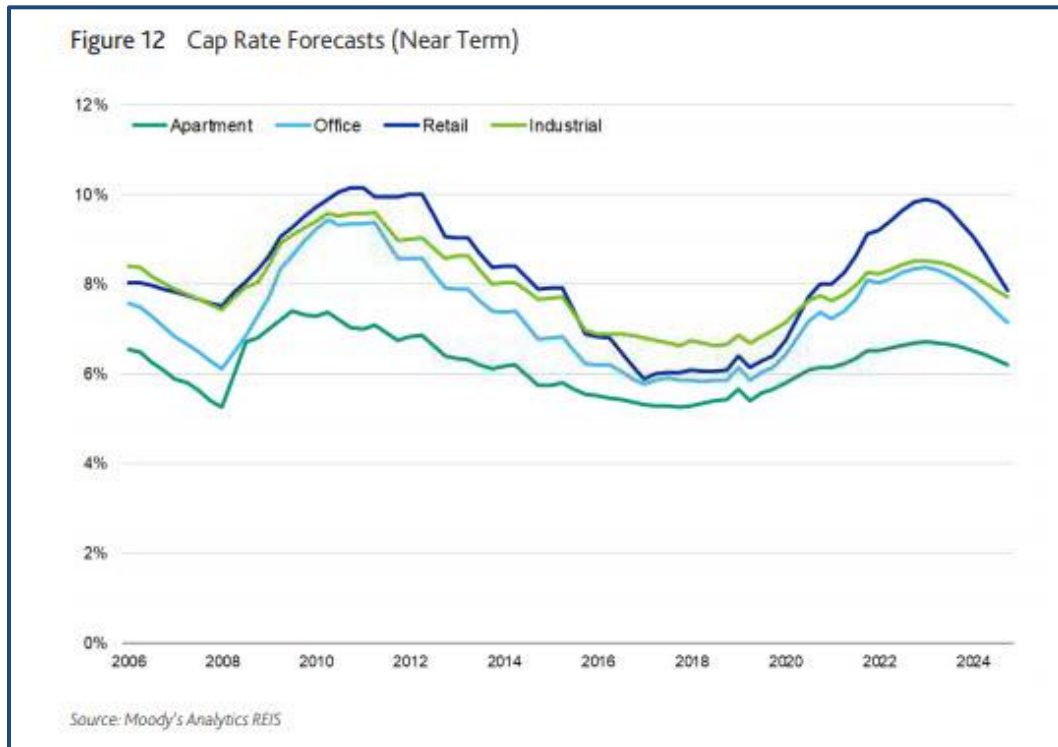
U.S. Monthly P&L KPIs – 2020 YTD vs 2019 YTD



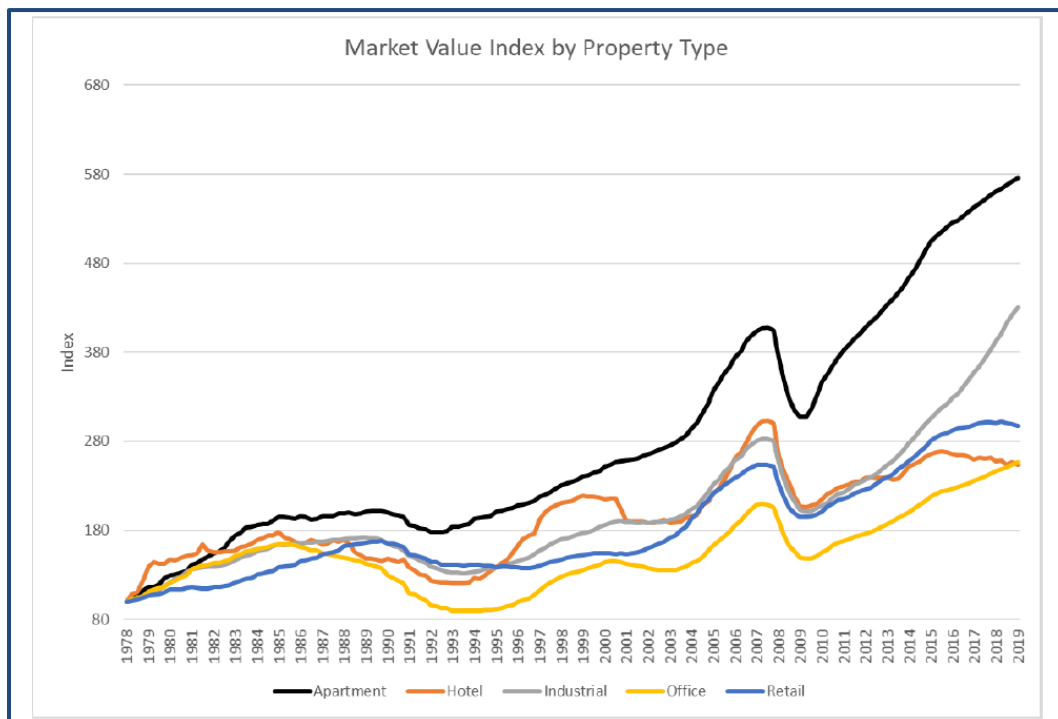
Source: STR. 2020 © CoStar Realty Information, Inc.

Hospitality is second only to retail in its severe impact from the pandemic. A July 24, 2020 release from STR reports a GOPPAR (gross operating profit per available room) down 105.4% year-over-year in June. This was a slight improvement over April and May, down -116.9% and -110.1%, respectively. Occupancy is predictably down 42.5% as well, to 42.5% across all room types. ADR for June is at \$92.15, down -31.5%.

Across all asset classes, investors are also watching the interest rate landscape closely. Rates are expected to remain low for the foreseeable future. Conversely, cap rates are expected to rise over the next couple of years before trending back down in 2023 and 2024. Retail rates are the highest, expected to peak near 10% in 2023, and multifamily is steadier, staying below 7% for the duration of the period forecasted.



To complement the Moody's predictive modeling, NCREIF published a breakdown of impact on market value by property sector, tracking from 1978 to the end of Q4 2019.



As the graph illustrates, multi-family saw one of the largest value drops in 2007-09, but was also the first to recover, and that recovery was the largest and fastest.

Industrial followed the curve, even surging in recent years. Hotels never returned to their pre-recession peak, even as the economy as a whole was growing. Office and retail both recovered around seven years after the low point. Office however, had the second most dramatic drop in value and was last to recover (after hotels). This is likely to repeat in the recovery from this crisis as firms may discover that their employees and clients can be served by work-from-home models, allowing them to consolidate square footage.





## Silicon Valley Multi-Family Market Overview

In the wake of the economic shocks due to the spread of the coronavirus, the recent strength of the Silicon Valley/South Bay economy is facing significant uncertainty. As Santa Clara County's economy expanded in recent years, the metro's multifamily market showcased its strength. New inventory was absorbed at a rapid pace, preventing a sustained rise in vacancy. In response, landlords were able to maintain moderate increases in rental rates, but rent growth has been slowing even at the end of 2019.

Until recently, high-quality and robust job growth has bolstered population gains, and in turn, demand for housing. Housing supply growth, however, has not kept pace with demand. Relatively few single-family homes have been constructed in the development cycle. As a result, the majority of new households formed throughout the expansion became renters rather than owners. Many of these highly-paid renters would have purchased homes in previous expansion periods, but the metro's lack of single-family home construction has led to massive price escalation and declining homeownership affordability.

While single-family home development has lagged, multifamily properties have dominated the metro's housing construction activity. Developers have focused on luxury product, which provide higher returns required to recoup sharply rising construction costs. The delivery of new multifamily properties exerted upward pressure on vacancy, starting in the second half of 2016, a trend that has continued into 2020. Construction activity has remained robust, as over 7,400 units are under construction around the metro. These projects will be delivering into a more uncertain economic environment, potentially changing what had been quick project lease-up timelines post-delivery.

Inventory growth is expected to remain strong in the coming years as developers respond to growing demand and rapid absorption. Since 2012, more than 22,000 units were completed, representing an 18% growth rate in total inventory supply. The mid-2010s marked a record period for inventory growth with completion of 4,900 units in 2015. In 2018, inventory dropped 36.7% to 3,100 units delivered, but to date, an estimated 10,000 units are under construction, promising a steady supply growth. Even despite the pandemic, inventory continues to grow; as of the first quarter of 2020 7,925 multifamily units were under construction. By the end of 2021 the Santa Clara County market is expected to have over 151,000 total units in inventory, an increase of over 10,000 units within the last three years.

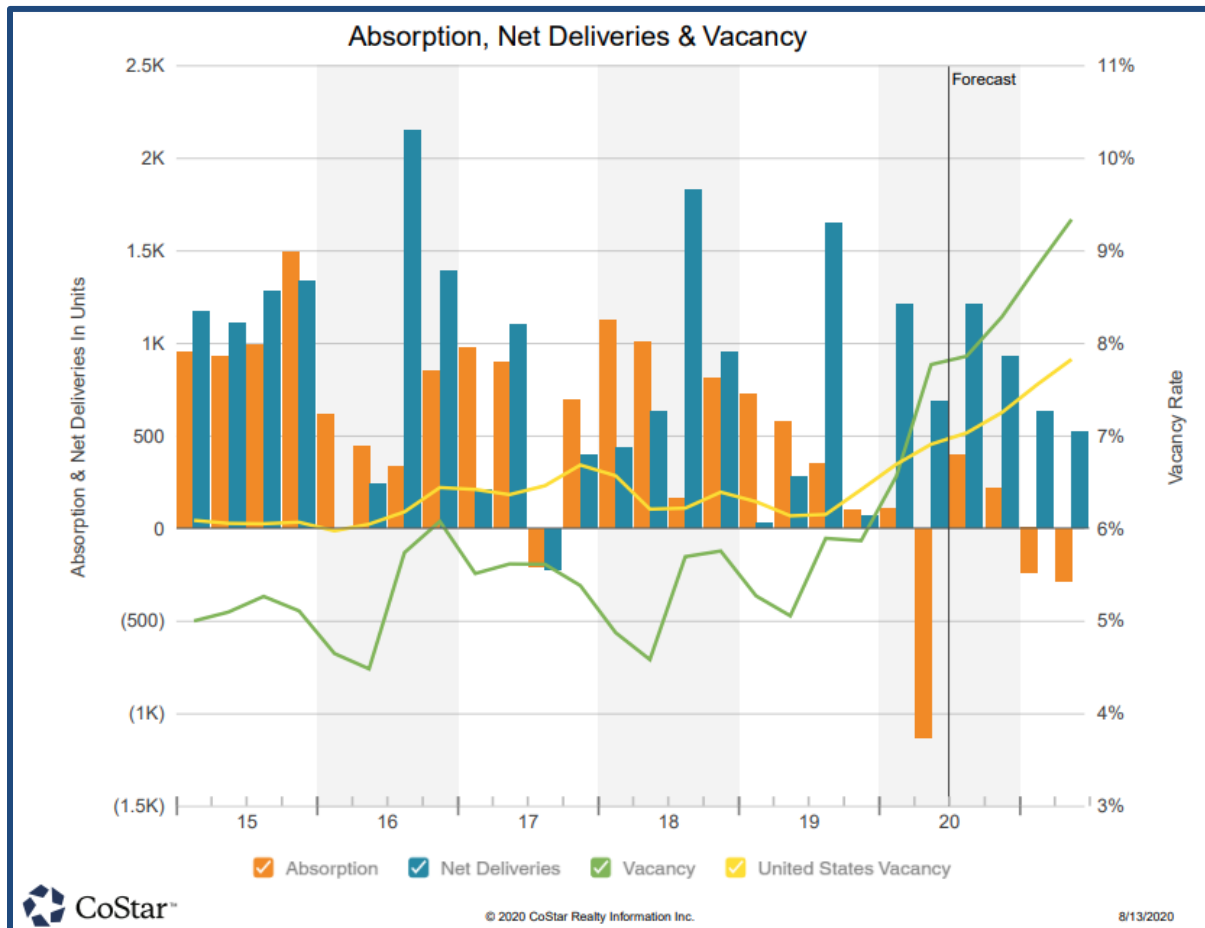
The largest development project under construction is the Santa Clara Square Apartment District, which will feature nearly 2,000 units over 26 acres and encompasses commercial and open space. However, Downtown San Jose ranks first in new construction with a total of 10 buildings and 2,323 units under construction. The MIRO complex at 167 East Santa Clara Street is the most notable with a two-tower, 28-story residential complex offering 630 units over 1.4 acres. This project is approximately half a mile from the subject. Once completed in 2020, the MIRO will be the tallest mixed-use residential complex in the city.

Although developers are targeting higher-end renters, affordable housing developments are in the pipeline to meet the City's goal of providing 10,000 affordable homes by 2022. The *San Jose Mercury News* reports there are currently 21,000 affordable housing units in San Jose, but demand requires a surge in construction. Additional new affordable housing units are becoming available in Sunnyvale, Mountain View, and other progressive cities which are major job centers.

Given the high demand for multifamily housing, investment demand is strong as well. The San Jose metro area has the second lowest cap rate in the nation at 3.8%, second only to San Francisco. Rent growth is projected to remain healthy. Prices have increased by 30% over in the past 5 years, until multifamily transactions peaked in 2019.

### Absorption

In addition to the rental rate growth, the Q2 2020 CoStar report also discussed historical and forecasted apartment absorption for the Silicon Valley region.



In the San Jose metro, vacancy has increased to 7.8% as of Q2 2020, an increase from 6.6% in the quarter prior and an increase again from 5.1% one year ago. Demand has shrunk significantly in the wake of the pandemic, as renters lose jobs and face economic uncertainty. Multifamily vacancy in the San Jose metro is expected to peak at the end of 2021 and may not fully recover until 2025.

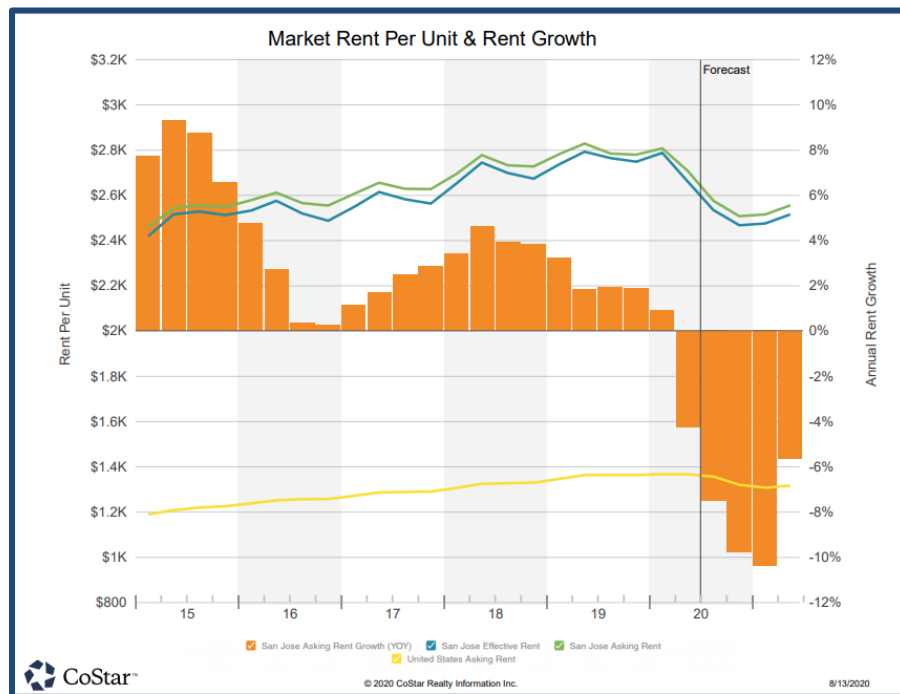
Net absorption in 2018 surpassed 2017's level as residents move into a multitude of recently completed buildings. Multifamily occupancy was exceptional in the economic expansion period, thanks to Silicon Valley's outstanding employment growth. The metro's pace of job and population growth have slowed as of late and pent-up demand for housing has softened.

Vacancy has historically been higher among 4- and 5-Star multifamily inventory in Silicon Valley. Vacancy among 1- and 2-Star inventory registers the lowest. Demand for affordable housing is extremely strong, and developers have not been able to provide ample workforce housing due to rising construction costs and a lack of public funding.

### San Jose Market Apartment Inventory & Development Trends

According to CoStar, the San Jose market contains an inventory of 148,084 multifamily residential units. In the last year, approximately 3,300 new units have been completed; 2020 has kept pace with last year's deliveries so far, with approximately 2,400 new units already delivered in the first half of 2020..

Net absorption has been positive within the last year, though at lower levels than in years past. 83 net units were absorbed from Q2 2019 to Q2 2020. Vacancy for multifamily rental units has increased, ranging from 5.1% to 7.8% for the last year. In addition, market rent per unit remains strong. The stable vacancy rate and positive net absorption are indicative of a strong local apartment market in San Jose.



The average market rent per unit ranged from \$2,660 to \$2,791 in the last year. Rents have decreased for the first time in two years. Rent growth is shrinking at a greater rate each quarter; at the end of last year it was 1.9% and by Q2 2020 it was negative by 4.2%. As of Q2 2020, average rent for a studio was \$2,041, a one-bedroom apartment was \$2,433, a two-bedroom apartment was \$2,996, and a three-bedroom apartment was \$3,717. Compared with the national average, San Jose rents were 37-56% greater than average rents across the rest of the United States.

Even before the pandemic brought economic uncertainty, market activity was softening. Residential activity has slowed and prices have slumped, for now. Despite the slowdown, new multifamily construction continues as projects can take many years to complete and the Bay Area still struggles to

keep up with high demand and soaring costs of living. The area has many opportunities for redevelopment as existing stock becomes out of date and new zoning and housing initiatives are introduced and applied. Future development will be strongly influenced by available space, costs, and political pressure from neighbors who find affordable housing uses less than desirable. Despite the current market, demand for housing the Bay Area remains strong as highly paid tech workers continue to flock to the region, displacing lower-income individuals who must seek affordable housing or move entirely out of the area.

### Affordable Housing Market

While the continued economic downturn has led to rent stabilization in the Bay Area, the supply of affordable housing continues to be extremely limited. Rental prices in the Bay Area are still among the highest in the country. Unfortunately, the supply of non-profit affordable housing is limited, and many developments' waiting lists are difficult for people to access. They either require a wait that can be as long as a couple of years, or they are closed to any individuals just beginning their housing search.

There are two major types of affordable housing projects: non-profit housing developments and Section 8 Voucher housing projects. Non-profit housing developments are high-quality facilities that are well-designed and well-managed. Tenants are carefully screened and asked to meet a standard set of requirements to be accepted as residents. Rents are usually set at 30% of the resident's income and are often affordable to a range of income levels, including those on a very limited budget. Many developments are built specifically for seniors, persons with disabilities or families, and they are designed to accommodate the specific needs of their target population. Non-profits also offer social services on-site, including youth activities, job training and medical consultations for seniors.

The Housing Choice Voucher Program (Section 8) is funded by the U.S. Department of Housing and Urban Development. More and more Bay Area landlords are finding that this program is a valuable resource that allows competitive rents and offers prompt rental payments. Although Housing Choice Voucher programs are government funded, tenant selection is the landlord's responsibility. People seeking Section 8 housing must qualify based on income requirements and pay a portion of the rent. The balance is subsidized by the government.

Policymakers say that housing is affordable when a family pays no more than 30% of its total income on rent and utilities, or if they own their own home, no more than 30% on their mortgage payment, insurance, taxes and utilities. This definition is widely used by local, state and federal governments and recognizes that households have other essential expenses including food, clothing, health care, child care and transportation. Housing is affordable if it meets this 30% test.

When we use the term affordable housing, we also mean housing that is affordable to people with low or moderate incomes. The definition of "low Rent" is rent established by the US Department of Housing and Urban Development (HUD) as 30% of the Area Median Income (AMI) at the Very Low Income limit for Santa Clara County, adjusted for family size, less tenant paid utilities.

Out of Reach 2019, a report published by the National Low Income Housing Coalition, estimates the Housing Wage for each State. Housing Wage is the hourly wage a full-time worker must earn to afford a two-bedroom rental home at HUD estimated rent, while spending no more than 30% of income on housing cost. According to the report, in California, the FMR for a two-bedroom apartment is \$1,804. In order to afford this level of rent and utilities- without paying more than 30% of the income, a



household must earn \$6,014 per month, or \$72,165 annually. This level of income translates to an hourly wage of \$34.69. The minimum wage in California is \$12 and the average renter's wage is \$22.79.

### FACTS ABOUT CALIFORNIA:

STATE FACTS	
Minimum Wage	<b>\$12.00</b>
Average Renter Wage	<b>\$22.79</b>
2-Bedroom Housing Wage	<b>\$34.69</b>
Number of Renter Households	<b>5863813</b>
Percent Renters	<b>45%</b>

MOST EXPENSIVE AREAS	HOUSING WAGE
San Francisco, CA HUD Metro FMR Area	<b>\$60.96</b>
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	<b>\$54.60</b>
Santa Cruz-Watsonville, CA MSA	<b>\$46.90</b>
Oakland-Fremont, CA HUD Metro FMR Area	<b>\$40.88</b>
San Diego-Carlsbad, CA MSA	<b>\$39.77</b>

Although raising the federal minimum wage and combating income inequality will be part of the solution, expanding the supply of affordable rental homes is critical. Finding an affordable home is a challenge for all renters, but for those of extremely low income there are very few options. Extremely low-income households include people with disabilities who rely on Supplemental Security Income (SSI). As demand for rental housing grew significantly during the past decade, new rental construction has been largely geared towards the high end of the rental market, due to increasingly high development costs. Most low-income renters rely on older units that become affordable over time. However, when rents reach the level that is affordable to extremely low-income households, landlords in strong housing markets have an economic incentive to redevelop the units for higher rents. This is the process known as filtering, which does not produce enough rental homes for extremely low-income households.

In terms of financial feasibility, financial modeling of a potential project involves calculations of the total value of the project versus the cost of development and a required return on investment. The return on investment is determined by each developer based on market, product type, available capital and assessment of project risk. Since affordable projects generate lower income while construction cost is relatively stable across products, it is expected that affordable developers would pay less for land. However, land owners, especially those not under pressure to sell, are typically unwilling to reduce their sale price. In a strong market, an affordable developer is expected to pay fair market value in order to be able to compete with market rate developers.

Again, among the 50 states, California has the highest fraction of working renters who spend half or more of their income on housing. In response to these concerns federal, state and local governments have developed programs to provide affordable housing for low income renters. In 2018, Congress provided a 10% increase to HUD's budget for fiscal year 2018. However, funding for many of these programs remain below the fiscal year 2010 levels and it is insufficient to meet the nation's needs. At the federal level, Low Income Housing Tax Credit and vouchers for low income renters are used.

Affordability for the most vulnerable group, the seniors, has reached crisis proportions, especially for senior women. In fact the average renter would need to work 3.0 full-time jobs at minimum wage in order to afford the average rent for a two-bedroom unit. As a result, seniors who may be physically active, mentally sharp and independent-minded are forced into nursing homes since that is the only option they can afford. With positive annual demand noted previously, coupled with the growing elderly population base, the demand for available senior housing remains strong.

#### LIHTC Program Overview

The Low Income Housing Tax Credit (LIHTC) program is currently the country's most extensive affordable housing program. The program was added to Section 42 of the Internal Revenue Code in 1986 in order to provide private owners with an incentive to create and maintain affordable housing.

Each state has a housing finance or other agency (HFA) that assumes responsibility for allocating tax credits to developers. The process by which the HFA allocates the credits is competitive and uses criteria enumerated in the state's Qualified Allocation Plan.

During the initial 15-year compliance period, in which tax credits are subject to recapture, a developer (a corporation, nonprofit, or individual) will usually enter into a limited partnership with investors (generally a corporation or individual) so that it can sell the tax credits to the investors in exchange for cash. The investors, usually the limited partners, benefit from the tax credits while the developer, usually the general partner, benefits from the cash infusion it receives from selling the credits to the investors. The investors generally sell to the general partner at the end of the initial 15-year compliance period.

LIHTC-assisted rental housing must comply with certain rent limitations. LIHTC rent limits are published each year by HUD. The program also establishes maximum per unit subsidy limits and maximum purchase-price limits. The 2018 LIHTC maximum per subsidy limits vary based on state and county.

Under the federal law, credit projects must remain affordable for at least 30 years; however, California law generally requires a 55-year extended use period for 9% tax credit projects.

According to a recent article by Bendix Anderson in National Real Estate Investor, dated January 29, 2019 investors pay more than anticipated for LIHTCs. In 2018, prices were anticipated to drop due to the tax reform of the federal tax code passed by Congress that cut corporate taxes more than anyone projected. Instead, pricing has remained stable with investors paying 91 cents for a dollar in LIHTCs in December 2018. In many cases, yields investors are willing to accept have fallen, averaging 4.75 percent at the end of 2018. The expectation is that LIHTC prices will remain stable in 2019.

#### California Rent Control

The City of Sunnyvale lacks its own rent control laws. There are some protections for renters at the state level. The affordable housing crisis has spurred California State Assembly to pass AB1482, which limits annual rent increases to seven percent plus inflation, exempting landlords with 10 or fewer single family homes or new housing. The legislation is set to expire in 2023 but would need to pass through the Senate and be signed by Governor Newsom before being enshrined into law.

### Tax Exempt Bonds Overview

Tax –exempt bonds are debt obligations issued by state or local government agencies for multi-family rental housing, infrastructure improvements and other qualified municipal endeavors having a public purpose. The IRS Code (Section 103) allows the purchased of the bonds to deduct the interest income from the bonds from their federal gross income taxes. Thus, the interest rate on tax-exempt bonds is lower than conventional bank financing (typically by 2%) and these savings can promote housing affordability.

In all states, the Housing Finance Agency is authorized to issue tax-exempt bonds for multifamily rental projects. However, affordable housing competes directly with other infrastructure and public facilities projects for the funds.

### Residential Land Market

Residential land values are directly tied to supply and demand of current housing product. Land values vary depending on location, size, permitted uses, and allowable density. Unfortunately, there are no meaningful statistics for residential land values in Santa Clara County and the subject's submarket of Sunnyvale. However, with the prices of homes going up, land prices have also experienced a notable upward trend over the past years. The Bay Area and Santa Clara County are both experiencing explosive growth, and demand far outstrips supply. This is in large part due to the various tech companies located in the area, and thus, these areas command some of the highest home prices in the region. While home prices appear to be stabilizing at present, they are expected to continue to increase over the next year, which puts upward pressure on land values.

Residential land is typically purchased contingent on project approval or with entitlements (tentative or final map) in place. When contingent upon approvals, the risk to a developer is significantly reduced, putting upward pressure on the price. Prices for land purchased without this contingency are typically lower than for land purchased on a contingency. The price differential is especially large as the risk increases. We note that citizen participation in planning activities is very high in certain municipalities; thus, the approval process for residential projects can become political, long and arduous. It is not uncommon for new projects to take three to four years for development approval. However, thanks to new California law SB 35 (signed in 2017), local municipalities are required to streamline the approval process for housing construction projects that include below market rate units. Although this law applies only to multifamily projects, it is expected to help ease the housing shortage by delivering new residential product faster.

The Bay Area and Santa Clara County residential land market has been very active over the past two years. Several land transactions took place, many of which had short escrows without a tentative map approval contingency. The real estate brokers we spoke with indicated that marketing periods for these sales were short, and some properties had multiple offers, which resulted in contract prices that were at or above the asking rate. However, most of the sales that are currently taking place are for medium- and high-density land, suitable either for condo or apartment development.

Buyer types in Sunnyvale range from the individual developer to the large scale national housing developer, depending on the size of the site. Well-located, small sites are still in demand from small local buyers, while national builders are very actively seeking land sites that are over five acres in size. If a property has easy access, no topography or geologic issues, and has infrastructure available and medium-density residential zoning, the property will be in better demand. In addition, higher density

land for affordable development of mixed-use sites is exhibiting better demand than for-sale housing in certain submarkets.

Land values in the area range between \$100 to \$400+ per square foot, depending on the intensity of development (FAR) permitted by zoning/municipal guidelines. Residential land and land that can accommodate mixed use development is towards the upper end of the range, and often higher than commercial land. The upper end of the range is indicated by urban markets such as downtown San Jose or in markets with major high-technology employers such as Menlo Park (headquarters of Facebook), Cupertino (headquarters of Apple), and Mountain View (headquarters of Google). These markets benefit from excellent access and are proximate to both demand as well as employment generators.

The subject's Sunnyvale location falls within the mid to upper end of the land range due to historically high property values in the area, and the proximity to local employment. Amenities such as restaurants and entertainment are proximate to the subject as well.

Land that sells with entitlements (as opposed to being contingent on receipt of entitlements) normally commands a substantial premium, at least for projects that are immediately buildable. But when a project will not be built for some time or the developer chooses to build a different project, entitlements have little or no value. However, the Palo Alto Housing property does not have entitlements or even approvals at this phase, therefore, there was no premium added. These factors as well as location and development potential are reflected in our opinion of market value.

We recently spoke with broker specializing in redevelopment land in the Bay Area, such as Chris Twardus from Colliers and Lloyd Bakan of Avison Young. Both brokers indicated that the value for medium to high density residential or mixed-use land is holding steady post-Covid and that there is good demand for it.

Mr. Bakan indicated that he had a San Bruno property in escrow pre-Covid at \$220-\$230 per square foot. The property fell out of escrow due to buyer's exchange property in San Jose falling out of escrow. Mr. Bakan put the property up for sale again in March/April and is currently getting offers in the same price range, with a one-year escrow period. According to Mr. Bakan buyers/developers recognize that there is still a shortage of housing in the area, and any piece of land will take at least two years to obtain entitlements and develop. So, Covid is a non-issue for these types of properties.

Both Mr. Bakan and Mr. Twardus think that redevelopment land is probably the only property type that is not affected by Covid market conditions.

Overall, there is strong demand from homebuilders for land sites, and there is very limited supply of residential land sites that are for sale. These factors bode well for the subject.

#### Affordable Land Market

In the Bay Area, affordable builders compete with other market rate land buyers, and as a result, they are forced to pay top dollars for land that will be used for affordable development. However, land deed restricted for affordable development could transact to a nominal price as well. There is, however, undoubtedly competition even among affordable developers to acquire and develop sites designated for affordable development, especially in areas like Sunnyvale and surrounding Mountain View and Cupertino, where affordable housing is very much in need.

According to Mr. Nagraj, given that the average median income (AMI) in most bay area communities is high, the effects of “low” BMR rent can result in discounts to land value that range from 0% to over 20%, with variances based on the length of the regulatory period, the required levels of rent based on AMI and the availability of bonus densities and special financing, if available.

Diane Nowak reviews a large number of appraisals of affordable housing development funding with Citi Community Capital. She feels that there are evident discounts to land value merited for the effects of BMR restrictions. However, she feels that some of the adverse effects are offset by higher occupancy, shorter absorption periods, and term of regulatory agreements. Additionally, in cities like Sunnyvale, Mountain View or Palo Alto, with high average median income, the bonus densities typically provided, coupled with the corresponding high “restricted” rents, can still allow for relatively high potential gross income which provides a reasonable return on cost. To that effect, some properties may have nominal adjustment. Overall, she felt that an adverse value impact to the land is reasonable but feels that it can range from nominal up to 30% of land value, depending on the circumstance.

According to Mr. Hardy, the costs of affordable housing development, which includes supporting meeting rooms, leasing offices and other amenities are significantly higher than market rate development. As such, the restricted rents, along with the higher construction costs associated with affordable housing development, generally do not provide adequate NOI to support cost of development. As such, he feels that the residual effect to land value is necessary. He felt that only a land residual analysis can account for the development risks associated with building the affordable housing project and consider the effects of restricted rents and the higher costs of development. From his experience, a reasonable range could be from 10% to 30%.

Ms. Gonzalez, previously with Palo Alto Housing Corporation and now with Sandhill Advisors indicated that affordable builders have to compete with other land buyers and often times they buy sites not at discounts but at a premium, or in other words at prices that are above market. This is because affordable land is limited or non-existent. The development might still pencil out because of the sources of funding and other subsidies.

We also talked to Rob Wilkins, Director of Development at Palo Alto Housing Corporation. He indicated that while they have never bought land that has been deed restricted for affordable housing development, they have run into the problem of estimating land value of a 100% affordable project when they want to rehabilitate a project after construction, 15-20 years down the line. As a rule of thumb, they estimate the value of the affordable land at 10% of the market value of the land, unrestricted, to account for the affordability encumbrance.

We note that the City of Sunnyvale received 10 proposals from affordable developers for the subject site. According to Suzanne Ise, scoring categories included capacity and relevant experience of the development team, local knowledge, depth of affordability of proposed project, project concept and design quality, etc. Terms such as lease price and city funding requests were also part of one of the scoring categories, although not by itself the determinative scoring criteria.

The above information suggests that demand for affordable development, such as the subject land, would be high, likely close to the value of the land for market rate development. The subject’s entitlements would certainly add value over and above unentitled land. In all, we expect that the



premium of entitlements and the higher density due to an all affordable project would offset the wider appeal of market rate land.

### Conclusion

The demand for housing in the entire Bay Area remains high despite the pandemic, and demand still exceeds supply. Local brokers anticipate positive market trends over the next several years, though at a more modest pace than during the economic expansion. Likely, we will continue to see positive trends for the Santa Clara County single family and multi-family market.

The City of Sunnyvale has limited land available for development. We expect the market to continue this pattern until the availability of unimproved land is depleted. In addition, demand for affordable housing remains extremely strong, and supply is limited. Overall, the short and long-term outlooks for the subject property are good for both market rate or affordable development.

## Highest and Best Use

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The Highest and Best Use of a property is the use that is legally permissible, physically possible, and financially feasible which results in the highest value. An opinion of the highest and best use results from consideration of the criteria noted above under the market conditions or likely conditions as of the effective date of value. Determination of highest and best use results from the judgment and analytical skills of the appraiser. It represents an opinion, not a fact. In appraisal practice, the concept of highest and best use represents the premise upon which value is based.

### Analysis of Highest and Best Use As Though Vacant

The primary determinants of the highest and best use of the property As Though Vacant are the issues of (1) Legal permissibility, (2) Physical possibility, (3) Financial feasibility, and (4) Maximum productivity.

#### Legally Permissible

The subject site is zoned DSP, Downtown Specific Plan, which controls the general nature of permissible uses but is appropriate for the location and physical elements of the subject, providing for a consistency of use with the general neighborhood. The location of the subject property is appropriate for the uses allowed, as noted previously, and a change in zoning is unlikely. There are no known easements, encroachments, covenants or other use restrictions that would unduly limit or impede development.

As noted in the zoning section of this report, the subject has entitlements for a 90-unit affordable project, or a development density of 62.5 du/acre. Any other development is currently not legally permitted and would require Planning Department and potentially City Council approval.

#### Physically Possible

The physical attributes allow for a number of potential uses. Elements such as size, shape, availability of utilities, known hazards (flood, environmental, etc.), and other potential influences are described in the Site Description and have been considered. There are no items of a physical nature which would adversely impact development with the legal permitted uses.

#### Financially Feasible

The probable use of the site for multifamily development conforms to the pattern of land use in the market area. A review of published yield, rental and occupancy rates suggest that there is an undersupply and demand is sufficient to support construction costs and ensure timely absorption of additional inventory in this market. There is limited land available for new development in Sunnyvale at present, and the City encourages higher-density projects, close to the downtown area as well as to public transportation, to accommodate population growth. In the past three to four years, the City has approved a large number of residential projects, including several high-density, mixed-use projects, in excess of 30 dwelling units per acre. A large number of these projects are in the final stages of the entitlement process or currently under construction.

Considering the number of projects currently into construction, as well as forecasted strong demand, it appears that residential construction is financially feasible now and will continue to be so in the next two to three years. Pent up demand exists, with most homes selling at or above the asking price, often with multiple offers in place. Therefore, residential development of the subject site, both market rate and affordable, is financially feasible.

### Maximally Productive

Among the financially feasible uses, the use that results in the highest value (the maximally productive use) is the highest and best use.

As we discussed throughout this report, as of the date of value there was momentum in Santa Clara County and cities are encouraging very-high-density development, especially in the downtown areas or around transit corridors. The subject is located in Sunnyvale, a desirable area due to its proximity to freeways, Caltrain, City Center, as well as its proximity to major employment centers in the Bay Area. These are desirable characteristics of the subject site and would support medium/ high-density residential development.

As discussed in the Zoning section of this report, the California Surplus Land Act requires that when cities, counties, transit agencies and other local agencies sell or lease their land, they must prioritize it for affordable housing development. To incentivize affordable housing development and to offset the value impact associated with the restricted rents, municipalities and agencies provide various benefits in the form of tax exemption, bonus densities, an option to opt out by paying in-lieu fees, grant monies, etc.

The subject is currently entitled for a 90-unit affordable project, at a density of 62.5 dwelling units per acre. As we will see later in the report, the subject is valued at \$15,300,000 as is (with entitlements in place).

We have also considered market rate development of the subject. Towards this end, we valued the subject land for the most likely density/ type of development permitted for the subject, and without entitlements. Unentitled land is typically valued on a price per square foot basis and not on a price per lot. This is because the exact number of units is not known. Upon adjustment, the comparable sales result to an unentitled as is value for the subject property of \$210 to \$240 per square foot.

Considering the higher than typical BMR requirement for the subject of 25% versus the typical 10-12.5% of other sites in the Sunnyvale area, we have concluded to a value towards the lower end of the land value range of \$210 to \$220 per square foot, resulting to a subject value for market rate type of development of \$13,170,000 to \$13,800,000.

This value is below the as entitled value of the subject property for the affordable project, estimated later in the report, of \$15,300,000. Therefore, the maximally productive use of the subject site as though vacant, is for a 90-unit affordable project, as entitled.

### Conclusion of Highest and Best Use As Though Vacant

The conclusion of the highest and best use As Though Vacant is for a 90-unit affordable project, as proposed.

### Analysis of Highest and Best Use as Improved

An analysis of the highest and best use as improved is beyond the scope of this assignment. It appears, however, that the improvements are dated and with low FAR, and as such, they add interim value to the land; they can continue to generate interim income until entitlements are received. The highest and best use of the subject property as assembled is for demolition of the improvements and redevelopment of the land as proposed.

### Most Probable Buyer

As of the date of value, the most probable buyer of the subject is an affordable developer. The most likely users will be a number of apartment tenants.

# Land Valuation

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## Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

We remind the reader that the highest and best use of the subject property is the proposed and currently approved 90-unit affordable project. Per client's request *we have not valued the subject with a deed restriction for solely affordable type of development.*

## Unit of Comparison

The unit of comparison depends on land use economics and how buyers and sellers use the property. The unit of comparison in this analysis is price per square foot of land area or price per proposed unit. The price per proposed unit is very common for sites selling with entitlements in place, where the exact number of units to be constructed on site is known. This is the case for the subject and for this reason the price per unit was used in our analysis.

## Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) market conditions, (5) location, and (6) physical characteristics.

## Comparable Sales Data

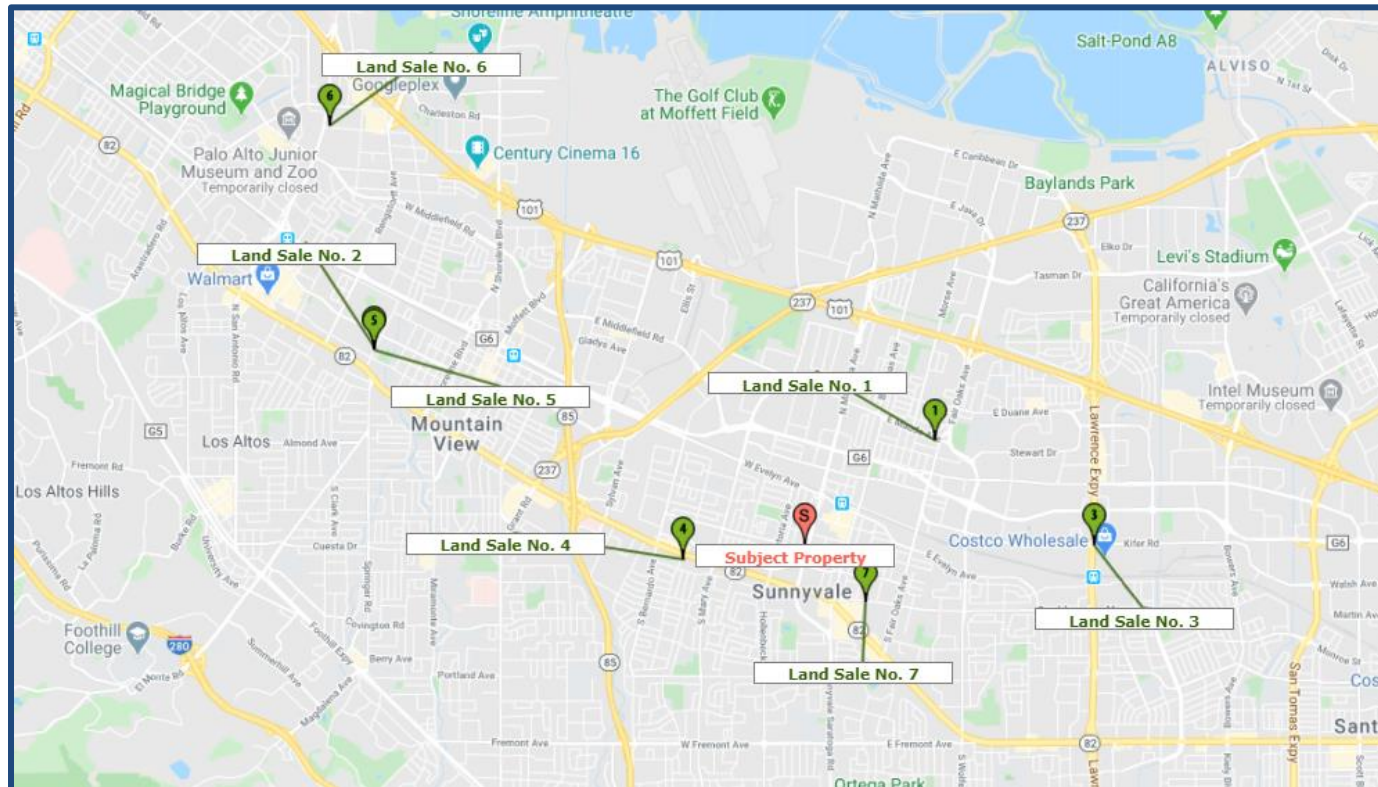
We have searched comparable land sales from the Sunnyvale submarket. We note that the Sunnyvale land market had been very active over the past two years, in 2018 and 2019, but is showing signs that is slowing down recently. We were able, however, to find several sales of properties selling for redevelopment. The table below summarizes the sales that were considered more similar to the subject. Detailed sale sheets are provided in the addenda.



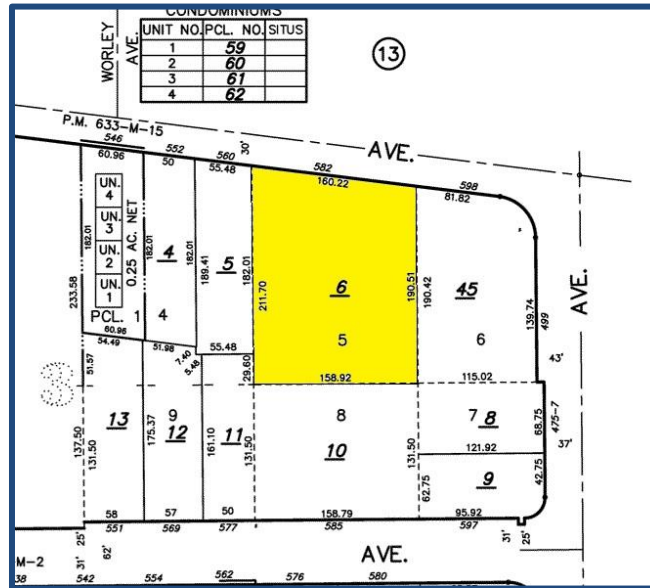
### Land Sales Summary

Comp. No.	Date of Sale	Gross Acres	Proposed Units	Location	Zoning	Proposed Use	Density du/ac	Sales Price Actual	Per Sq. Ft.	Per Unit
1	May-19	0.728	15	582 East Maude Avenue	Sunnyvale, California	R3	Residential Development	20.60	\$4,875,000	\$153.71 \$325,000
2	January-19	0.654	18	1926-1938 Gamel Way	Mountain View, California	R3	Codominium Development	27.53	\$6,830,000	\$239.79 \$379,444
3	August-17	8.005	520	1120-1130 Kifer Road	Sunnyvale, California	MXD-I	Mixed Use	64.96	\$68,230,500	\$195.67 \$131,213
4	February-18	2.280	108	1088 West El Camino Real and 610-620 Grape Av	Sunnyvale, California	C2-ECR	Mixed-Use Development	47.37	\$16,250,000	\$163.62 \$150,463
5	August-18	1.193	53	Gamel Way and Escuela Avenue	Mountain View, California	R4	Condominium Development	44.41	\$11,950,000	\$229.88 \$225,472
6	May-18	1.010	48	788-796 San Antonio Road	Palo Alto, California	CS	Multi-Family Redevelopment	47.52	\$11,550,000	\$262.52 \$240,625
7	October-19	0.427	15	444 Old San Francisco Road	Sunnyvale, California	R4PD	Multifamily development	35.15	\$3,518,000	\$189.24 \$234,533

### LAND SALES MAP



### COMPARABLE LAND SALE 1



#### Property Identification

<b>Property/Sale ID</b>	10782835/1321624
<b>Property Type</b>	Planned Development (PUD)
<b>Property Name</b>	Residential Land
<b>Address</b>	582 East Maude Avenue
<b>City, State Zip</b>	Sunnyvale, California 94085
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.385272/-122.018014
<b>Tax ID</b>	204-38-006

#### Transaction Data

<b>Sale Date</b>	May 23, 2019	<b>Grantee</b>	Arete Silicon Valley LLC
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	24198635
<b>Grantor</b>	Berkshire Hathaway Home Services	<b>Sale Price</b>	\$4,875,000

#### Property Description

<b>Gross Acres</b>	0.73	<b>Use Designation</b>	Residential Medium Density
<b>Gross SF</b>	31,716	<b>Zoning Jurisdiction</b>	City of Sunnyvale
<b>No. of Units</b>	15	<b>Zoning Code</b>	R3
<b>Density (Units/Ac)</b>	20.60	<b>Zoning Description</b>	Medium Density Residential
<b>Proposed Use</b>	Residential Development		
<b>Street Access</b>	Good		
<b>Corner/Interior</b>	Interior		

#### Indicators

<b>\$/Gross SF</b>	\$153.71	<b>\$/Unit</b>	\$325,000
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**Remarks**

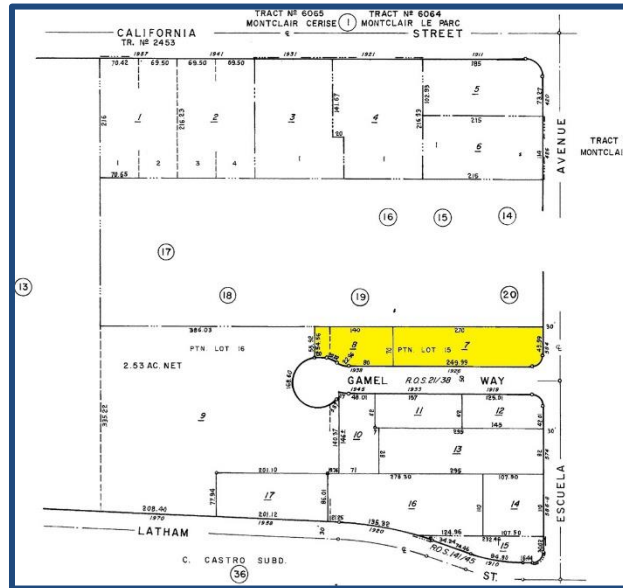
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This property consists of a single parcel located along East Maude Avenue in Sunnyvale. The site has a generally rectangular shape and an interior lot configuration one parcel west of Fair Oaks Avenue. The site has approximately 160 feet of frontage along East Maude Avenue, and an average depth of 200 feet. The property has good access to local commuter routes.

The underlying site contains 31,716 square feet or 0.73 acres. There is an older home on the property that is of no value. The property has been identified by the City of Sunnyvale as an underutilized site and represents a good infill project. The property has a zoning designation of Medium Density Residential which has a minimum lot size of 8,000 square feet and an allowable density of 24 units per acre. The General Plan land use designation is Residential Medium Density.

Berkshire Hathaway Home Services listed this property for sale for \$4,915,825 and received seven offers in less than three months. According to the listing agent all of the offers were cash offers and above asking price. The property is in contract to a developer who intends to develop the property with condos. There is a due diligence period of two months, in which the buyer will find out from the planning department the likelihood of approval of the proposed project. However, according to the listing agent, the buyer plans development of 15 townhomes in accordance with the current zoning and general plan lines so he does not feel that the developer will back out.

## COMPARABLE LAND SALE 2



### Property Identification

<b>Property/Sale ID</b>	10925578/1400280
<b>Property Type</b>	Planned Development (PUD)
<b>Property Name</b>	Assemblage
<b>Address</b>	1926-1938 Gamel Way
<b>City, State Zip</b>	Mountain View, California 94040
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.395354/-122.095204
<b>Tax ID</b>	154-21-007 and 154-21-008

### Transaction Data

<b>Sale Date</b>	January 4, 2019	<b>Grantee</b>	D & S Gamel Way LLC
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	24098337 and 24098324
<b>Grantor</b>	Karen M Lusk and Lam Family LLC	<b>Sale Price</b>	\$6,830,000

### Property Description

<b>Gross Acres</b>	0.65	<b>Use Designation</b>	Medium High-Density Residential
<b>Gross SF</b>	28,483	<b>Zoning Jurisdiction</b>	City of Mountain View
<b>No. of Units</b>	18	<b>Zoning Code</b>	R3
<b>Density (Units/Ac)</b>	27.53	<b>Zoning Description</b>	Multifamily Residential
<b>Corner/Interior</b>	Corner		

### Indicators

<b>\$/Gross SF</b>	\$239.79	<b>\$/Unit</b>	\$379,444
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**Remarks**

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This property consists of two parcels located at the northwest corner of Gamel Way at Escuela Avenue in Mountain View. The parcel contains 28,483 square feet, or 0.65 acres. The property zoning is Residential Multifamily and the General Plan land use designation is Medium High-Density Residential, which allows up to 26-35 dwelling units per acre.

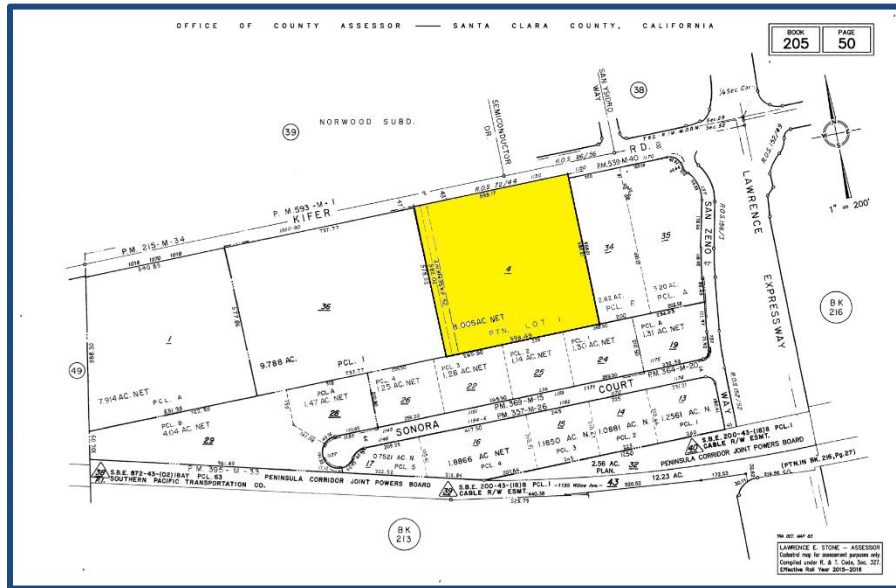
The site is improved with four low-rise apartment buildings in fair condition and occupied by a number of tenants. The total square footage of the buildings onsite is 7,337 square feet. The improvements were in fair condition and added interim value to the property.

D & S Gamel Way LLC purchased these properties from two different sellers (Karen M Lusk and Lam Family LLC) in two separate transactions in January 2019. Parcel -007 sold for \$4,150,000 or \$220 per square foot of land area, while parcel -008 sold for \$2,680,000 or \$280 per square foot of land area. The combined sale price of the properties was \$6,830,000, or \$239.79 per square foot of gross land area. There were no entitlements at the time of sale. The buyer had purchased additional land in the area, across the street, where he was planning a condo project in the assembled site. He was very motivated to acquire this additional property. Based on current zoning and General Plan development guidelines, up to 18 units (27 du/ac) can be developed on these two parcels as-is.

Subsequent to the purchase the buyer approached the city to vacate Gamel Way, so that this right-of-way is incorporated into the private development. DeNardi Group will then develop the larger 2.3-acre site as one development, with a total of 118 units, or at a density of 51.3 du/ac. This is a significantly larger number of units that is permitted by zoning and is based on density bonus for affordable housing. As of the date of this writing it is unknown as to whether abandonment of the Gamel Way cul-de-sac will occur. There is significant uncertainty as to whether this proposal will be approved by the City.



### COMPARABLE LAND SALE 3



#### Property Identification

<b>Property/Sale ID</b>	10779270/1319567
<b>Property Type</b>	Mixed Use Land
<b>Property Name</b>	Mixed-Use Land
<b>Address</b>	1120-1130 Kifer Road
<b>City, State Zip</b>	Sunnyvale, California 94086
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.373800/-121.996000
<b>Tax ID</b>	205-50-004

#### Transaction Data

<b>Sale Date</b>	August 23, 2017	<b>Grantee</b>	CLPF GRP Sunnyvale Kifer LLC
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	23735854
<b>Grantor</b>	1130 Kifer Property Owner LLC	<b>Sale Price</b>	\$68,230,500

#### Property Description

<b>Gross Acres</b>	8.01	<b>Visibility</b>	Average
<b>Gross SF</b>	348,698	<b>Corner/Interior</b>	Interior
<b>No. of Units</b>	520	<b>Use Designation</b>	Transit Mixed Use
<b>Density (Units/Ac)</b>	64.96	<b>Zoning Jurisdiction</b>	City of Sunnyvale
<b>Proposed Bldg SF</b>	100,400	<b>Zoning Code</b>	MXD-I
<b>Street Access</b>	Average	<b>Zoning Description</b>	Flexible Mixed Use I

#### Indicators

<b>\$/Gross SF</b>	\$195.67	<b>\$/Unit</b>	\$131,212
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**Remarks**

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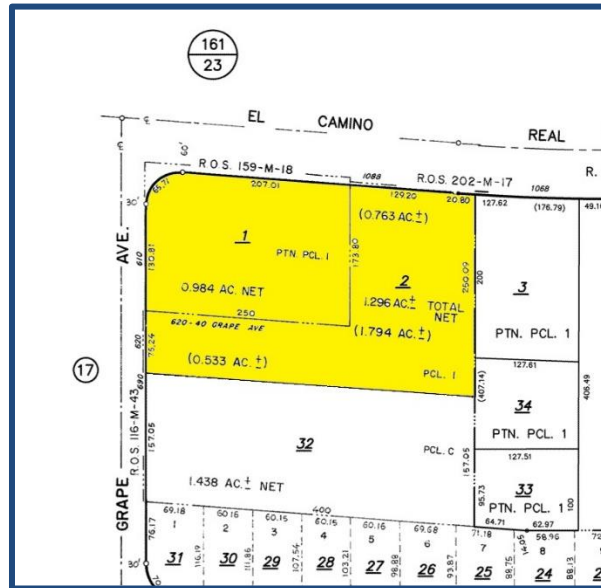
This property consists of a single parcel of land currently improved with a 100,400-square-foot industrial R&D building in Sunnyvale. The site is square in shape and has an interior lot parcel configuration two parcels west of Lawrence Expressway. There is approximately 598 feet of frontage along Kifer Road and a depth of 582 feet with a 25-foot easement located on the western site of the property. The property is in proximity to the Lawrence Caltrain station.

The underlying site contains approximately 348,480 gross square feet or 8.0 gross acres. The property falls under the Lawrence Station Area Plan. The zoning is Flexible Mixed-Use I and the General Plan land use designation is Transit Mixed Use.

Greystar Real Estate Partners deeded an approximately 8-acre redevelopment site located at 1120 Kifer Road in Sunnyvale, CA to an affiliate of Clarion Partners in August 2017. According to the deed, the real estate was valued at \$68,230,500 or approximately \$196.00 per square foot of land area. The site was transferred with entitlements for a proposed redevelopment project, a mixed-use project consisting of 520 apartment units and 7,400 square feet of retail space on a 7.99-acre site. The price per unit is \$131,212. Approximately 7.7% of the units, or a total of 40 units, will be BMR.

Greystar will develop this site together with its new partner, Clarion Partners. The two formed a new joint venture, which is the entity that acquired the fully entitled site. Greystar is the managing partner of the new joint venture as well as the developer. The owners will break ground on this project during the first quarter of 2018. This was considered an arm's length market transaction.

### COMPARABLE LAND SALE 4



#### Property Identification

<b>Property/Sale ID</b>	10782836/1321625
<b>Property Type</b>	Mixed Use Land
<b>Property Name</b>	Former Lozano Car Wash
<b>Address</b>	1088 West El Camino Real and 610-620 Grape Avenue
<b>City, State Zip</b>	Sunnyvale, California 94087
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.372355/-122.052538
<b>Tax ID</b>	198-26-001 and 198-26-002

#### Transaction Data

<b>Sale Date</b>	February 15, 2018	<b>Grantee</b>	LMT Home Corporation
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	23868354
<b>Grantor</b>	Lozano Properties LLC	<b>Sale Price</b>	\$16,250,000

#### Property Description

<b>Gross Acres</b>	2.28	<b>Visibility</b>	Good
<b>Gross SF</b>	99,317	<b>Corner/Interior</b>	Corner
<b>No. of Units</b>	108	<b>Use Designation</b>	ECR Precise Plan
<b>Density (Units/Ac)</b>	47.37	<b>Zoning Jurisdiction</b>	City of Sunnyvale
<b>Proposed Use</b>	Mixed-Use Development	<b>Zoning Code</b>	C2-ECR
<b>Street Access</b>	Good	<b>Zoning Description</b>	Highway Business

#### Indicators

<b>\$/Gross SF</b>	\$163.62	<b>\$/Unit</b>	\$150,463
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**Remarks**

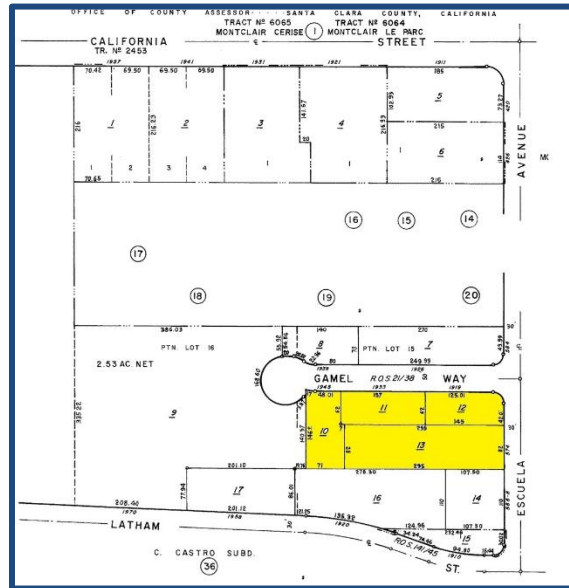
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This is a 2.28-acre corner site consisting of two contiguous parcels located along the south side of El Camino Real in Sunnyvale. As of the date of sale, the property was leased and generated interim income. Tenants included the Lozano's Car Wash (owner), Patio World and a multi-tenant auto-repair building. The Patio World lease expires in October of 2019. The rest of the leases expire between 2018 and 2021, but the tenants can vacate sooner if needed.

The property has 403 feet of frontage along El Camino Real and a depth of 250 feet. Access is provided via five access points. The site has good access to local commuter routes and Highways 85 and 237. The site is zoned C2-ECR/ Highway Business and is located within the El Camino Real Precise Plan. This plan was established in 2007, and the City has recently begun the process of updating it. The subject is located just outside the Western Node. The site has a clean Phase I environmental report; however, if the property is to be considered for redevelopment, ENGEO recommended a Phase II assessment.

LMT Home Corporation purchased this property from Lozano Properties LLC in February 2018. The site sold for \$16,250,000 or \$163.61 per square foot of land. The property sold as is, without entitlements for development. The buyer will develop a mixed-use project consisting of 108 residential units and 19,422 square feet of commercial space.

## COMPARABLE LAND SALE 5



### Property Identification

<b>Property/Sale ID</b>	10931222/1403912
<b>Property Type</b>	Multi-Family
<b>Property Name</b>	Residential Land
<b>Address</b>	Gamel Way and Escuela Avenue
<b>City, State Zip</b>	Mountain View, California 94040
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.395186/-122.095104
<b>Tax ID</b>	154-21-010, 154-21-011, 154-21-012, and 154-21-013

### Transaction Data

<b>Sale Date</b>	August 31, 2018	<b>Grantee</b>	The De Nardi Group (D&S Gamel Way LLC)
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	Various
<b>Grantor</b>	Various	<b>Sale Price</b>	\$11,950,000

### Property Description

<b>Gross Acres</b>	1.19	<b>Use Designation</b>	Medium High-Density Residential (26 to 35 DU/ac)
<b>Gross SF</b>	51,984	<b>Zoning Jurisdiction</b>	City of Mountain View
<b>No. of Units</b>	53	<b>Zoning Code</b>	R4
<b>Density (Units/Ac)</b>	44.41	<b>Zoning Description</b>	Multiple Family
<b>Street Access</b>	Average		
<b>Visibility</b>	Average		
<b>Corner/Interior</b>	Corner		

### Indicators

<b>\$/Gross SF</b>	\$229.88	<b>\$/Unit</b>	\$225,472
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**Remarks**

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This property consists of four separate parcels forming a 51,984-square-foot site. The total improvements total to 14,263 square feet of gross living area. It is located at the southwest corner of Gamel Way and Escuela Avenue. The site has approximately 124 feet of frontage along Escuela Avenue (with one curb cut) and approximately 347 feet of frontage along Gamel Way (with soft curbs throughout). The site has a rectangular shape with average access and visibility. The property is zoned Multiple Family Residential (R3-1), and the General Plan land use designation is Medium High-Density Residential. This district allows for 26 to 35 dwelling units per acre; however, density bonuses may be obtained with addition of a larger number of below-market rate housing.

One of the parcels was vacant and the rest of the parcels improved with a variety of rental properties in fair condition. The improvements add interim value to the land until it is ready to be developed.

The buyer (The De Nardi Group) assembled the property over a period of six months from various sellers. The assembled site was purchased for \$11,950,000 or \$225 per square foot of land area. The individual sites were purchased as follows:

-013 was purchased from 574 Escuela Terrace in November of 2017 for \$4,700,000 or \$194 per square foot.

-012 was purchased from Luke Bi in March of 2018 for \$2,900,000 or \$370 per square foot.

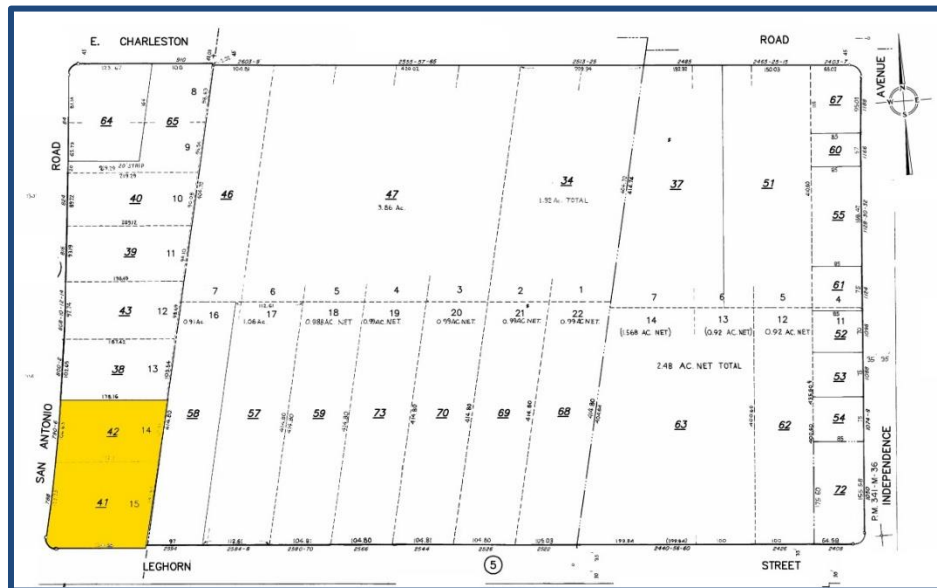
-011 was purchased from Patrick Ryan in May of 2018 for \$2,200,000 or \$226 per square foot.

-010 was purchased from Johnson Family Trust in May of 2018 for \$2,150,000 or \$210 per square foot.

APN -013 had been purchased first, where the buyer intended to build a senior/affordable housing project. When an adjacent owner offered to sell, the developer approached the rest of the owners to sell to his assemblage.

None of the properties had any entitlements or sold with any approvals in place. Upon purchase, The De Nardi Group began to process the entitlements for a 53-unit condominium project with underground parking and a Heritage Tree Removal Permit to remove seven trees. At least 15% of the units are planned to be BMR units.

## COMPARABLE LAND SALE 6



### Property Identification

<b>Property/Sale ID</b>	10782881/1321656
<b>Property Type</b>	Multi-Family
<b>Property Name</b>	Condominium Project
<b>Address</b>	788-796 San Antonio Road
<b>City, State Zip</b>	Palo Alto, California 94303
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.419629/-122.101362
<b>Tax ID</b>	147-03-041 and -042

### Transaction Data

<b>Sale Date</b>	May 30, 2018	<b>Grantee</b>	788sapa Land LLC
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	23943765
<b>Grantor</b>	California Flower Market LLC	<b>Sale Price</b>	\$11,550,000

### Property Description

<b>Gross Acres</b>	1.01	<b>Street Access</b>	Good
<b>Gross SF</b>	43,996	<b>Visibility</b>	Good
<b>No. of Units</b>	48	<b>Corner/Interior</b>	Corner
<b>Density (Units/Ac)</b>	47.52	<b>Use Designation</b>	Service Commercial
<b>Proposed Use</b>	Multi-Family Redevelopment	<b>Zoning Jurisdiction</b>	City of Palo Alto
<b>Proposed Bldg SF</b>	45,075	<b>Zoning Code</b>	CS
		<b>Zoning Description</b>	Service Commercial

### Indicators

<b>\$/Gross SF</b>	\$262.53	<b>\$/Unit</b>	\$240,625
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**Remarks**

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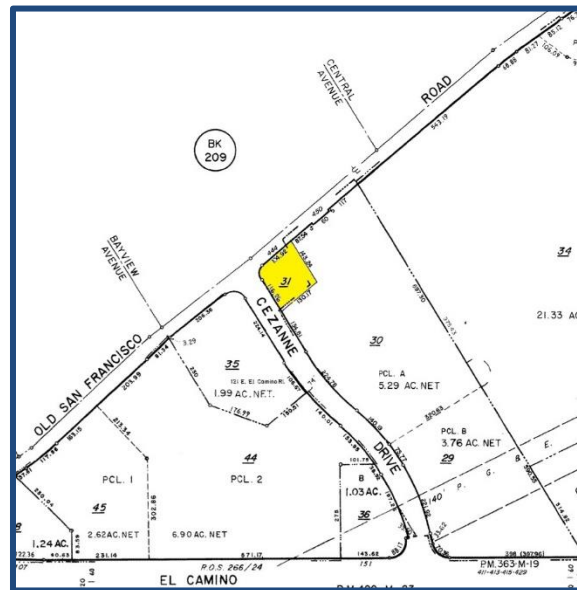
This property consists of two parcels that have a rectangular configuration at the northeast corner of San Antonio Road and Leghorn Street. The underlying site contains 43,996 gross square feet, or 1 acre. The property zoning and General Plan land use designation are Service Commercial. These designations allow mixed-use development of up to 100% FAR. The property is also in Palo Alto's Housing Element, which signals the potential for redevelopment.

The site is presently improved with two industrial buildings containing about 18,000 square feet, built circa 1970. The properties are leased on short-term leases.

788sapa Land LLC purchased this property from California Flower Market LLC in May 2018. The sale price was \$11,550,000, or \$262.52 per gross square foot of land.

The buyer purchased the property for redevelopment with a 4-story condominium project containing 48 one- and two-bedroom units. At this density, the sale price per unit is \$240,625. Parking is planned underground with 115 spaces, or at 2.4 spaces per apartment. The building would include 5 affordable units. The property was purchased unentitled; the buyer is pursuing entitlements.

### COMPARABLE LAND SALE 7



#### Property Identification

<b>Property/Sale ID</b>	10919280/1396457
<b>Property Type</b>	Multi-Family
<b>Property Name</b>	Residential Land
<b>Address</b>	444 Old San Francisco Road
<b>City, State Zip</b>	Sunnyvale, California 94086
<b>County</b>	Santa Clara
<b>Latitude/Longitude</b>	37.367553/-122.027606
<b>Tax ID</b>	211-01-031

#### Transaction Data

<b>Sale Date</b>	October 17, 2019	<b>Grantee</b>	Silicon Vly WZRedwood Cap LLC
<b>Sale Status</b>	Recorded	<b>Recording Number</b>	0024310500
<b>Grantor</b>	Raymond & Jacqueline Tikvica Tr	<b>Sale Price</b>	\$3,518,000

#### Property Description

<b>Gross Acres</b>	0.43	<b>Street Access</b>	Average
<b>Gross SF</b>	18,590	<b>Visibility</b>	Good
<b>No. of Units</b>	15	<b>Corner/Interior</b>	Corner
<b>Density (Units/Ac)</b>	35.15	<b>Zoning Jurisdiction</b>	City of Sunnyvale
<b>Proposed Use</b>	Multifamily development	<b>Zoning Code</b>	R4PD

#### Indicators

<b>\$/Gross SF</b>	\$189.24	<b>\$/Unit</b>	\$234,533
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**Remarks**

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This property consists of a single parcel located at the corner of Old San Francisco Road and Cezanne Drive in Sunnyvale. The site is just one block away from El Camino Real. The underlying site contains 18,590 square feet, or 0.42 acres. The property has approximately 135 feet of frontage along Old San Francisco Road (with one curb cut) and approximately 116 feet of frontage along Cezanne Drive (with no curb cuts). The site is currently improved with a large custom single-family residence containing 2,035 square feet. The residence also has a pool, pool house, sport court, and extra storage. The zoning on this site is R4PD, which allows for multifamily development of up to 36 dwelling units per acre. The owner has proposed 20 units to be developed on this lot.

This property sold contingent on entitlements. The buyer plans to develop the site with 15 townhomes. The sale price was \$3,518,000, or \$234,533 per unit.



## Land Sales Comparison Analysis

When necessary, adjustments were made for differences in various elements of comparison, including property rights conveyed, financing terms, conditions of sale, expenditures made immediately after purchase, market conditions, location, and other physical characteristics. If the element in comparison is considered superior to that of the subject, we applied a negative adjustment. Conversely, a positive adjustment was applied if inferior. A summary of the elements of comparison follows.

### Transaction Adjustments

Transaction adjustments include (1) real property rights conveyed, (2) financing terms, (3) conditions of sale, and (4) expenditures made immediately after purchase. These items, which are applied prior to the market conditions and property adjustments, are discussed as follows:

### Real Property Rights Conveyed

Real property rights conveyed influence sale prices and must be considered when analyzing a sale comparable. The appraised value reflects the fee simple interest. The sale comparables reflect either the fee simple or the leased fee interest, they were all, however, purchased for demolition of the improvements and redevelopment and not for their income generating ability. Thus, no adjustments were required.

### Financing Terms

The transaction price of one property may differ from that of an identical property due to different financial arrangements. Sales involving financing terms that are not at or near market terms require adjustments for cash equivalency to reflect typical market terms. A cash equivalency procedure discounts the atypical mortgage terms to provide an indication of value at cash equivalent terms. All of the sale comparables involved typical market terms by which the sellers received cash or its equivalent and the buyers paid cash or tendered typical down payments and obtained conventional financing at market terms for the balance. Therefore, no adjustments for this category were required.

### Conditions of Sale

When the conditions of sale are atypical, the result may be a price that is higher or lower than that of a normal transaction. Adjustments for conditions of sale usually reflect the motivations of either a buyer or a seller who is under duress to complete the transaction. Another more typical condition of sale involves the downward adjustment required to a comparable property's for-sale listing price, which usually reflects the upper limit of value.

Comparables 2 and 5 were purchased by a motivated buyer who was assembling properties in the area. A small downward adjustment is warranted. The remaining sale comparables do not indicate any condition of sale adjustments were warranted for atypical conditions or for-sale listing.

### Expenditures Made Immediately After Purchase

A knowledgeable buyer considers expenditures required upon purchase of a property, as these costs affect the price the buyer agrees to pay. Such expenditures may include: costs to demolish and remove any portion of the improvements, costs to petition for a zoning change, and/or costs to remediate environmental contamination.

The relevant figure is not the actual cost incurred, but the cost anticipated by both the buyer and seller. Unless the sales involved expenditures anticipated upon the purchase date, no adjustments to the comparable sales are required for this element of comparison.

The parties to the transactions did not anticipate expenditures were required immediately after purchase; therefore, no adjustments were warranted to the comparables.

### Market Conditions Adjustment

Market conditions change over time because of inflation, deflation, fluctuations in supply and demand, or other factors. Changing market conditions may create a need for adjustment to comparable sale transactions completed during periods of dissimilar market conditions.

Historically, market conditions for land in general have been improving for several years. Based on our discussions with market participants and a review of market data, as well as sales and resales of Santa Clara County properties, we estimate that land values have been increasing at 5% or more annually for the past two years. However, as a result of COVID-19 some of the gains made will be lost. The magnitude of the loss is not known at present and will not be known for a while. In light of this uncertainty, we were inclined to perform a 5% upward adjustment until March of 2020, while no adjustment was made after March.

### Property Adjustments

Property adjustments are usually expressed quantitatively as percentages or dollar amounts that reflect the differences in value attributable to the various characteristics of the property. In some instances, however, qualitative adjustments are used. These adjustments are based on locational and physical characteristics and are applied after transaction and market conditions adjustments.

Our reasoning for the property adjustments made to each sale comparable follows. The discussion analyzes each adjustment category deemed applicable to the subject property.

#### Location

Location adjustments may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, corner- versus interior-lot location, neighboring properties, view amenities, and other factors.

The subject site is located along South Mathilda Avenue with average access and good visibility. We rate the Mountain View and Palo Alto location of three of the comparable sales as superior and a downward adjustment was made as appropriate. We have used sales prices of condominiums as our guide for this adjustment. No adjustment was made to the rest of the comparables, as their Sunnyvale location is rated as overall similar to the subject's.

#### Size

The size adjustment addresses variance in the physical size of the comparables and that of the subject, as a larger parcel typically commands a lower price per unit than a smaller parcel. This inverse relationship is due, in part, to the principle of "economies of scale."

The subject site consists of 1.44 acres and is planned to be developed with 90 units. Comparables 1, 2 and 7 were smaller sites, proposed to be developed with a small number of units (15 and 18). These three comparables were downward adjusted for the lower risk of development under size. Comparable 3, a much larger project, required a significant upward adjustment for its larger size/higher number of proposed units. The rest of the comparables are overall similar to the subject and warrant no adjustment in this category.

#### Topography

The subject has a generally level topography. All of the comparables are similar in this respect and no adjustment for topography is warranted.

#### Zoning

The highest and best use of sale comparables should be very similar to that of the subject property. When comparables with the same zoning as the subject are lacking or scarce, parcels with slightly different zoning, but a highest and best use similar to that of the subject may be used as comparables. These comparables may require an adjustment for differences in utility if the market supports such adjustment.

The subject site has zoning in place that permits high density residential development. All of the comparables had zoning that permitted multi-family residential or mixed-use development, albeit at varying densities. While no adjustment was made under zoning, an adjustment for density was warranted and this is discussed next.

#### Density

The subject has a current approved density of 62.5 dwelling units per acre. Comparables 1, 2, 4, 5, 6 and 7 had lower densities and required an adjustment in this category. Since we are valuing the subject on a price per unit basis, the adjustment is downward; an upward adjustment would have been made if we were analyzing the subject on a price per square foot of land area.

#### Entitlements

Land sold with approvals typically command a higher price than comparable land sold without approvals. The project was approved by the Planning Commission on 4/27/2020. Thus, as of the date of value, the subject land is entitled. The approvals reduce risk for the developer; this should be considered in our analysis.

Like the subject, Comparable 3 was also entitled and warrant no adjustment in this category. Comparable 7 sold contingent on entitlements and warrants an adjustment as well, albeit a lower one. The rest of the comparables sold as unentitled land, and required an upward adjustment. The adjustment made is 20% and is towards the low end of the range of entitlement premium, as many of the comparable projects were proposed to be approved at the density envisioned by municipal guidelines or at the City's pre-approved density, which typically reduces risk and makes project approval less risky.

### Summary of Adjustments

Presented on the following page is a summary of the adjustments made to the sale comparables. As noted earlier, these quantitative adjustments were based on our market research, best judgment, and experience in the appraisal of similar properties.

**Land Sales Adjustment Grid**

	Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	Sale # 6	Sale # 7
Sale ID		1321624	1400280	1319567	1321625	1403912	1321656	1396457
Date of Value & Sale	August-20	May-19	January-19	August-17	February-18	August-18	May-18	October-19
Unadjusted Sales Price		\$4,875,000	\$6,830,000	\$68,230,500	\$16,250,000	\$11,950,000	\$11,550,000	\$3,518,000
Proposed Units	90	15	18	520	108	53	48	15
<b>Unadjusted Sales Price per Proposed Unit</b>		<b>\$325,000</b>	<b>\$379,444</b>	<b>\$131,213</b>	<b>\$150,463</b>	<b>\$225,472</b>	<b>\$240,625</b>	<b>\$234,533</b>
<b>Transactional Adjustments</b>								
<b>Property Rights Conveyed</b>	<i>Fee Simple</i>	<i>Fee Simple</i>	<i>Leased Fee</i>	<i>Fee Simple</i>	<i>Leased Fee</i>	<i>Leased Fee</i>	<i>Leased Fee</i>	
Adjustment		-	-	-	-	-	-	-
Adjusted Sales Price		\$325,000	\$379,444	\$131,213	\$150,463	\$225,472	\$240,625	\$234,533
<b>Financing Terms</b>	<i>Cash to Seller</i>	<i>Cash to Seller</i>	<i>Cash</i>	<i>Typical</i>	<i>Cash</i>	<i>Conventional</i>	<i>Cash to Seller</i>	<i>Cash</i>
Adjustment		-	-	-	-	-	-	-
Adjusted Sales Price		\$325,000	\$379,444	\$131,213	\$150,463	\$225,472	\$240,625	\$234,533
<b>Conditions of Sale</b>	<i>Typical</i>	<i>Typical</i>	<i>Motivated Buyer</i>	<i>Typical</i>			<i>Typical</i>	
Adjustment		-	-5.0%	-	-	-5.0%	-	-
Adjusted Sales Price		\$325,000	\$360,472	\$131,213	\$150,463	\$214,198	\$240,625	\$234,533
<b>Expenditures after Sale</b>								
Adjustment		-	-	-	-	-	-	-
Adjusted Sales Price		\$325,000	\$360,472	\$131,213	\$150,463	\$214,198	\$240,625	\$234,533
<b>Market Conditions Adjustments</b>								
<b>Elapsed Time from Date of Value</b>		<i>1.23 years</i>	<i>1.61 years</i>	<i>2.98 years</i>	<i>2.50 years</i>	<i>1.96 years</i>	<i>2.21 years</i>	<i>0.83 years</i>
Market Trend Through	March-20	3.9%	5.8%	12.6%	10.2%	7.5%	8.8%	1.9%
Subsequent Trend Ending	August-20	-	-	-	-	-	-	-
<b>Analyzed Sales Price</b>		<b>\$337,599</b>	<b>\$381,310</b>	<b>\$147,767</b>	<b>\$165,818</b>	<b>\$230,278</b>	<b>\$261,754</b>	<b>\$238,903</b>
<b>Physical Adjustments</b>								
<b>Location</b>	<i>Mathilda / W. Iowa</i>	<i>582 East Maude Avenue</i>	<i>1926-1938 Gamel Way</i>	<i>1120-1130 Kifer Road</i>	<i>1088 West El Camino Real and 610-620 Grape Avenue</i>	<i>Gamel Way and Escuela Avenue</i>	<i>788-796 San Antonio Road</i>	<i>444 Old San Francisco Road</i>
	<i>Sunnyvale, California</i>	<i>Sunnyvale, California</i>	<i>Mountain View, California</i>	<i>Sunnyvale, California</i>	<i>Sunnyvale, California</i>	<i>Mountain View, California</i>	<i>Palo Alto, California</i>	<i>Sunnyvale, California</i>
Adjustment		-	-20.0%	-	-	-20.0%	-30.0%	-
<b>Size</b>	90	15 units	18 units	520 units	108 units	53 units	48 units	15 units
Adjustment		-20.0%	-20.0%	30.0%	-	-	-	-20.0%
<b>Shape/Depth</b>	<i>Irregular</i>	<i>Generally Rectangular</i>	<i>Elongated</i>	<i>Square</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Rectangular</i>	<i>Trapezoidal</i>
Adjustment		-	-	-	-	-	-	-
<b>Floodplain</b>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone D</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>Zone X (unshaded)</i>	<i>X</i>	<i>D</i>
Adjustment		-	-	-	-	-	-	-
<b>Zoning</b>	<i>DSP</i>	<i>R3</i>	<i>R3</i>	<i>MXD-I</i>	<i>C2-ECR</i>	<i>R4</i>	<i>CS</i>	<i>R4PD</i>
Adjustment		-	-	-	-	-	-	-
<b>Density</b>	62.5	20.6	27.53	64.96	47.37	44.41	47.52	35
Adjustment		-30.0%	-30.0%	-	-10.0%	-10.0%	-10.0%	-20.0%
<b>Entitlements</b>	<i>Yes</i>	<i>No</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>Contingent</i>
Adjustment		20.0%	20.0%	-	20.0%	20.0%	20.0%	10.0%
Net Physical Adjustment		-30.0%	-50.0%	30.0%	10.0%	-10.0%	-20.0%	-30.0%
<b>Adjusted Sales Price per Proposed Unit</b>		<b>\$236,320</b>	<b>\$190,655</b>	<b>\$192,097</b>	<b>\$182,400</b>	<b>\$207,250</b>	<b>\$209,403</b>	<b>\$167,232</b>



## Conclusion

From the market data available, we used several land sales in competitive market areas which were adjusted based on pertinent elements of comparison. The following table summarizes the unadjusted and adjusted unit prices:

### Land Sale Statistics

Metric	Unadjusted	Adjusted
Min. Sales Price per Proposed Unit	\$131,213	\$167,232
Max. Sales Price per Proposed Unit	\$379,444	\$236,320
Median Sales Price per Proposed Unit	\$234,533	\$192,097
Mean Sales Price per Proposed Unit	\$240,964	\$197,908

The comparables form an adjusted range of \$167,232 to \$236,320 per unit, with an average of \$198,000 and a median of \$192,000 per unit. They bracket the subject in terms of development potential and physical characteristics.

Comparable 7 is the most recent sale, also drawn from Sunnyvale. The sale has a lower density and closed contingent on entitlements. Comparables 3 and 4 are also drawn from Sunnyvale, and they have similar overall density as the subject. Great consideration was given to these three Sunnyvale sales.

Based on the adjusted prices and the best comparable sales, and giving additional consideration to the size of the subject units, based on the affordable nature of the project, a price towards the low end of the comparable range, of \$170,000 per unit is considered reasonable and appropriate for the subject site.

At the concluded value of \$170,000 per unit, the value indication of the fee simple value of the subject land, is estimated at **\$15,300,000** (rounded).

### Land Value Conclusion

Reasonable Adjusted Comparable Range			
90 proposed units	x	\$180,000 per proposed unit	= \$16,200,000
90 proposed units	x	\$200,000 per proposed unit	= \$18,000,000
<b>Market Value of the Land for Affordable Project</b>			(Rounded)
90 proposed units	x	<b>\$170,000 per proposed unit</b>	<b>= \$15,300,000</b>

The concluded value of \$15,300,000 results to a price of \$244 per square foot of land area, and is well supported by the adjusted comparable range of \$205 to \$276 per square foot of site area.

## Reconciliation

### Summary of Value Indications

The indicated values from the approaches used and our concluded market values for the subject property are summarized in the following table.

Value Indications	
Approach to Value	Hypothetical
Sales Comparison	\$15,300,000
Cost	Not Developed
Income Capitalization	Not Developed
Value Conclusion	
Component	Hypothetical
Value Type	Market Value of the Land
Property Rights Appraised	Fee Simple
Effective Date of Value	August 13, 2020
<b>Value Conclusion</b>	<b>\$15,300,000</b>
	<b>\$243.92 psf</b>
	<b>\$170,000 per unit</b>

Our findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

### Extraordinary Assumptions:

- None

### Hypothetical Conditions:

- The six parcels are appraised as if assembled. However, the six parcels were not assembled, albeit were under one ownership, as of the date of value. This valuation scenario, therefore, represents a hypothetical condition, assumed for purposes of analysis, as requested by the client.
- The subject site represents a municipality's surplus land, and the City requires affordable development on the site. More specifically, the City Council designated the property to be for affordable housing, which represents a burden to a future buyer/ developer of the subject property. The client has requested that we appraise the subject at its highest and best use, for market rate or other, less restrictive, affordable type of development, without a deed restriction in place limiting the subject solely to affordable type of development. With the current restriction in place, the value of the subject land would be less.

### Exposure Time and Marketing Period

Based on statistical information about days on market, escrow length, and marketing times gathered through national investor surveys, sales verification, and interviews of market participants, marketing and exposure time estimates of six months each are considered reasonable and appropriate for the subject property.

## General Assumptions and Limiting Conditions

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This appraisal is subject to the following general assumptions and limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Valbridge Property Advisors | Northern California will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
7. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Valbridge Property Advisors | Northern California is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
8. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
9. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
10. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
11. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
13. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
14. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Valbridge Property Advisors | Northern California and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
15. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
16. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Valbridge Property Advisors | Northern California.
17. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
18. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
19. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
20. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
21. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.



22. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.
23. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.
24. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire more precise measurement, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer) as an alternative source. If this alternative measurement source reflects or reveals substantial differences with the measurements used within the report, upon request of the client, the appraiser will submit a revised report for an additional fee.
25. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, upon request of the client, the appraiser will submit a revised report for an additional fee.
26. If only preliminary plans and specifications were available for use in the preparation of this appraisal, and a review of the final plans and specifications reveals substantial differences upon request of the client the appraiser will submit a revised report for an additional fee.
27. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
28. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.

29. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
30. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.
31. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
32. You and Valbridge Property Advisors | Northern California both agree that any dispute over matters in excess of \$5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Valbridge Property Advisors | Northern California and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Valbridge Property Advisors | Northern California or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Valbridge Property Advisors | Northern California for this assignment, and under no circumstances shall any claim for consequential damages be made.
33. Valbridge Property Advisors | Northern California shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Valbridge Property Advisors | Northern California. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Valbridge Property Advisors | Northern California and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Valbridge Property Advisors | Northern California harmless from and against any liability, loss, cost, or expense incurred or suffered by Valbridge Property Advisors | Northern California in such action, regardless of its outcome.
34. The Valbridge Property Advisors office responsible for the preparation of this report is independently owned and operated by Valbridge Property Advisors | Hulberg & Associates, Inc. Neither Valbridge Property Advisors, Inc., nor any of its affiliates has been engaged to provide this report. Valbridge Property Advisors, Inc. does not provide valuation services, and has taken no part in the preparation of this report.
35. If any claim is filed against any of Valbridge Property Advisors, Inc., a Florida Corporation, its affiliates, officers or employees, or the firm providing this report, in connection with, or in any way arising out of, or relating to, this report, or the engagement of the firm providing this report, then (1) under no circumstances shall such claimant be entitled to consequential, special or other damages, except only for direct compensatory damages, and (2) the maximum amount of such compensatory damages recoverable by such claimant shall be the amount actually received by the firm engaged to provide this report.

36. This report and any associated work files may be subject to evaluation by Valbridge Property Advisors, Inc., or its affiliates, for quality control purposes.
37. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.
38. The global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what full effect this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

## Certification – Maria Aji, PhD

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I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Maria Aji has personally inspected the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the Standards and Ethics Education Requirement for Candidates/Practicing Affiliates of the Appraisal Institute.



Maria Aji, Ph.D.  
Senior Appraiser  
California Certified License #AG027130

## Certification – Yvonne J. Broszus, MAI

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I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. The undersigned has performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Yvonne J. Broszus did not personally inspect the subject property.
10. No one provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, the undersigned has completed the continuing education program for Designated Members of the Appraisal Institute.



Yvonne J. Broszus, MAI  
Managing Director  
California Certified License #AG019587



# Addenda

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Preliminary Title Report

Glossary

Qualifications

- Maria Aji, PhD - Senior Appraiser
- Yvonne J. Broszus, MAI - Managing Director

Information on Valbridge Property Advisors

Office Locations

## Preliminary Title Report

**Fidelity National Title Company**100 Pine Street, Suite 2460, San Francisco, CA 94111  
Phone: (415) 276-0220 • Fax:

Issuing Policies of Fidelity National Title Insurance Company

Title Officer: Shannon Lipsey (MA Bay - NoCal)  
Escrow Officer: Major Accounts OAC

Order No.: 991-25002844-A-SL0

TO:

Fidelity National Title Company  
1300 Dove Street, Suite 310  
Newport Beach, CA 92660ATTN: **Mike Brinkman**YOUR REFERENCE: **25002843-MB****PROPERTY ADDRESS: 365, 397, 403 Mathilda Avenue, Sunnyvale, CA****AMENDED PRELIMINARY REPORT**

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

*The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*

*This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.*

*The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a California Corporation.*

*Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.*

*It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.*

Countersigned by:



Authorized Signature



**Fidelity National Title Company**  
100 Pine Street, Suite 2460, San Francisco, CA 94111  
Phone: (415) 276-0220 • Fax:

**AMENDED PRELIMINARY REPORT**

**EFFECTIVE DATE:** May 17, 2019 at 7:30 a.m., Amended: May 23, 2019, Amendment No. A

**ORDER NO.:** 991-25002844-A-SL0

The form of policy or policies of title insurance contemplated by this report is:

**ALTA Standard Loan Policy (6-17-06)**

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

**Fee**

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
**City of Sunnyvale, a charter city as to Tract 1, City of Sunnyvale, a municipal corporation as to Tracts 2 and 3**

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

**See Exhibit A attached hereto and made a part hereof.**

PRELIMINARY REPORT  
Your Reference: 25002843-MB

Fidelity National Title Company  
Order No.: 991-25002844-A-SL0

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SUNNYVALE, IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**TRACT 1:**

**PARCEL ONE:**

LOT 6, AS LAID DOWN, DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE WILSON SUBDIVISION, BEING THE EASTERLY PORTION OF LOT 7, OF THE J.T. MURPHY SUB. NO. 1, IN THE RANCHO PASTORIA DE LAS BORREGAS", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 4, 1907, IN [BOOK L OF MAPS, AT PAGE 67](#).

**PARCEL TWO:**

A PORTION OF IOWA AVENUE, AS ABANDONED BY THE CITY OF SUNNYVALE, RESOLUTION NO. 3901, DATED MARCH 15, 1960, AND RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 12, 1960, IN [BOOK 4761 OF OFFICIAL RECORDS, AT PAGE 118](#), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF CHARLES STREET, WITH THE SOUTHWESTERLY LINE OF IOWA AVENUE, SAID POINT OF BEGINNING ALSO BEING THE NORTHWESTERLY CORNER OF LOT 6, AS SAID STREET, AVENUE AND LOT ARE SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE WILSON SUBDIVISION", WHICH MAP WAS FILED FOR RECORD ON MARCH 4, 1907, IN [BOOK L OF MAPS, AT PAGE 67](#), SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING SOUTHEASTERLY AND ALONG THE SOUTHWESTERLY LINE OF SAID IOWA AVENUE AND THE NORTHEASTERLY LINE OF LOT 6, 130.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 6; THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 6, 25.00 FEET TO A POINT ON THE CENTER LINE OF SAID IOWA AVENUE; THENCE NORTHWESTERLY ALONG LAST SAID LINE, 130.00 FEET TO THE INTERSECTION THEREOF WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID LOT 6; THENCE SOUTHWESTERLY ALONG LAST SAID PROLONGED LINE, 25.00 FEET TO THE POINT OF BEGINNING.

**PARCEL THREE:**

LOT 8 AS LAID DOWN, DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE BURTON SUBDIVISION BEING THE EASTERLY PORTION OF LOT 8 OF THE J. T. MURPHY SUB. NO. 1 IN THE RANCHO PASTORIA DE LAS BORREGAS", AND WHICH SAID MAP WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, IN [BOOK "L" OF MAPS, PAGE 66](#).

**PARCEL FOUR:**

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF CHARLES STREET, WITH THE NORTHERLY LINE OF IOWA AVENUE, SAID ST. AND AVE. ARE SHOWN UPON THE MAP ABOVE REFERRED TO; THENCE FROM SAID POINT OF BEGINNING, EASTERLY ALONG THE NORTHERLY LINE OF SAID IOWA AVENUE, 130.00 FEET TO THE SOUTHEASTERLY CORNER OF THE ABOVE DESCRIBED LOT 8; THENCE LEAVING SAID NORTHERLY LINE AND RUNNING SOUTHERLY ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT, 25.00 FEET TO THE INTERSECTION THEREOF WITH THE CENTERLINE OF SAID AVENUE, SAID CENTERLINE IS SHOWN UPON THE MAP ABOVE REFERRED TO; THENCE WESTERLY ALONG



PRELIMINARY REPORT  
Your Reference: 25002843-MB

Fidelity National Title Company  
Order No.: 991-25002844-A-SL0

**EXHIBIT A**  
**(Continued)**

SAID CENTERLINE 130.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID CHARLES STREET; THENCE NORTHERLY ALONG SAID PROLONGATION, 25.00 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF IOWA STREET, AS ABANDONED BY THAT CERTAIN DOCUMENT RECORDED APRIL 12, 1960 IN [BOOK 4761 OF OFFICIAL RECORDS, PAGE 118](#), SANTA CLARA COUNTY RECORDS.

**PARCEL FIVE:**

LOT 7, AS LAID DOWN, DESIGNATED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE BURTON SUBDIVISION, BEING THE EASTERLY PORTION OF LOT 8 OF THE J.T. MURPHY SUB. NO. 1 IN THE RANCHO PASTORIA DE LAS BORREGAS", AND WHICH SAID MAP WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, IN [BOOK "L" OF MAPS, AT PAGE 66](#).

EXCEPTING THEREFROM THAT PORTION THEREOF CONDEMNED TO THE CITY OF SUNNYVALE BY INSTRUMENT RECORDED DECEMBER 22, 1969 IN [BOOK 8778 OF OFFICIAL RECORDS, PAGE 8](#), DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, LYING WESTERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 7 WITH THE WESTERLY LINE OF MATHILDA AVENUE, AS SAID LOT AND AVENUE ARE SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE BURTON SUBDIVISION", AS SAID MAP IS RECORDED IN [BOOK L OF MAPS AT PAGE 66](#) IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG SAID WESTERLY LINE 48.42 FEET TO THE NORTHERLY LINE OF SAID LOT 7.

**PARCEL SIX:**

BEGINNING ON THE NORTHERLY LINE OF IOWA AVENUE, ALSO BEING ON THE SOUTHERLY LINE OF LOT 7, AS SAID AVENUE AND LOT ARE SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE BARTON SUBDIVISION", WHICH MAP WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 4, 1907 IN [BOOK "L" OF MAPS, AT PAGE 66](#); SAID POINT OF BEGINNING BEING DISTANT WESTERLY 30.0 FEET ALONG THE NORTHERLY LINE OF SAID IOWA AVENUE FROM THE SOUTHEASTERLY CORNER OF SAID LOT 7, AT THE INTERSECTION OF SAID NORTHERLY LINE OF IOWA AVENUE WITH THE WESTERLY LINE OF MATHILDA AVENUE, AS SHOWN ON THE AFOREMENTIONED MAP; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY LINE OF SAID IOWA AVENUE WESTERLY 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 7; THENCE LEAVING SAID NORTHERLY LINE OF IOWA AVENUE AND ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 7, SOUTHERLY 25.0 FEET TO THE CENTER LINE OF SAID IOWA AVENUE; THENCE ALONG SAID LAST MENTIONED CENTER LINE, PARALLEL TO AND DISTANT SOUTHERLY 25.0 FEET FROM THE SOUTHERLY LINE OF SAID LOT 7, EASTERLY 100.00 FEET TO A POINT THAT IS DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF MATHILDA AVENUE, AFORESAID; THENCE NORTHERLY PARALLEL TO AND 30.00 FEET DISTANT WESTERLY, AT RIGHT ANGLES, TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID MATHILDA AVENUE, 25.00 FEET TO THE POINT OF BEGINNING, AND BEING A PORTION OF IOWA AVENUE, AS SHOWN ON THE ABOVE MENTIONED MAP THAT WAS ABANDONED BY THE CITY OF SUNNYVALE BY THAT CERTAIN RESOLUTION VACATING PORTIONS OF IOWA AVENUE, IN THE CITY OF SUNNYVALE, CALIFORNIA, RESOLUTION NO. 3901, A CERTIFIED COPY OF WHICH WAS RECORDED IN THE RECORDER'S OFFICE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 12, 1960 IN [BOOK 4761 OF OFFICIAL RECORDS, PAGE 118](#).

**PARCEL SEVEN:**



PRELIMINARY REPORT  
Your Reference: 25002843-MB

Fidelity National Title Company  
Order No.: 991-25002844-A-SL0

**EXHIBIT A**  
**(Continued)**

LOT 5, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "THE WILSON SUBDIVISION", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 4TH, 1907 IN [BOOK L OF MAPS, AT PAGE 67](#).

EXCEPTING THEREFROM THAT PORTION CONDEMNED TO THE CITY OF SUNNYVALE, BY INSTRUMENT RECORDED NOVEMBER 28, 1969 IN [BOOK 8753 OF OFFICIAL RECORDS, PAGE 349](#), AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF MATHILDA AVENUE, 50 FEET WIDE WITH THE SOUTHERLY LINE OF SAID LOT 5, AS SAID AVENUE AND LOT ARE SHOWN ON SAID MAP; THENCE NORTH 75° 08' WEST ALONG SAID SOUTHERLY LINE 32.599 FEET TO THE POINT OF INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET; THENCE FROM A TANGENT BEARING OF NORTH 33° 25' 15" EAST, NORTHEASTERLY AND NORTHERLY, THROUGH A CENTRAL ANGLE OF 18° 33' 15", A DISTANCE OF 16.19 FEET TO THE POINT OF TANGENCY WITH A LINE PARALLEL WITH AND DISTANT WESTERLY, MEASURED AT RIGHT ANGLES 30.00 FEET FROM SAID WESTERLY LINE OF MATHILDA AVENUE; THENCE NORTH 14° 52' EAST ALONG SAID PARALLEL LINE, 32.51 FEET TO THE NORTHERLY LINE OF SAID LOT 5; THENCE SOUTH 75° 08' EAST ALONG SAID NORTHERLY LINE, 30.00 FEET TO SAID WESTERLY LINE OF MATHILDA AVENUE; THENCE SOUTH 14° 52' WEST ALONG SAID WESTERLY LINE, 48.42 FEET TO THE POINT OF BEGINNING.

**PARCEL EIGHT:**

BEGINNING ON THE SOUTHERLY LINE OF IOWA AVENUE, ALSO BEING ON THE NORTHERLY LINE OF LOT 5, AS SAID AVENUE AND LOT ARE SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE WILSON SUBDIVISION", WHICH MAP WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 4, 1907 IN [BOOK L OF MAPS AT PAGE 67](#); SAID POINT OF BEGINNING BEING DISTANT WESTERLY 30.0 FEET ALONG THE NORTHERLY LINE OF SAID IOWA AVENUE FROM THE NORTHEASTERLY CORNER OF SAID LOT 5 AT THE INTERSECTION OF SAID SOUTHERLY LINE OF IOWA AVENUE WITH THE WESTERLY LINE OF MATHILDA AVENUE, AS SHOWN ON THE AFOREMENTIONED MAP; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID IOWA AVENUE, WESTERLY 100.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE LEAVING SAID SOUTHERLY LINE OF IOWA AVENUE AND ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 5, NORTHERLY 25.0 FEET TO THE CENTER LINE OF SAID IOWA AVENUE; THENCE ALONG SAID LAST MENTIONED CENTER LINE, PARALLEL TO AND DISTANT NORTHERLY 25.0 FEET FROM THE NORTHERLY LINE OF SAID LOT 5, EASTERLY 100.00 FEET TO A POINT THAT IS DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF MATHILDA AVENUE AFORESAID; THENCE SOUTHERLY PARALLEL TO AND 30.00 FEET DISTANT WESTERLY, AT RIGHT ANGLES TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID MATHILDA AVENUE, 25.00 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF IOWA AVENUE, AS SHOWN ON THE ABOVE MENTIONED MAP THAT WAS ABANDONED BY THE CITY OF SUNNYVALE BY THAT CERTAIN "RESOLUTION VACATING PORTIONS OF IOWA AVENUE IN THE CITY OF SUNNYVALE, CALIFORNIA", RESOLUTION NO. 3901; A CERTIFIED COPY OF WHICH WAS RECORDED IN THE RECORDER'S OFFICE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 12, 1960 IN [BOOK 4761 OF OFFICIAL RECORDS, PAGE 118](#).

APN: 165-13-045 (Affects: Parcels One and Two), 165-13-046 (Affects: Parcels Three and Four), 165-13-068 (Affects: Parcels Five and Six) and 165-13-069 (Affects: Parcels Seven and Eight)

**TRACT 2:**

LOTS 4 AND 7, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE WILSON SUBDIVISION BEING THE EASTERLY PORTION OF LOT 7 OF THE J.T. MURPHY SUB. NO. 1 IN THE PANCHE PASTORIA DE

PRELIMINARY REPORT  
Your Reference: 25002843-MB

Fidelity National Title Company  
Order No.: 991-25002844-A-SL0

**EXHIBIT A**  
**(Continued)**

LAS BORREGAS", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 4TH, 1907 IN [BOOK L OF MAPS, AT PAGE 67.](#)

APN: 165-13-073

TRACT 3:

PARCEL ONE:

LOT 9, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE BURTON SUBDIVISION BEING THE EASTERLY PORTION OF LOT 8 OF THE J.T. MURPHY SUBDIVISION, NUMBER 1 IN THE RANCHO PASTORIA DE LAS BORREGAS", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 4TH, 1887 IN [BOOK "L" OF MAPS, AT PAGE 66.](#)

PARCEL TWO:

LOT 5, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE BURTON SUBDIVISION BEING THE EASTERLY PORTION OF LOT 8 OF THE J.T. MURPHY SUB. NO. 1 IN THE RANCHO PASTORIA DE LAS BORREGAS", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 4TH, 1907 IN [BOOK L OF MAPS, AT PAGE 66.](#)

EXCEPTING THEREFROM THE SOUTHEASTERLY 30 FEET THEREOF, AS CONDEMNED BY THE CITY OF SUNNYVALE, A MUNICIPAL CORPORATION, BY FINAL JUDGMENT OF CONDEMNATION AS TO PARCEL 10, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 31, 1969 IN [BOOK 8787, OF OFFICIAL RECORDS OF SANTA CLARA COUNTY AT PAGE 354.](#)

PARCEL THREE:

LOT 6, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "MAP OF THE BURTON SUBDIVISION BEING THE EASTERN PORTION OF LOT 8 OF THE J.T. MURPHY SUB NO. 1 IN THE RANCHO PASTORIA DE LAS BORREGAS", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 4TH, 1907 IN [BOOK L OF MAPS, AT PAGE 66.](#)

EXCEPTING THEREFROM THE SOUTHEASTERLY 30 FEET, AS CONDEMNED FOR STREET PURPOSES BY FINAL JUDGMENT OF CONDEMNATION, A CERTIFIED COPY OF WHICH RECORDED NOVEMBER 25, 1969 IN [BOOK 8749 OF OFFICIAL RECORDS, PAGE 714.](#)

APN: 165-13-074

PRELIMINARY REPORT  
Your Reference: 25002843-MB

Fidelity National Title Company  
Order No.: 991-25002844-A-SL0

### EXCEPTIONS

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

- A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
  1. There were no taxes levied for the fiscal year 2018-2019 as the property was vested in a public entity.
  2. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
  3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
  4. The rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in IOWA AVENUE as the same was vacated by the document recorded APRIL 12, 1960 as [BOOK 4761, PAGE 118](#), INSTRUMENT NO. 1799336 of Official Records.
  5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 

Granted to:	City of Sunnyvale
Purpose:	fire hydrant
Recording Date:	November 28, 1969
Recording No:	<a href="#">Book 8753, Page 349</a> of Official Records
Affects:	Parcels Seven and Eight of Tract I
  6. The terms and provisions contained in the document entitled "Grant Deed" recorded September 29, 2015 as Instrument No. [23092948](#) of Official Records.
  7. The fact that the land lies within the boundaries of the CENTRAL CORE Redevelopment Project Area, as disclosed by various documents of record.
  8. Water rights, claims or title to water, whether or not disclosed by the public records.
  9. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.
 

Party(s):	Vestee
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The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.
  10. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.
 

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

PRELIMINARY REPORT  
Your Reference: 25002843-MB

Fidelity National Title Company  
Order No.: 991-25002844-A-SL0

**EXCEPTIONS**  
**(Continued)**

11. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

**PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH  
FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.**

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**END OF EXCEPTIONS**

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PRELIMINARY REPORT  
Your Reference: 25002843-MB

Fidelity National Title Company  
Order No.: 991-~~25002844~~-A-SL0

## REQUIREMENTS SECTION

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END OF REQUIREMENTS

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PRELIMINARY REPORT  
Your Reference: 25002843-MBFidelity National Title Company  
Order No.: 991-25002844-A-SL0**INFORMATIONAL NOTES SECTION**

1. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
2. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
3. Note: If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
4. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
5. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
6. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.
7. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

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**END OF INFORMATIONAL NOTES**

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**FIDELITY NATIONAL FINANCIAL, INC.  
PRIVACY NOTICE**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

**Types of Information Collected**

We may collect two types of information from you: Personal Information and Browsing Information.

**Personal Information.** FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

**Browsing Information.** FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

**How Personal Information is Collected**

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

**How Browsing Information is Collected**

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

**Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

**Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

**When Information Is Disclosed**

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or

- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see “**Choices With Your Information**” to learn the disclosures you can restrict.

#### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

#### **Choices With Your Information**

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an “opt out” request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

**For California Residents:** We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

**For Nevada Residents:** You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

**For Oregon Residents:** We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

**For Vermont Residents:** We will not share information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

#### **Information From Children**

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

#### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

#### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

#### **Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us



will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to [privacy@fnf.com](mailto:privacy@fnf.com), by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

### Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

**FNF Underwritten Title Company**

FNTC - Fidelity National Title Company  
FNTCCA - Fidelity National Title Company of California

**FNF Underwriter**

FNTIC - Fidelity National Title Insurance Company

**Available Discounts**

**CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (FNTIC)**

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 or 36 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

**DISASTER LOANS (FNTIC)**

The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

**CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (FNTIC)**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.



**ATTACHMENT ONE**  
**CALIFORNIA LAND TITLE ASSOCIATION**  
**STANDARD COVERAGE POLICY – 1990**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
 Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**  
**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;

Attachment One (6-5-14) CA & NV

- d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
  - 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
  - 4. Risks:
    - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
    - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
    - c. that result in no loss to You; or
    - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
  - 5. Failure to pay value for Your Title.
  - 6. Lack of a right:
    - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
  - 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
  - 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  - 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

#### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

#### 2006 ALTA LOAN POLICY (06-17-06)

##### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;

Attachment One (6-5-14) CA & NV

- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II, (t) or (T) this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### (PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

#### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or

Attachment One (6-5-14) CA & NV



- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: (The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
- 7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

#### ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (04-02-15)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
- 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.

8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Attachment One (6-5-14) CA & NV





## Qualifications

## Qualifications of Maria Aji, PhD

### Senior Appraiser

Valbridge Property Advisors | Northern California



### *Independent Valuations for a Variable World*

#### State Certifications

Certified General  
State of California

#### Education

Ph.D.  
Urban and Regional Planning  
University of Southern California,  
Los Angeles, CA,

Master of Community Planning  
University of Cincinnati

Diploma in Economics  
National University of Greece  
Athens, Greece

Certificate in International  
Marketing and Export Techniques  
Organization for the Promotion of  
Exports  
Athens, Greece

#### Contact Details

408-279-1520 ext. 7120 (p)  
408-279-3428 (f)  
maji@valbridge.com (e)

Valbridge Property Advisors |  
Northern California  
55 S. Market Street  
Suite 1210  
San Jose, CA 95113

[www.valbridge.com](http://www.valbridge.com)

#### Experience

##### Senior Appraiser

Valbridge Property Advisors | Northern California  
(2015-Present)

##### Appraiser

Valbridge Property Advisors | Northern California  
(2013-2014)

Hulberg & Associates, Inc. (2001-2013)  
(joined to create Valbridge in 2013)  
San Jose, CA

##### Associate Appraiser

The Property Sciences Group, Inc. (1998-2001)  
San Jose, CA

##### Researcher

Nanyang Technological University, Business School  
(1994-1995)  
Singapore

##### Market Research Director

Grubb & Ellis Company (1993-1994)  
San Jose, CA

##### Economic/Planning Consultant

Gruen Gruen & Associates (1992-1993)  
San Francisco, CA

##### Research Associate

Practical Research for Planning, Inc., Pasadena, CA  
(1991-1992)  
Pasadena, CA

Appraisal/valuation and consulting assignments include: professional/ medical offices, shopping centers, mixed-use projects, gas stations, oil-changing facilities, vacant land, single family homes, apartments, condominiums, vacant land, light industrial, manufacturing, and research and development buildings, condominiums, warehouses, industrial parks, mini-storage facilities, vacant land, and special purpose properties.

## Qualifications of Yvonne J. Broszus, MAI Managing Director Valbridge Property Advisors | Northern California



### *Independent Valuations for a Variable World*

#### State Certifications

Certified General  
State of California

#### Education

Bachelor of Science,  
Marketing  
Santa Clara University

#### Contact Details

408-279-1520 ext. 7135 (p)  
408-279-3428 (f)  
[ybroszus@valbridge.com](mailto:ybroszus@valbridge.com) (e)

Valbridge Property Advisors |  
Northern California  
55 South Market, Suite 1210  
San Jose, CA 95113

[www.valbridge.com](http://www.valbridge.com)

#### Membership/Affiliations

Member: Appraisal Institute MAI Designation  
Chairman: AI Fall Conference Committee (2006)  
AI Spring Litigation Conference (2017)  
  
Committee Member: AI Spring Litigation Conference (2014-current)  
AI Silicon Valley Subchapter (2006-07)  
AI Fall Conference (2004, 2005)  
  
Award: AI Claudia B. Carleton Leadership Award

#### Appraisal Institute & Related Courses

Continuing education courses taken through the Appraisal Institute and other real estate organizations.

#### Experience

##### **Managing Director**

Valbridge Property Advisors | Northern California (2018-Present)

##### **Director**

Valbridge Property Advisors | Northern California (2013-2018)

##### **Vice President**

Hulberg & Associates, Inc. (1988-2013)  
(joined to create Valbridge in 2013)

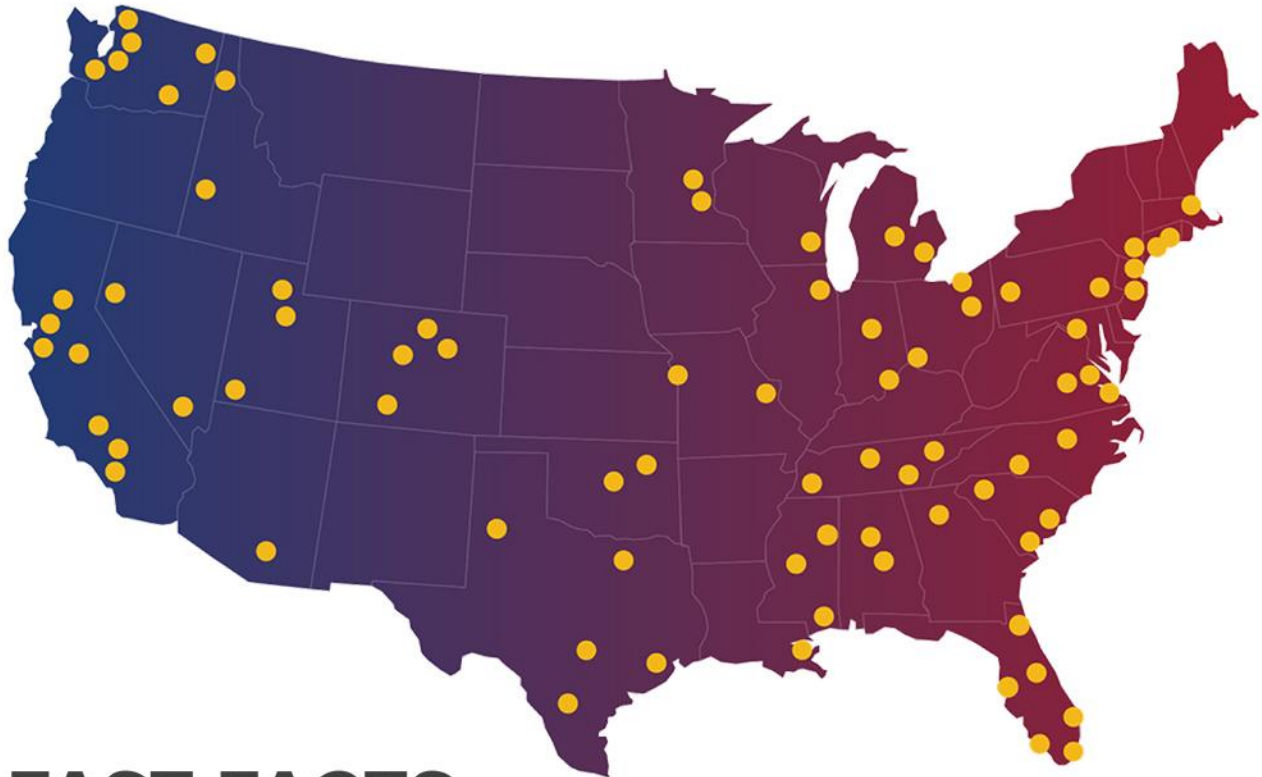
Appraisal/valuation and consulting assignments include: retail buildings (community, specialty, neighborhood and strip), office buildings (professional and medical/dental), vacant and agricultural land, warehouses, manufacturing, light industrial, research and development, apartments, single-family, condominiums, subdivisions, mobile home parks, auto dealerships, service stations, worship facilities, truck stops, food processing and cold storage facilities, fixed base operators at airports, and other special purpose properties.

Ms. Broszus has provided valuation services in a wide variety of complex civil litigation cases involving real estate. These matters have included condemnation issues, contract disputes, bankruptcy/creditors matters, and environmental lawsuits, among other issues. She also specializes in property tax appeals, having helped clients recover millions of dollars in property tax refunds.

Qualified as an expert witness, Ms. Broszus has testified in state and federal courts, major arbitrations, and at Assessment Appeal Board hearings. She is a highly experienced forensic appraiser.



**Valbridge**  
PROPERTY ADVISORS



## FAST FACTS

### COMPANY INFORMATION

- Valbridge is the largest independent national commercial real estate valuation and advisory services firm in North America.
  - Total number of MAI-designated appraisers: 200+ on staff
  - Total number of office locations: 70+ across U.S.
  - Total number of staff: 675+ strong
- Valbridge covers the entire U.S. from coast to coast.
- Valbridge services all property types, including special-purpose properties.
- Valbridge provides independent valuation services. We are not owned by a brokerage firm or investment company.
- Every Valbridge office is led by a senior managing director who holds the MAI designation of the Appraisal Institute.
- Valbridge is owned by our local office leaders.
- Valbridge welcomes single-property assignments as well as portfolio, multi-market and other bulk-property engagements.





# Valbridge

## PROPERTY ADVISORS

### ALABAMA

4732 Woodmere Boulevard  
Montgomery, AL 35106  
334.277.5077

200 Cahaba Park Circle  
Suite 213  
Birmingham, AL 35242  
205.440.2998

### ARIZONA

6061 E. Grant Road  
Suite 121  
Tucson, AZ 85712  
520.321.0000

### CALIFORNIA

4915 Calloway Drive  
Suite 101  
Bakersfield, CA 93312  
661.587.1010

1370 N. Brea Boulevard  
Suite 255  
Fullerton, CA 92835  
714.449.0852

2813 Coffee Road  
Suite E-2  
Modesto, CA 95355  
209.569.0450

99 S. Lake Avenue  
Suite 21  
Pasadena, CA 91101  
626.744.0428

3090 Fite Circle  
Suite 202  
Sacramento, CA 95827  
916.361.2509

55 South Market Street  
Suite 1210  
San Jose, CA 95113  
408.279.1520

3160 Crow Canyon Place  
Suite 245  
San Ramon, CA 94583  
925.327.1660

### COLORADO

7445 E. Peakview Avenue  
Centennial, CO 80111  
303.443.9600

5345 Arapahoe Avenue  
Suite 7  
Boulder, CO 80303  
303.443.9600

23272 Two Rivers Road  
Unit 101  
Basalt, CO 81621  
970.340.1016

1099 Main Avenue  
Suite 311  
Durango, CO 81301  
970.340.1016

### CONNECTICUT

15 Concord Street  
Glastonbury, CT 06033  
860.246.4606

17 Covewood Drive  
Norwalk, CT 06853  
203.286.6520

### FLORIDA

2240 Venetian Court  
Naples, FL 34109  
239.514.4646

### FLORIDA (cont'd)

301 Almeria Avenue,  
Suite 350  
Coral Gables, FL 33134  
305.639.8029

10950 San Jose Boulevard  
Jacksonville, FL 32223  
844.822.7825

734 Rugby Street  
Orlando, FL 32804  
844.822.7825

2601 W Horatio Street  
Unit 6  
Tampa, FL 33609  
844.822.7825

2711 Pinsettia Avenue  
West Palm Beach, FL 33407  
561.833.5331

### GEORGIA

2675 Paces Ferry Road  
Suite 145  
Atlanta, GA 30339  
678.644.4853

### IDAHO

1459 Tyrell Lane  
Suite B  
Boise, ID 83706  
208.336.1097

1875 N. Lakewood Drive  
Suite 100  
Coeur d'Alene, ID 83814  
208.292.2965

### ILLINOIS

566 W. Lake Street  
Suite 240  
Chicago, IL 60661  
312.288.8687

### INDIANA

820 Fort Wayne Avenue  
Indianapolis, IN 46204  
317.687.2747

### KANSAS

10990 Quivira Road  
Suite 100  
Overland Park, KS 66210  
913.451.1451

### KENTUCKY

9000 Wessex Place  
Suite 306  
Louisville, KY 40222  
502.585.3651

### LOUISIANA

2030 Dickory Avenue  
Suite 200  
New Orleans, LA 70123  
504.541.5100

### MARYLAND

11100 Dovedale Court  
Marriottsville, MD 21104  
443.333.5522

### MASSACHUSETTS

260 Bear Hill Road  
Suite 106  
Waltham MA 02451  
781.790.5645

### MICHIGAN

1420 Washington Blvd.  
Suite 301  
Detroit, MI 48226  
313.986.3313.

### MICHIGAN (cont'd)

2127 University Park Drive  
Suite 390  
Okemos, MI 48864  
517.336.0001

### MINNESOTA

255 East Kellogg Boulevard  
Suite 102A  
St. Paul, MN 55101  
651.370.1475

### MISSISSIPPI

1010 Ford Street  
Gulfport, MS 39507  
228.604.1900

### MISSOURI

737 Highway 51  
Suite 1C  
Madison, MS 39110  
601.853.0736

501 Highway 12 West  
Suite 150-M  
Starkville, MS 39759  
662.617.2350

### MISSOURI

1118 Hampton Avenue  
Suite 208  
St Louis, MO 63139  
314.255-1323

10990 Quivira Road  
Suite 100  
Overland Park, KS 66210  
913.451.1451

### NEVADA

3034 S. Durango Drive  
Suite 100  
Las Vegas, NV 89117  
702.242.9369

6490 S McCarran Blvd  
#51  
Reno, NV 89509  
775.204.4100

### NEW JERSEY

2740 Route 10 West, Suite 204  
Morris Plains, NJ 07950  
973.970.9333

3500 Route 9 South, Suite 202  
Howell, NJ 07731  
732.807.3113

### NEW YORK

424 West 33rd Street  
Suite 630  
New York, NY 10001  
212.268.1113

### NORTH CAROLINA

412 E. Chatham Street  
Cary, NC 27511  
919.859.2666

5950 Fairview Road, Suite 405  
Charlotte, NC 28210  
704.376.5400

### OHIO

1655 W. Market Street  
Suite 130  
Akron, OH 44313  
330.899.9900

8291 Beechmont Ave.,  
Suite B  
Cincinnati, OH 45255  
513.785.0820

### OHIO (cont'd)

1422 Euclid Avenue  
Suite 616  
Cleveland, OH 44115  
216.367.9690

### OKLAHOMA

5909 NW Expressway  
Suite 104  
Oklahoma City, OK 73132  
405.603.1553

6666 South Sheridan Road  
Suite 104  
Tulsa, OK 74133  
918.712.9992

### PENNSYLVANIA

150 S. Warner Road  
Suite 440  
King of Prussia, PA 19406  
215.545.1900

4701 Baptist Road  
Suite 304  
Pittsburgh, PA 15227  
412.881.6080

### SOUTH CAROLINA

11 Cleveland Court  
Greenville, SC 29607  
864.233.6277

920 Bay Street  
Suite 26  
Beaufort, SC 29902  
843.342.2302

1250 Fairmont Avenue  
Mt. Pleasant, SC 29464  
843.881.1266

### TENNESSEE

5205 Maryland Way  
Suite 300  
Brentwood, TN 37027  
615.369.0670

701 Broad Street  
Suite 209  
Chattanooga, TN 37402  
423.285.8435

213 Fox Road  
Knoxville, TN 37922  
865.522.2424

756 Ridge Lake Blvd  
Suite 225  
Memphis, TN 38120  
901.753.6977

### TEXAS

901 Mopac Expressway South  
Building 1, Suite 300  
Austin, TX 78746  
737.242.8585

High Point Center  
12225 Greenville Avenue  
Suite 490  
Dallas, TX 75243  
214.446.1611

974 Campbell Road  
Suite 204  
Houston, TX 77024  
713.467.5858

2731 81st Street  
Lubbock, TX 79423  
806.744.1188

9901 IH-10 West  
Suite 1035  
San Antonio, TX 78230  
210.227.6229

### UTAH

321 North County Boulevard  
Unit D  
American Fork, UT 84003  
801.492.9328

1100 East 6600 South  
Suite 201  
Salt Lake City, UT 84121  
801.262.3388

20 North Main  
Suite 304  
St. George, UT 84770  
435.773.6300

### VIRGINIA

656 Independence Parkway  
Suite 220  
Chesapeake, VA 23320  
757.410.1222

4914 Fitzhugh Avenue  
Suite 102  
Richmond, VA 23230  
757.345.0010

5107 Center Street  
Unit 28  
Williamsburg, VA 23188  
757.345.0010

### WASHINGTON

18728 Bothell Way, NE  
Suite B  
Bothell, WA 98011  
425.450.0040

2927 Colby Avenue  
Suite 100  
Everett, WA 98201  
425.258.2611

419 Berkeley Avenue  
Suite A  
Fircrest, WA 98466  
253.274.0099

8378 W. Grandridge Boulevard  
Suite 110-D  
Kennewick, WA 99336  
509.221.1540

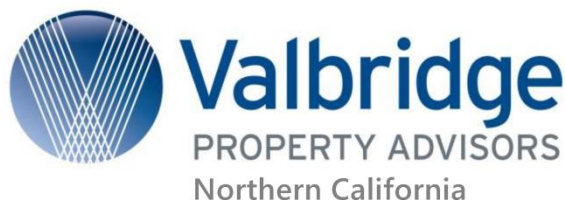
506 Second Avenue  
Suite 1001  
Seattle, WA 98104  
206.209.3016

324 N. Mullan Road  
Spokane Valley, WA 99206  
509.747.0999

### WISCONSIN

12660 W. North Avenue  
Brookfield, WI 53005  
262.782.7990





San Francisco Bay Area/Silicon Valley  
55 South Market Street, Suite 1210  
San Jose, CA 95113-1207  
408-279-1520 phone  
408-279-3428 fax

June 2, 2021

Maria Aji, PhD  
408-279-1520, ext. 7120  
maji@valbridge.com

**VIA E-Mail Only**

Sherine Nafie  
City of Sunnyvale, Department of Public Works  
456 W. Olive Avenue  
Sunnyvale, CA 94086

Re: Appraisal of A Portion of Block 15, Downtown Sunnyvale  
South Mathilda, Santa Clara County, California

Dear Sherine,

In accordance with your request, we have performed additional appraisal services in conjunction with the above referenced property, which we previously appraised for you in 2020. In our previous appraisal (CA02-20-0419) with a date of value of August 13, 2020, we had valued the subject property as entitled, for a multi-family residential project. More specifically, in April of 2020, the site received planning approval by the City of Sunnyvale for an affordable project, containing a total of 90 units (62.7 dwelling units per acre). Our August 13, 2020 opinion of value for the subject reflected these entitlements/ project approvals.

The client has now requested that we provide an opinion of value for the subject property, as unentitled land, under the underlying zoning and general plan designation. This value is provided under the hypothetical condition that there were no project approvals for the site, as of the date of value. This hypothetical opinion of value of the subject property is provided as of the retrospective date of our original appraisal, of August 13, 2020.

This supplemental letter does not constitute a stand-alone, narrative report; the rationale behind the value opinion(s) reported cannot be adequately understood without a review of the original report.

SHERINE NAFIE  
JUNE 2, 2021  
PAGE 2 OF 3

The unit of comparison in the valuation of land is price per square foot of land area or price per proposed unit. The price per proposed unit is very common for sites selling with entitlements in place (original scenario), where the exact number of units to be constructed on site is known. Since we are valuing the subject property without entitlements, the price per square foot was deemed more appropriate in our current analysis. We have, however, cross-checked our value conclusions by analyzing the subject on a price per unit basis.

In our original appraisal, we had included seven comparable sales which were adjusted based on pertinent elements of comparison. These comparable sales are summarized below. They bracket the subject in terms of development potential and physical characteristics.

#### Land Sales Summary

Comp. No.	Date of Sale	Gross Sq. Ft.	Proposed Units	Location		Zoning	Proposed Use	Density du/ac	Sales Price Actual	Per Sq. Ft.	Per Unit
1	May-19	31,716	15	582 East Maude Avenue	Sunnyvale, California	R3	Residential Development	20.60	\$4,875,000	\$153.71	\$325,000
2	January-19	28,483	18	1926-1938 Gamel Way	Mountain View, California	R3	Codominium Development	27.53	\$6,830,000	\$239.79	\$379,444
3	August-17	348,698	520	1120-1130 Kifer Road	Sunnyvale, California	MXD-I	Mixed Use	64.96	\$68,230,500	\$195.67	\$131,213
4	February-18	99,317	108	1088 West El Camino Real/Grape Avenue	Sunnyvale, California	C2-ECR	Mixed-Use Development	47.37	\$16,250,000	\$163.62	\$150,463
5	August-18	51,984	53	Gamel Way and Escuela Avenue	Mountain View, California	R4	Condominium Development	44.41	\$11,950,000	\$229.88	\$225,472
6	May-18	43,996	48	788-796 San Antonio Road	Palo Alto, California	CS	Multi-Family Redevelopment	47.52	\$11,550,000	\$262.52	\$240,625
7	October-19	18,590	15	444 Old San Francisco Road	Sunnyvale, California	R4PD	Multifamily development	35.15	\$3,518,000	\$189.24	\$234,533

These sales have been re-adjusted for the subject's hypothetical, unentitled condition. The following table summarizes the unadjusted and adjusted unit prices:

#### Land Sale Statistics

Metric	Unadjusted	Adjusted
Min. Sales Price per Gross Square Foot	\$153.71	\$163.85
Max. Sales Price per Gross Square Foot	\$262.52	\$242.39
Median Sales Price per Gross Square Foot	\$195.67	\$187.82
Mean Sales Price per Gross Square Foot	\$204.92	\$195.26

The comparables form an adjusted range of \$164 to \$242 per square foot of site area. Comparable 4 is the best comparable for the subject based on its Sunnyvale location and size similarity. Comparables 5 and 6 were both unentitled sales, with density and development potential similar to the subject's. Significant consideration was given to these three comparable sales, which form an adjusted range of \$180 to \$200 per square foot.

Based on the adjusted prices and the best comparable sales, a price of \$200 per square foot, is considered reasonable and appropriate for the subject site, as unentitled. This price is supported by the average of the comparables.

At the concluded value of \$200 per square foot, the value indication of the fee simple value of the subject land, is estimated at **\$12,550,000** (rounded).

The concluded value of \$12,550,000 results to a price per proposed unit of \$139,444, which is well supported by the adjusted comparable range of \$115,000 to \$168,000 per proposed unit.

Based on the analysis contained in our original report, as well as this supplemental letter, our value conclusions for the subject land, as if unentitled (Hypothetical Condition) are summarized as follows:

SHERINE NAFIE  
JUNE 2, 2021  
PAGE 3 OF 3

### Value Conclusion

Component	Hypothetical
Value Type	Market Value (unentitled)
Property Rights Appraised	Fee Simple
Effective Date of Value	August 13, 2020
<b>Value Conclusion</b>	<b>\$12,550,000</b>
	<b>\$200.69 psf</b>

Respectfully submitted,  
Valbridge Property Advisors | Northern California



Maria Aji, Ph.D.  
Senior Appraiser  
California Certified License #AG027130



Yvonne J. Broszus, MAI  
Managing Director  
California Certified License #AG019587



# City of Sunnyvale

## Agenda Item

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**21-0521**

**Agenda Date:** 10/12/2021

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Tentative Council Meeting Agenda Calendar



## City of Sunnyvale

### Tentative Council Meeting Agenda Calendar

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#### **Tuesday, October 26, 2021 - City Council**

##### **Study Session**

- 21-0938** 5 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Consider the Creation of a Formal Process for City Council Colleague Memorandums (Study Issue)

##### **Special Order of the Day**

- 21-0438** 6 P.M. SPECIAL COUNCIL MEETING (Special Order of the Day)  
Department of Public Safety Special Awards

##### **Public Hearings/General Business**

- 21-0248** Authorize the City Manager or his designee to Execute an Amendment to the Parking Area License Agreement Between the City of Sunnyvale and TP SPE LLC for the continued use of 84 Parking Stalls at the Sunnyvale Golf Course ( - 605 Macara Avenue - APN: 165-39-015)
- 21-0788** Bay Counties Waste Services Operator Agreement
- 21-0966** Building A Pipeline for Students for Careers in the Public Service Study Issue and Plan Update
- 21-0783** Receive and File the FY 2021/22 First Quarter Budget Update

#### **Tuesday, November 9, 2021 - City Council**

##### **Study Session**

- 21-0801** 5:30 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Golf Subsidy Study Issue

##### **Special Order of the Day**

- 21-0359** SPECIAL ORDER OF THE DAY - Picture Book Month
- 21-0360** SPECIAL ORDER OF THE DAY - Small Business Saturday

##### **Public Hearings/General Business**

- 21-0613** Introduce an Ordinance to Amend Sunnyvale Municipal Code Chapter X.X (Single Use Plastics)



- 
- 21-0086** Ordinance Updates for Mandatory Organics Collection Regulation (SB 1383)
- 21-0153** Review of Final Park Design at One Redwood Place - Previous AMD Site
- 21-0972** Approve an allocation from the Public Art Fund for up to \$100,000 for prefabricated sculptures modified by artists

**Tuesday, November 16, 2021 - City Council**

**Study Session**

- 21-0202** 4:30 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Review of New State Housing Laws
- 21-0170** 6 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Board and Commission Interviews (as needed)
- 21-0692** Time TBD - SPECIAL COUNCIL MEETING (Study Session)  
Joint Meeting of City Council With Board and Commission Chairs and Vice Chairs to Review and Improve Overall Effectiveness of Commission Meetings

**Tuesday, November 30, 2021 - City Council**

**Closed Session**

- 21-0851** 4:30 P.M. SPECIAL COUNCIL MEETING (Closed Session)  
Closed Session Held Pursuant to California Government Code Section 54957:  
PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Title: City Manager and City Attorney

**Study Session**

- 21-0796** 5:30 P.M. SPECIAL COUNCIL MEETING (Study Session)  
DPW 18-07 Feasibility of Acquiring Control of Caltrans Traffic Signals on El Camino Real and DPW 19-10 Improving Traffic Operations at Fremont/Bernardo/Hwy 85

**Public Hearings/General Business**

- 21-0172** Board and Commission Appointments (as needed)
- 21-0921** Java Road Diet and Bike Lanes

**Tuesday, December 7, 2021 - City Council**

**Study Session**

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**21-0186** 6 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Discussion of Upcoming Selection of Vice Mayor

**21-0606** Discussion of 2022 Council Intergovernmental Assignments

**Special Order of the Day**

**21-0174** SPECIAL ORDER OF THE DAY - Ceremonial Oath of Office for Board and  
Commission Members (as needed)

**Public Hearings/General Business**

**21-0577** Introduce an Ordinance of the City Council of the City of Sunnyvale to add  
Chapter 10.62 to Title 10 (Vehicle and Traffic) of the Sunnyvale Municipal  
Code Relating to Exhibitions and Speed Contests "Sideshows"

**21-0934** Renewal of the Agreement Between City of Sunnyvale and Sustainable  
Community Gardens for the Development, Operation and Maintenance of  
Community Gardens

**21-0937** Authorize City Manager or his Designee to execute a Lease Renewal with  
Planetary Ventures LLC. for the City of Sunnyvale to continue leasing  
approximately 35.4 acres of land to use as part of the Sunnyvale Golf Course

**Tuesday, December 14, 2021 - City Council**

**Closed Session**

**21-0947** 5 P.M. SPECIAL COUNCIL MEETING (Closed Session)  
Closed Session held pursuant to California Government Code Section  
54957:  
PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Title: City Attorney

**21-0948** 5:30 P.M. SPECIAL COUNCIL MEETING (Closed Session)  
Closed Session held pursuant to California Government Code Section  
54957:  
PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Title: City Manager

**Study Session**

**21-0939** 6 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Discussion of Possible Revisions to the Short-term Rental Ordinance and  
Enforcement Options

**Public Hearings/General Business**

**21-0784** Receive and File the FY 2020/21 Budgetary Year-End Financial Report,  
Comprehensive Annual Financial Report (CAFR), the Sunnyvale Financing

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Authority Financial Report, Agreed Upon Procedure Reports, and the Report  
to the City Council Issued by the Independent Auditors

**Tuesday, January 4, 2022 - City Council**

**Special Order of the Day**

**22-0051** SPECIAL ORDER OF THE DAY - Recognition of Outgoing Vice Mayor

**Public Hearings/General Business**

**22-0052** Selection of Vice Mayor for a One-Year Term Effective January 4, 2022

**22-0053** Determine the 2022 Seating Arrangements for City Council

**22-0054** Appoint Councilmembers to Intergovernmental Assignments; Ratify  
Appointments of Councilmembers made by Outside Agencies; Take Action  
to Modify, Create, or Terminate Council Subcommittees

**Thursday, January 13, 2022 - City Council**

**Public Hearings/General Business**

**22-0055** 6 P.M. SPECIAL COUNCIL MEETING  
Joint Meeting with the Redistricting Commission: Review Maps, Then  
Redistricting Commission Narrows to 3 - 5 Maps

**Tuesday, January 25, 2022 - City Council**

**Study Session**

**22-0008** 5 P.M. SPECIAL COUNCIL MEETING (Study Session)  
DPW 19-07 Ascertain Suitable Location(s) for the Installation of Youth Cricket  
Batting Cages and Potential Funding Sources

**22-0056** 6 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Housing Element

**Special Order of the Day**

**22-0058** SPECIAL ORDER OF THE DAY - Ceremonial Oath of Office for Vice Mayor

**Public Hearings/General Business**

**22-0060** Annual Public Hearing-Discussion of Potential Council Study Issues and  
Budget Issues for Calendar Year 2022

**22-0061** Approve the Proposed 2022 Priority Advocacy Issues and Review Long-term  
Legislative Advocacy Positions (LAPs)

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**22-0057** Consideration of FY 2021/22 Grant Program Changes and 2022 Community Events and Neighborhood Grant Program Applications

**Thursday, January 27, 2022 - City Council**

**Workshop**

**22-0062** 8:30 A.M. SPECIAL COUNCIL MEETING (Workshop)  
Strategic Planning Workshop

**Tuesday, February 1, 2022 - City Council**

**Public Hearings/General Business**

**22-0063** Fourth Quarter General Plan Initiation Requests

**Tuesday, February 8, 2022 - City Council**

**Study Session**

**22-0064** 6 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Board and Commission Interviews (as needed)

**Tuesday, February 15, 2022 - City Council**

**Public Hearings/General Business**

**22-0065** Board and Commission Appointments (as needed)

**Thursday, February 17, 2022 - City Council**

**Workshop**

**22-0077** 8:30 A.M. SPECIAL COUNCIL MEETING (Workshop)  
Budget Issues and Study Issues Workshop

**Tuesday, February 22, 2022 - City Council**

**Public Hearings/General Business**

**22-0080** 7 P.M. SPECIAL COUNCIL MEETING  
Redistricting Map Adoption or Send Comments Back to the Redistricting Commission

**Date to be Determined - City Council**

**Study Session**

**21-0204** 6 P.M. SPECIAL COUNCIL MEETING (Study Session)  
Creation of a Human Relations Commission (Study Issue)

**Public Hearings/General Business**

- 21-0091**            Adopt a Resolution to Cause Charges for Non-Payment of Delinquent Utility Charges to be placed on the FY 2021/22 County of Santa Clara Property Tax Roll
- 21-0030**            El Camino Real Specific Plan
- 21-0065**            Approval of Assessment of Fair Housing Plan





# City of Sunnyvale

## Agenda Item

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**21-0535**

**Agenda Date:** 10/12/2021

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Board/Commission Meeting Minutes



# City of Sunnyvale

## Meeting Minutes - Draft

### Parks and Recreation Commission

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Wednesday, September 8, 2021

7:00 PM

Telepresence Meeting: City Web Stream

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#### **TELECONFERENCE NOTICE**

Pursuant to Section 3 of Executive Order N-29-20 (March 17, 2020) and Section 42 of Executive Order N-08-21 (June 11, 2021), issued by Governor Newsom, the meeting was conducted telephonically.

#### **CALL TO ORDER**

Vice Chair Giri called the meeting to order at 7:00 p.m. via teleconference.

#### **ROLL CALL**

**Present:** 4 - Chair Prakash Giri  
Vice Chair Gregory Dibb  
Commissioner Daniel Bremond  
Commissioner David Kesting  
**Absent:** 1 - Commissioner Dona Mason

Commissioner Mason (excused absence)

Council Liaison Hendricks (attended at 7:45pm)

#### **PRESENTATION**

**A**      [21-0872](#)      Sunnyvale Parks and Open Space Presentation

Superintendent of Golf and Parks, Jim Stark, provided a presentation on Sunnyvale Parks and Open Spaces. Highlights included: organization structure, budget, program measures, goals, current and upcoming renovations, and park updates.

Commissioners inquired and staff responded:

Could Commissioners view customer surveys? Yes, staff will review and forward to Commissioners.

What is the relationship between schools and the Parks department? Joint use agreement allows the City to use school fields after school hours in exchange for providing maintenance.

How many schools does the City manager? Approximately nine.

Chair Giri opened public comment.

Being none, Chair Giri closed public comment.

**B**      [21-0873](#)      Golf and Tennis Report

Jim Stark, provided a report on Golf and Tennis. Highlights included: golf course locations, business strategies, budget, revenues collected, operations, turf maintenance, golf equipment and Las Palmas Tennis Center.

Commissioners inquired and staff responded:

Will Golf receive a subsidy even though a profit was made this year? Yes.

Vice Mayor Hendricks recommended that City staff provide Council an update regarding golf's current figures, and clarified that Golf will not receive a subsidy if they report profits.

Does the City cover the maintenance cost of both golf courses? Yes, the City covers the water and landscaping cost for Sunnyvale Golf Course and Sunken Garden.

Chair Giri opened public comment.

Nick Valencia, meeting participant, notified the Commission that he is looking to partner with City municipality to provide BMX programming, and would like to join a study session to discuss further.

Chair Giri closed public comment.

**C**      [21-0866](#)      Aquatics Report

Superintendent of Recreation Services, Damon Sparacino provided a report on Aquatics. pool locations, 2021 youth program recap, 2021 lap swim recap, current programming and continued expansion.

Commissioners inquired and staff responded:

Is there an update on when Washington Pool will open? Yes, the pool will open at the end of September. Although the City will not allow recreation swim this year, we plan to provide lap swim and swim lesson opportunities this year.

Chair Giri opened public comment.

Being none, Chair Giri closed public comment.

**D**      [21-0874](#)      Study Issues Update

Recreation Services Administrative Aide, Ricky Le provided a presentation on study issues. Highlights included: study issue timeline and list of study issues to be ranked at the January 2022 Parks and Recreation Commission meeting.

Chair Giri opened public comment.

Being none, Chair Giri closed public comment.

**ORAL COMMUNICATIONS**

S Bremond, Sunnyvale resident, asked the Commission to review COVID-19 protocols.

Vice Mayor Hendricks recommended that S Bremond could expedite her inquiry by emailing the City Manager directly.

Commissioners inquired and Vice Mayor responded:

Can anyone submit a study issue and what is the deadline? Although the public cannot submit a study/budget issue, patrons can message a Commission or Council to submit a study/budget issue on their behalf. Study/budget issues are due to Commissions in October, but can be sent to Council much later.

**CONSENT CALENDAR**

Vice Chair Giri moved and Commissioner Kesting seconded the motion to approve the consent calendar as presented.

The motion carried by the following vote:

**Yes:** 4 - Chair Giri  
Vice Chair Dibb  
Commissioner Bremond  
Commissioner Kesting

**No:** 0

**Absent:** 1 - Commissioner Mason

- 1      [21-0870](#)      Approve the Parks and Recreation Commission Meeting Minutes of July 14, 2021

Approve the Parks and Recreation Commission Meeting Minutes of July 14, 2021 as submitted.

**PUBLIC HEARINGS/GENERAL BUSINESS**

None.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

- 2      [21-0867](#)      Parks and Recreation Commission Proposed Study Issues, Calendar Year: 2022

Standing item. No study issues approved in previous meeting were proposed.

**NON-AGENDA ITEMS & COMMENTS**

**-Commissioner Comments**

Vice Mayor Hendricks encouraged Commissioners to reach out to him if they had any questions.

Ricky Le notified the Commission that the October Parks and Recreation Commission meeting will discuss Capital Improvement Projects Update, Fee Waiver Report, AMD Park and PRC Study Issue Sponsorship.

**-Staff Comments**

Commissioner Giri inquired and staff responded:

Does the City's reservation software not allow for online reservations? Our software has the capability, but reservations require a face-to-face interaction to go over rules, alcohol permits, insurances, and resident verification.



Can staff provide a presentation on programming/facility utilization? Yes.

**ADJOURNMENT**

Chair Giri adjourned the meeting at 8:35 p.m.



# City of Sunnyvale

## Meeting Minutes

### Planning Commission

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Monday, September 13, 2021

7:00 PM

Telepresence Meeting: City Web Stream |  
Comcast Channel 15 | AT&T Channel 99

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**Special Meeting: Study Session - Canceled | Public Hearing - 7:00 PM**

#### TELECONFERENCE NOTICE

#### **STUDY SESSION CANCELED**

#### **7 P.M. PLANNING COMMISSION MEETING**

#### **CALL TO ORDER**

Pursuant to Section 3 of Executive Order N-29-20 (March 17, 2020) and Section 42 of Executive Order N-08-21 (June 11, 2021), issued by Governor Newsom, the meeting was conducted telephonically.

Chair Howard called the meeting to order at 7:00 PM.

#### **ROLL CALL**

**Present:** 6 - Chair Daniel Howard  
Vice Chair Martin Pyne  
Commissioner Sue Harrison  
Commissioner John Howe  
Commissioner Ken Rheaume  
Commissioner Carol Weiss

#### **ORAL COMMUNICATIONS**

None.

#### **CONSENT CALENDAR**

Vice Chair Pyne asked staff if the Meeting Minutes of August 23, 2021 may be revised so that the first sentence of the third paragraph on page 10 reads as follows: "Vice Chair Pyne asked Mr. Morley whether the same amount of parking spaces would have been built if not required by the code minimum."

Commissioner Harrison asked staff if the Meeting Minutes of August 23, 2021 may

be revised so that the duplicate motion and vote recorded for the Consent Calendar items are removed.

MOTION: Vice Chair Pyne moved and Commissioner Weiss seconded the motion to approve the Consent Calendar with the following revisions to the minutes:

1.) Note that the first sentence of the third paragraph on page 10 should read as follows: "Vice Chair Pyne asked Mr. Morley whether the same amount of parking spaces would have been built if not required by the code minimum."

2.) Remove the duplicate motion and vote recorded for the Consent Calendar items.

The motion carried by the following vote:

**Yes:** 5 - Chair Howard  
Vice Chair Pyne  
Commissioner Harrison  
Commissioner Rheaume  
Commissioner Weiss

**No:** 0

**Abstained:** 1 - Commissioner Howe

1. [21-0885](#) Approve Planning Commission Meeting Minutes of August 23, 2021

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. [21-0820](#) **Proposed Project:** General Plan Amendment Initiation: to consider a 100% Floor Area Ratio (FAR) combining district on 10 parcels in the M-S zoning district totaling 63 acres.  
**Location:** 974 East Arques Avenue (APNs: 205-36-006, 205-36-007, 205-36-008), 190 Commercial Street (APN: 205-35-001), 198 Commercial Street (APN: 205-35-002), 930 East California Street (APN: 205-35-003), 1050/1090 East Arques Avenue (APN: 205-37-009), 928/930 East Arques Avenue (APN: 205-35-017), and 955/965 East Arques Avenue (APNs: 205-25-018 and 205-25-019)  
**File #:** 2021-7282  
**Zoning:** M-S - Industrial and Service  
**General Plan:** Industrial  
**Applicant / Owner:** RMW Architecture & Interiors (applicant) / Applied Materials, Inc. (owner)  
**Environmental Review:** The project is exempt from the California

Environmental Quality Act (CEQA) pursuant to CEQA Guidelines  
Section 15378(a).

**Project Planner:** Momoko Ishijima, (408) 730-7532,  
mishijima@sunnyvale.ca.gov

Senior Planner Momoko Ishijima presented the staff report with a slide presentation. She noted a correction to the staff report so that the map on page five excludes two parcels on East California Avenue (214 Commercial Street and 989 E California Avenue) since they were not part of the applicants' proposed study area. Additionally, the text on page seven of the staff report indicates the inclusion of two parcels on Commercial Street that staff recommends should be included in the expanded study area.

Commissioner Weiss asked about the number of parcels that would be included in the Arques Campus Specific Plan. Assistant Director Andrew Miner stated that if City Council approves the General Plan Initiative as recommended, the applicant would be required to submit an application for a formal General Plan Amendment which would include 10 parcels.

Commissioner Weiss requested clarification on the following text found on page four of the staff report: "If the GPI is granted, future GPA and rezoning is approved for this project, and the City Council decides to grant the square footage from the Citywide Development Pool, the balance would be exhausted." Senior Planner Ishijima explained that while the current balance of the Citywide Development Pool is 1.2 million square feet, the requested square footage of the expanded study area parcels combined is 1.63 million square feet. Assistant Director Miner elaborated that the General Plan Amendment will serve as an amendment to the General Plan Initiative and increase the amount of square footage in the development reserve by what is being considered for this expanded study area. He then invited feedback from the Planning Commissioners regarding the expansion or minimization of the square footage balance in the Citywide Development Pool as this feedback will be presented to City Council and incorporated in the study.

Commissioner Howe inquired about whether there are any approved projects or ones that have been filed that will be prevented from accessing the square footage available in the Citywide Development Pool if this General Plan Initiative is approved. Assistant Director Miner confirmed that there are none.

Commissioner Howe probed about whether the application for this General Plan Initiative addressed the underground electrical power lines for scanning electron microscopes along Central Expressway. Assistant Director Miner stated that while it

did not, the Planning Commission may make a recommendation for this.

Vice Chair Pyne referenced the following text on page nine of the staff report: "All studies required for a General Plan Amendment or preparation of a specialized plan would be paid by the applicant." He asked if this would be applicable if the boundary was expanded to include the parcels that are not owned by the applicant. Assistant Director Miner confirmed that this would be applicable.

Chair Howard cited that in recent years, there were not enough staff or resources to move other General Plan Initiatives forward and questioned whether these constraints still exist. Assistant Director Miner confirmed that while they do, Applied Materials' involvement with the manufacturing of microchips deemed this General Plan Initiative an essential one to advance due to the microchip shortage that is currently prevalent.

Chair Howard and Assistant Director Miner discussed how select parcels were chosen to be included in the expanded study area.

Chair Howard opened the Public Hearing.

Joe Pon, Corporate Vice President of Applied Materials, and Stan Lew, President of RMW Architecture and Interiors, presented the project including additional images and information.

Commissioner Howe asked the applicants whether they are familiar with the electron microscopes along Central Expressway in non-Applied Materials uses. Mr. Pon stated that while he is not, the Applied Materials facility utilizes electron microscopes and Applied Materials remains sensitive to the concerns of surrounding neighbors.

There were no public speakers for this agenda item.

Chair Howard closed the Public Hearing.

Commissioner Harrison questioned why the property on which the Fry's building is situated was not included in the expanded study area.

Commissioner Harrison asked whether owners of the small parcels to the west of the expanded study area have anything to say about their property's placement



relative to the expanded study area. Assistant Director Miner stated that no outreach meetings are completed at this stage, so it is uncertain what input the owners of those parcels may have.

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion to approve Alternative 2 - Initiate a General Plan Amendment study of a larger study area as an industrial intensification site in the General Plan to allow 100% FAR with the preparation of a Specific, Area, or Precise Plan (as shown in Attachment 7 to the report), with modifications.

The modifications are as follows:

1.) Revise the staff report so that the map on page five excludes two parcels on East California Avenue (214 Commercial Street and 989 E California Avenue) since they were not part of the applicants' proposed study area.

2.) Revise the staff report so that the text on page seven indicates that two parcels on Commercial Street are recommended by staff to be included in the expanded study area.

Commissioner Howe stated that he believes this General Plan Initiative is an excellent way of moving forward and noted that Applied Materials has contributed to the City's success. He unveiled his appreciation for the company's efforts and plan concepts, and he looks forward to working on the plan as it progresses.

Commissioner Harrison spoke in favor of the motion due, in part, to its ability to increase available industrial jobs within the City.

Commissioner Rheume voiced his support of the motion and echoed Commissioner Howe's comments. He recognized Applied Materials' role in the City's success and proposed more open space in the upcoming plans.

Chair Howard stated that he is in support of the motion and in agreement with comments made by his fellow Commissioners. He then acknowledged that improving the City's supply chain for semiconductor manufacturing is in the best interest of the City, the nation, and humanity. Lastly, he revealed his hope that the practices of the company will be addressed in the Environmental Impact Report that will follow.

The motion carried by the following vote:

**Yes: 6 -** Chair Howard  
Vice Chair Pyne  
Commissioner Harrison  
Commissioner Howe  
Commissioner Rheume  
Commissioner Weiss

**No: 0**

These recommendations will be forwarded to the City Council for consideration at the September 28, 2021 meeting.

3.      [21-0862](#)      **Proposed Project:**  
**DESIGN REVIEW** for a new two-story single-family residence with 4,257 square feet gross floor area (3,815 square feet living area and 442 square foot garage) and 43.6% Floor Area Ratio (FAR).  
**Location:** 575 Crawford Drive (APN: 201-34-010)  
**File #:** 2020-7579  
**Zoning:** R-0  
**Applicant / Owner:** Deng Design Studio (applicant) / Chaolin Chiang (owner)  
**Environmental Review:** A Class 3 Categorical Exemption relieves this project from the CEQA provisions.  
**Project Planner:** Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Associate Planner Aastha Vashist presented the staff report with a slide presentation.

Commissioner Weiss inquired about the use of spandrel glass for the windows located on the second floor (as seen on page A-500.1 of Attachment 5). Associate Planner Vashist recommended that Commissioner Weiss verify this information with the applicant as it might be an error in the representation.

Commissioner Rheume requested further explanation on the staff recommendation for the proposed project's garage height. Associate Planner Vashist stated that while the applicants are proposing a nine-foot plate height for the garage and living areas, there will be a two-and-a-half-foot cavity space over the garage that is not required. Therefore, staff recommends that the overall garage height be brought down by two and a half feet. Commissioner Rheume noted that this would result in an imbalance that would offset the symmetry present in the proposed project's

design.

Commissioner Rheume asked whether the proposed project will have a designated area for garbage bins. Senior Planner Noren Caliva-Lepe stated that the City requires garbage bins to be screened, so most residents keep them behind a side yard gate.

Commissioner Harrison engaged in a discussion with Associate Planner Vashist and Senior Planner Caliva-Lepe about whether Planning Commission review would be required if an area of the house is converted to a Junior Accessory Dwelling Unit (JADU) and the square footage of the main house becomes less than 3,600 square feet.

Commissioner Harrison questioned how the extended porch may be accessed. Associate Planner Vashist and Senior Planner Caliva-Lepe confirmed that the canopy over the porch is what will be extended and that the proposed project includes standard Americans with Disabilities Act (ADA) steps leading to the porch. When asked by Commissioner Harrison, Associate Planner Vashist confirmed that extending the porch canopy will minimize the appearance of the stone wall. Commissioner Harrison added that increasing the garage height may accomplish this goal as well, but Associate Planner Vashist reminded her that the proposed project is subject to the City's Single Family Home Design Techniques which recommends the reduction of the parking's visual prominence.

Chair Howard and Associate Planner Vashist deliberated upon the possibility of the area above the garage being converted to an Accessory Dwelling Unit (ADU) or second floor deck at a later time. Associate Planner Vashist informed him that while the proposed project's design does not currently include plans for a second-floor deck or ADU, it does have the potential to include one in the future.

Chair Howard opened the Public Hearing.

Kevin Chiang, son of Chaolin and Janie Chiang (the homeowners at 575 Crawford Drive), presented the project including additional images and information.

Commissioner Harrison initiated a conversation about the proposed project's ceiling height. Kevin explained that while some modern homes have a ceiling height of up to twelve feet, a ceiling height of nine feet and an overall height of twenty-eight feet will maintain the modern look of the proposed project without exceeding the height

of neighboring homes.

Commissioner Harrison invited Kevin to share his thoughts on the garage height being lowered so that it sits below the porch canopy. Kevin responded that in the event this is done, he is open adding a three-foot decorative railing on the second floor to maintain the symmetrical balance of the proposed project's design.

Commissioner Harrison asked whether there are plans to convert the first-floor area of the proposed project, which contains a wet bar, into an ADU. Kevin and Mrs. Chiang stated that they have no current plans to convert the space to an ADU and confirmed that the wet bar takes up room since the master bedroom is large enough to accommodate one.

Commissioner Weiss asked whether the second-floor windows would use spandrel glass. Kevin responded that this glass would be in use to maintain the proposed project's exterior appearance while obstructing public view of its interior.

Commissioner Weiss confirmed with Kevin that the tall hedges to the right of the proposed project will be kept since they serve as both a natural barrier and privacy screen.

Commissioner Weiss quizzed Kevin about whether the property at the proposed project site is currently occupied. He, along with Mrs. Chiang, revealed that while the property is currently being rented, its renters have been made aware far in advance of plans for the proposed project.

Chair Howard commended Kevin for his presentation and noted the applicants' efforts to embed symmetry and other aesthetic qualities into the proposed project's design.

Vice Chair Pyne questioned the height measurement of the proposed project's garage door. The proposed project's architect, Jeremy Deng, confirmed that the garage height is eight feet which is the standard height for garage doors.

There were no public speakers for this agenda item.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Rheaume moved and Commissioner Howe seconded the

motion to approve Alternative 2 - Approve the Design Review with modified conditions.

The modified Conditions of Approval are as follows:

- 1.) Remove Recommended Condition of Approval PS-1.a regarding the garage height.
- 2.) Remove Recommended Condition of Approval PS-1.b regarding the extension of the entry porch canopy.

Commissioner Rheaume spoke in favor of the motion and mentioned that he is fond of the proposed project's symmetry, vaulted roof lines, and windows that are in line with the vaulted ceilings. Overall, Commissioner Rheaume found the proposed project to have a quality design.

Commissioner Howe voiced his support of the motion.

Commissioner Harrison stated that she is in support of the motion and finds that maintaining the height of the garage roof rather than lowering it is detrimental to the proposed project's overall architecture.

Commissioner Weiss confirmed that she will be approving the motion and she noted how the proposed project incorporates symmetry and balance, has a striking and thoughtful architecture, and will be quite an addition and improvement to the neighborhood. She also applauded the Chiang family's explanations and involvement with designing the proposed project.

Vice Chair Pyne assured that he will be voting in favor of the proposed project as it is a good addition to the neighborhood and will invite neighboring homes to look as nice. He also mentioned his strong appreciation for the symmetry of the proposed project's design as well as the thought that went into it.

Chair Howard clarified with other Planning Commissioners what the motion for this agenda item is and what the proposed modified conditions entail. Following this, he spoke in favor of the proposed project.

The motion carried by the following vote:



**Yes: 6 -** Chair Howard  
Vice Chair Pyne  
Commissioner Harrison  
Commissioner Howe  
Commissioner Rheaume  
Commissioner Weiss

**No: 0**

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, September 28, 2021.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

**INFORMATION ONLY REPORTS/ITEMS**

4. [21-0886](#) Planning Commission Proposed Study Issues, Calendar Year: 2022  
(Information Only)

**NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

Commissioner Weiss shared that on Saturday, September 11, 2021, Pat Castillo passed away. In addition to serving as a City Council member, Commissioner Weiss stated that Pat Castillo will be missed and remembered for her many contributions to the City, her beautiful garden, and the receptions she organized.

Vice Chair Pyne described his first day participating in the 2021 Annual American Planning Association (APA) Conference as a positive experience thus far as it has prompted ideas about potential study issues.

Commissioner Harrison's comments regarding the APA conference echoed that of Vice Chair Pyne's. In particular, she noted several sessions of interest to her that centered on migration from the Bay Area to surrounding areas as well as the income levels of those migrating.

Commissioner Howe recognized Pat Castillo as a City Council member, mayor, and President of the League of California Cities. He acknowledged that she will be missed by his family and the community. Lastly, Commissioner Howe spoke of his

appreciation of Dave Simons' efforts as a Planning Commissioner and revealed that he thinks highly of him.

Chair Howard seconded Commissioner Howe's comments.

**-Staff Comments**

Assistant Director Miner expressed shock and sadness at the news of Pat Castillo's passing. He regarded her as a wonderful person and loved working with her.

Assistant Director Miner informed the Commissioners that on September 8, 2021, the City Council considered and approved the True Life Project on Fremont Corners.

Assistant Director Miner announced that on September 14, 2021, the City Council will be considering the Lawrence Station Area Plan and the Intuitive Surgical Inc. project.

Assistant Director Miner revealed his plans for retirement in November 2021 and called attention to his positive relationship with the Planning Commissioners by thanking them for their work efforts and friendship. Commissioner Rheaume congratulated Assistant Director Miner on his retirement. Commissioner Harrison articulated that she is both shocked and happy for Assistant Director Miner. Commissioner Weiss disclosed her hope that the City may find someone who is as proficient and talented as Assistant Director Miner and who has a similar sense of humor. Commissioner Howe advised that Assistant Director Miner will be greatly missed.

**ADJOURNMENT**

Chair Howard adjourned the meeting at 8:40 PM.



# City of Sunnyvale

## Meeting Minutes - Draft Arts Commission

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Wednesday, September 15, 2021

7:00 PM

Telepresence Meeting: City Web Stream

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### **TELECONFERENCE NOTICE**

Pursuant to Section 3 of Executive Order N-29-20 (March 17, 2020) and Section 42 of Executive Order N-08-21 (June 11, 2021), issued by Governor Newsom, the meeting was conducted telephonically.

### **CALL TO ORDER**

Chair Eskridge called the meeting to order at 7:03 p.m. via teleconference.

### **ROLL CALL**

**Present:** 4 - Chair Dawna Eskridge  
Vice Chair Agnes Veith  
Commissioner Winnie Lam  
Commissioner Sue Serrone  
**Absent:** 1 - Commissioner Susannah Vaughan

Commissioner Vaughan (unexcused absence)

Council Liaison Fong (absent)

### **PRESENTATION**

**A**      [21-0871](#)      Public Art Annual Update

Trenton Hill, Recreation Services Manager, and Kristin Dance, Recreation Services Coordinator II, provided a presentation on the Public Art Annual Update. Highlights included: Art in Private Development updates, Art in Public Places updates, Master Plan for Public Art projects, miscellaneous updates and what's ahead.

Commissioners inquired and staff responded.

Does the City receive feedback from the public regarding Art in Private Development? We do not solicit surveys, but we did receive feedback from the

public, including private developers, during the Master Plan for Public Art outreach. Patrons informed staff that they never knew how much artwork existed as most of it was located on commercial properties in North Sunnyvale.

Do companies typically do more art pieces on their own property than contribute to the in-lieu fees? Yes.

When does the new fee structure for the MPPA begin? Now. If companies did not have approvals through the City by the time the MPPA was approved, they would be required to pay the 2% fee.

Will the City conduct more public art tours? Yes, we are planning another tour to take place by end of year.

Do we have any upcoming Art Nights on Murphy planned? Yes, currently staff are discussing dates for Summer 2022.

### **ORAL COMMUNICATIONS**

None.

### **CONSENT CALENDAR**

Vice Chair Serrone moved and Commissioner Veith seconded the motion to approve the consent calendar as presented.

**Yes:** 4 - Chair Eskridge  
Vice Chair Veith  
Commissioner Lam  
Commissioner Serrone

**No:** 0

**Absent:** 1 - Commissioner Vaughan

1      [21-0875](#)      Approve the Arts Commission Meeting Minutes of July 21, 2021

Approve the Arts Commission Meeting Minutes of July 15, 2021 as submitted.

### **PUBLIC HEARINGS/GENERAL BUSINESS**

None.

### **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

**2**      [21-0888](#)      Arts Commission Proposed Study Issues, Calendar Year: 2022

Standing item. No study issues approved in previous meeting were proposed.

Commissioners inquired and staff responded.

Would staff provide guidance on how to form a study issue with a co-sponsor without conflicting with the Brown Act? Staff would recommend a Commissioner attend an alternative Commission meeting as a resident and propose the study issue. Another option would be to propose the study issue to City Council for them to discuss further.

**NON-AGENDA ITEMS & COMMENTS**

**-Commissioner Comments**

None.

**-Staff Comments**

Damon Sparacino informed the Commissioners of the upcoming Mosaic Festival - Silicon Valley on October 2, 2021. Several staff will attend and the Commissioners are welcome to join the free event.

Trenton Hill and Kristin Dance notified the Commission of the City's Candy Cane event. This year it will be held exclusively at the Community Center, but intends to have the event throughout the City of Sunnyvale in the upcoming years. Staff will review candy cane art submissions, and awards will be decided by a panel of judges consisting of staff, council members and commissioners. Commissioners are invited to take part as participants as well. Additionally, staff will work with Winnie Lam to discuss ideas/locations for the gingerbread event.

**INFORMATION ONLY REPORTS/ITEMS**

**3**      [21-0868](#)      Relocation of Toyota Sculpture Memo

**ADJOURNMENT**

Chair Eskridge adjourned the meeting at 8:34 p.m.





# City of Sunnyvale

## Agenda Item

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**21-0540**

**Agenda Date:** 10/12/2021

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Information/Action Items

## Information/Action Items - Council Directions to Staff

Date Requested	Directive/Action Required	Dept	Due Date	Completed
5/4/21	Add annual update to CAP report to include REACH code exceptions for the year.	CDD, ESD	Oct 2021	
5/25/21	Identify how other cities identified targets for open space as part of a land use plan.	CDD	Oct 2021	
8/31/21	Provide Council with the information in the budget that identifies the fee revenues and expenditures for Recreation Services.	FIN	May 2022	
8/31/21	Provide Council with details on the information that was used to develop the Bar Chart that was used in the study session.	LRS	Sept 2021	9/30/21
8/31/21	Provide Council with examples of what service would fall under the Level I, II and III categories.	LRS	Sept 2021	9/30/21
8/31/21	Include the fee waiver program in the Annual Budget Workshop.	LRS	May 2022	
8/31/21	Review 2017 document for updating to include that the City of Sunnyvale welcomes all refugees.	OCM	Sept 2021	9/28/21
9/8/21	Plan a study session to educate Council on new housing laws.	CDD	Nov 2021	11/16/21
9/14/21	Communicate with CalTrain on the Lawrence Station Area Plan update.	CDD	Oct 2021	
9/14/21	Provide copy of final encroachment permit for Intuitive Surgical to Council.	DPW	May 2022	
9/14/21	Schedule a follow-up study session on Short-Term Rental Ordinance and Enforcement options.	OCM	Dec 2021	12/14/21
9/14/21	Schedule a follow-up study session on Council Colleague Memorandums.	OCM	Oct 2021	10/26/21

## New Study/Budget Issues Sponsored by Council

Date Requested	Study/Budget Issue Topic	Requested By	Dept	Approved by City Manager
N/A				

Initial Sponsor in **Bold**.

Following approval by the City Manager, study issues papers are posted to:

<https://sunnyvale.ca.gov/government/council/study/studyissues.htm>

Printed on 10/6/2021



# City of Sunnyvale

## Agenda Item

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21-0944

Agenda Date: 10/12/2021

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### REPORT TO COUNCIL

#### **SUBJECT**

Mayoral Announcement of Mayor-Appointed Ad Hoc Advisory Committee on City Manager Compensation (Information Only)

#### **BACKGROUND & DISCUSSION**

The City Manager undergoes an annual performance evaluation and salary adjustment overseen by an ad hoc advisory committee made up of members of the Council. The Mayor will appoint three Councilmembers to the committee to review and bring forth recommendations on the City Manager's compensation.

Mayor Klein announces that Councilmember Alysa Cisneros, Councilmember Gustav Larsson, and Mayor Larry Klein will form the ad hoc advisory committee. The ad hoc committee will make a recommendation to the full Council for consideration at a noticed open Council meeting. Upon presentation of the Committee's findings and recommendations to the full Council and the Council's action on the Committee's recommendation, the term of the ad hoc committee will expire.

Per Council Policy 7.4.13, ad hoc advisory committees are created and appointed by the Mayor with a fixed, limited assignment for a particular purpose. No more than three Councilmembers may serve on an ad hoc advisory committee. The policy requires that any action to create or modify the committee must be placed as an item on the Council agenda.

#### **EXISTING POLICY**

**Council Policy 7.4.13**, *Council Subcommittees and Council or Mayor-Created Advisory Task Forces*

#### **PUBLIC CONTACT**

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website.

Prepared by: Jennifer Nuñez, Executive Assistant

Approved by: Teri Silva, Assistant City Manager