City of Sunnyvale

Notice and Agenda

City Council

Tuesday, September 25, 2018	**5:00 PM**	**Council Chambers and West Conference Room, City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

Special Meetings: Closed Session-5 PM | Study Session-6 PM | Regular Meeting-7 PM

5 P.M. SPECIAL COUNCIL MEETING (Closed Session)

1. **Call to Order in the West Conference Room**

2. **Roll Call**

3. **Public Comment**

The public may provide comments regarding the Closed Session item(s) just prior to the Council beginning the Closed Session. Closed Sessions are not open to the public.

4. **Convene to Closed Session**

18-0810 Closed Session held pursuant to California Government Code Section 54956.9:
LEGAL COUNSEL-ANTICIPATED LITIGATION
(Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9): IFPTE Local 21 on behalf of affected SEA employees

5. **Adjourn Special Meeting**

6 P.M. SPECIAL COUNCIL MEETING (Study Session)

1. **Call to Order in the West Conference Room (Open to the Public)**

2. **Roll Call**

3. **Public Comment**

4. **Study Session**

18-0687 Cleanwater Program Rebuild Costs

5. 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 in the Council Chambers (Open to the Public)

SALUTE TO THE FLAG

ROLL CALL

CLOSED SESSION REPORT

SPECIAL ORDER OF THE DAY

18-0302 Arts and Humanities Month

18-0792 National Breast Cancer Awareness Month

PRESENTATION

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 complete a speaker card and give it to the City Clerk. 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 submit a speaker card to the City Clerk prior to the start of the meeting or before approval of the consent calendar.

1.A 17-1120 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 18-0765 Authorize the Issuance of a Purchase Order for Five (5) 4-door Sedans for the Department of Public Safety (F18-311)

Recommendation: Authorize the issuance of a Purchase Order in the amount of $109,328.75 (including tire fees and delivery fees) excluding sales tax, in substantially the same form as Attachment 1 to the report, to Winner Chevrolet for five (5) 4-door Sedans.

1.C 18-0745 Reject All Bids Received for the Repaint Street Light Poles 2018 Project (PW18-11)

Recommendation: Reject all bids received in response to Invitation for Bids PW18-11 for the Repaint Street Light Poles 2018 project.

1.D 18-0590 Award of Bid No. PW18-22 for the SMaRT Station Stormwater Management System Upgrade Re-Bid (UY-15-01), Waiver of Minor Bid Irregularity, Finding of California Environmental Quality Act (CEQA) Categorical Exemption, and Approval of Budget Modification No. 5 in the amount of $1,698,043

Recommendation: 1) Make a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines Section 15301 as it involves the maintenance or repair of an existing facility, which includes public owned utility facilities, involving negligible or no expansion of use beyond which presently exists; 2) make a determination to waive the minor bid irregularity for Pacific Underground Construction, Inc. 3) award a contract in substantially the same form as Attachment 2 to the report in the amount of $2,307,425 to Pacific Underground Construction and authorize the City Manager to execute the contract when all necessary conditions have been met; 4) approve a 10% construction contingency in the amount of $230,743; and 5) approve a Budget Modification No. 5 in the amount of $1,698,043.

PUBLIC HEARINGS/GENERAL BUSINESS

If you wish to speak to a public hearing/general business item, please fill out a speaker card and give it to the City Clerk. You will be recognized at the time the item is being considered by Council. 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. 18-0799 Adopt a Resolution to Certify the Program Environmental Impact Report, Make the Findings Required by the California Environmental Quality Act, Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and Adopt the Civic Center Modernization Master Plan

Recommendation: Alternative 1: Adopt a Resolution to:
a. Certify the Program EIR for the Civic Center Modernization Master Plan Project;
b. Make the Findings Required by the California Environmental Quality Act;
c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and
d. Adopt the Civic Center Modernization Master Plan;
AND
Alternative 2: Direct City Staff to proceed with design of Net Zero for City Hall Building;

3. 18-0693 File #: 2018-7190
Location: 1441 Norman Drive (APN: 313-14-041)
Zoning: R-1 (Low Density Residential)
Proposed Project: Appeal of a decision of the Planning Commission denying a DESIGN REVIEW to allow a new two-story, single-family home resulting in 5,480 square feet (3,492 square feet living area, 825 square feet garage, 465 covered patio, and a 698 square feet attached ADU) and (59%) floor area ratio. The FAR without the ADU is 51%. Existing home to be demolished.
Applicant Team2 Architecture + Design, Shilpa Pathare
Owner: Nirmal Sharma Trustee & et al
Appellant: Nirmal Sharma (property owner)
Environmental Review: A Class 3 Categorical Exemption

relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions includes construction of one-single family residence in a residential zone.
Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

Recommendation: Alternative 2: Grant the appeal and approve the Design Review based on the Findings in Attachment 6 to this report and subject to the Recommended Conditions of Approval, as revised since the Planning Commission action (Attachment 7 to the report).

4. 18-0730 Adopt a Resolution to Amend the Classification Plan and the City's Salary Resolution to Update the Schedule of Pay to Add the Classifications of Civilian Assistant Fire Marshal and Senior Hazardous Materials Inspector; to Change Two Classification Titles; and to Increase the Pay Range of the Civilian Fire Marshal, Fire Protection Engineer I/II, Fire Protection Inspector, and Fire Prevention Inspector I/II Classifications.

Recommendation: Alternative 1: Adopt the Resolution amending Resolution Nos. 143-77 and 190-05 to Add the New Classifications of Civilian Assistant Fire Marshal and Senior Hazardous Materials Inspector; to Change the Existing Classification Titles of Fire Protection Engineer to Fire Protection Engineer I/II and Fire Prevention Specialist I/II to Fire Prevention Inspector I/II; and to Increase the Pay Ranges for the Civilian Fire Marshal, Fire Protection Engineer I/II, Fire Protection Inspector, and Fire Prevention Inspector I/II Classifications.

COUNCILMEMBERS REPORTS ON ACTIVITIES FROM INTERGOVERNMENTAL COMMITTEE ASSIGNMENTS

NON-AGENDA ITEMS & COMMENTS

-Council

-City Manager

INFORMATION ONLY REPORTS/ITEMS

18-0783	Tentative Council Meeting Agenda Calendar
18-0784	Information/Action Items
18-0715	Board/Commission Meeting Minutes

ADJOURNMENT

NOTICE TO THE PUBLIC

The agenda reports to council (RTCs) may be viewed on the City's website at sunnyvale.ca.gov after 7 p.m. on Thursdays or at the Sunnyvale Public Library, 665 W. Olive Ave. as of Fridays 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, Sunnyvale, California 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 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.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Office of the City Clerk at (408) 730-7483. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

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 on the City website at sunnyvale.ca.gov.

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 City Clerk (located to the left of the Council dais). The City Clerk will distribute your items to the Council.

Upcoming Meetings

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

City of Sunnyvale

Agenda Item

18-0810 **Agenda Date:** 9/25/2018

Closed Session held pursuant to California Government Code Section 54956.9:
LEGAL COUNSEL-ANTICIPATED LITIGATION
(Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9): IFPTE Local 21 on behalf of affected SEA employees

City of Sunnyvale

Agenda Item

18-0687 **Agenda Date:** 9/25/2018

Cleanwater Program Rebuild Costs

City of Sunnyvale

Agenda Item

18-0302 **Agenda Date:** 9/25/2018

Arts and Humanities Month

City of Sunnyvale

Agenda Item

18-0792 **Agenda Date:** 9/25/2018

National Breast Cancer Awareness Month

City of Sunnyvale

Agenda Item

17-1120 **Agenda Date:** 9/25/2018

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.

List No.	Date	Total Disbursements
936	08-26-18 through 09-01-18	$3,412,539.96
937	09-02-18 through 09-08-18	$4,004,432.59

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” 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.

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.

RECOMMENDATION
Approve the list(s) of claims and bills.

Prepared by: Timothy J. Kirby, Director of Finance
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

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

City of Sunnyvale

List of All Claims and Bills Approved for Payment

For Payments Dated 8/26/2018 through 9/1/2018

Sorted by Payment Number

LIST # 936

Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
xxx9025	8/29/18	ABEL A VARGAS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	260.54	0.00	260.54	**$260.54**
xxx9026	8/29/18	AIMEE FOSBENNER	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	53.36	0.00	53.36	**$53.36**
xxx9027	8/29/18	ALI FATAPOUR	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,475.79	0.00	1,475.79	**$1,475.79**
xxx9028	8/29/18	ANNABEL YURUTUCU	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	429.09	0.00	429.09	**$429.09**
xxx9029	8/29/18	BRICE MCQUEEN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	942.38	0.00	942.38	**$942.38**
xxx9030	8/29/18	BYRON K PIPKIN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	887.34	0.00	887.34	**$887.34**
xxx9031	8/29/18	CATHY E MERRILL	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	53.36	0.00	53.36	**$53.36**
xxx9032	8/29/18	CATHY HAYNES	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,245.04	0.00	1,245.04	**$1,245.04**
xxx9033	8/29/18	CHRIS CARRION	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	724.06	0.00	724.06	**$724.06**
xxx9034	8/29/18	CORYN CAMPBELL	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	265.62	0.00	265.62	**$265.62**
xxx9035	8/29/18	DAN HAMMONS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	942.38	0.00	942.38	**$942.38**
xxx9036	8/29/18	DAVID A LEWIS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	929.24	0.00	929.24	**$929.24**
xxx9037	8/29/18	DAVID KAHN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	884.11	0.00	884.11	**$884.11**
xxx9038	8/29/18	DAVID L VERBRUGGE	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,261.79	0.00	1,261.79	**$1,261.79**
xxx9039	8/29/18	DEE SCHABOT	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	866.94	0.00	866.94	**$866.94**
xxx9040	8/29/18	DON JOHNSON						**$487.24**

List of All Claims and Bills Approved for Payment

For Payments Dated 8/26/2018 through 9/1/2018

Sorted by Payment Number

Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
			SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	487.24	0.00	487.24	
xxx9041	8/29/18	DOUGLAS MORETTO	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,191.98	0.00	1,191.98	**$1,191.98**
xxx9042	8/29/18	ENCARNACION HERNANDEZ	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	171.76	0.00	171.76	**$171.76**
xxx9043	8/29/18	ERWIN YOUNG	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	602.30	0.00	602.30	**$602.30**
xxx9044	8/29/18	EUGENE J WADDELL	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	280.14	0.00	280.14	**$280.14**
xxx9045	8/29/18	FRANK J GRGURINA	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	595.99	0.00	595.99	**$595.99**
xxx9046	8/29/18	GARY K CARLS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	310.58	0.00	310.58	**$310.58**
xxx9047	8/29/18	GARY LUEBBERS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	590.30	0.00	590.30	**$590.30**
xxx9048	8/29/18	GLENN FORTIN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	457.34	0.00	457.34	**$457.34**
xxx9049	8/29/18	GREGORY E KEVIN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	704.34	0.00	704.34	**$704.34**
xxx9050	8/29/18	JAMES BOUZIANE	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	602.30	0.00	602.30	**$602.30**
xxx9051	8/29/18	JEFFREY PLECQUE	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,134.34	0.00	1,134.34	**$1,134.34**
xxx9052	8/29/18	JEROME P AMMERMAN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	724.06	0.00	724.06	**$724.06**
xxx9053	8/29/18	JOHN DEBATTISTA	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	260.54	0.00	260.54	**$260.54**
xxx9054	8/29/18	JOHN HOWE	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	429.09	0.00	429.09	**$429.09**
xxx9055	8/29/18	JOHN S WITTHAUS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,475.79	0.00	1,475.79	**$1,475.79**
xxx9056	8/29/18	KAREN WOBLESKY						**$929.24**

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			SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	929.24	0.00	929.24	
xxx9057	8/29/18	KELLY FITZGERALD	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	704.34	0.00	704.34	**$704.34**
xxx9058	8/29/18	KELLY MENEHAN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	46.79	0.00	46.79	**$46.79**
xxx9059	8/29/18	MARK G PETERSEN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,458.71	0.00	1,458.71	**$1,458.71**
xxx9060	8/29/18	MARK STIVERS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	704.34	0.00	704.34	**$704.34**
xxx9061	8/29/18	MARVIN A ROSE	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	449.10	0.00	449.10	**$449.10**
xxx9062	8/29/18	MICHAEL A CHAN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,475.79	0.00	1,475.79	**$1,475.79**
xxx9063	8/29/18	MYRIAM CASTANEDA	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	429.09	0.00	429.09	**$429.09**
xxx9064	8/29/18	PETE GONDA	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,458.71	0.00	1,458.71	**$1,458.71**
xxx9065	8/29/18	UNIT #303	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	220.37	0.00	220.37	**$220.37**
xxx9066	8/29/18	ROBERT WALKER	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,418.36	0.00	1,418.36	**$1,418.36**
xxx9067	8/29/18	RONALD DALBA	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	704.34	0.00	704.34	**$704.34**
xxx9068	8/29/18	SCOTT MORTON	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	724.06	0.00	724.06	**$724.06**
xxx9069	8/29/18	SILVIA MARTINS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	942.38	0.00	942.38	**$942.38**
xxx9070	8/29/18	SIMON C LEMUS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	929.24	0.00	929.24	**$929.24**
xxx9071	8/29/18	STEVEN D PIGOTT	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	458.41	0.00	458.41	**$458.41**
xxx9072	8/29/18	TAMMY PARKHURST						**$265.62**

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			SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	265.62	0.00	265.62	
xxx9073	8/29/18	THERESE BALBO	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,071.44	0.00	1,071.44	**$1,071.44**
xxx9074	8/29/18	TIM CARLYLE	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	704.34	0.00	704.34	**$704.34**
xxx9075	8/29/18	TIM JOHNSON	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	704.34	0.00	704.34	**$704.34**
xxx9076	8/29/18	TONY J PEREZ	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	866.94	0.00	866.94	**$866.94**
xxx9077	8/29/18	VINCENT CHETCUTI	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,475.79	0.00	1,475.79	**$1,475.79**
xxx9078	8/29/18	WILLIAM BIELINSKI	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	265.62	0.00	265.62	**$265.62**
xxx305894	8/28/18	ALLIES	ELL-14	Contracts/Service Agreements	14,945.47	0.00	14,945.47	**$14,945.47**
xxx305895	8/28/18	ACCESS HARDWARE	5697556-IN	Bldg Maint Matls & Supplies	40.19	0.00	40.19	**$40.19**
xxx305896	8/28/18	ACCLAMATION INSURANCE MANAGEMENT	109659	Workers' Compensation - Administration	25,827.17	0.00	25,827.17	**$25,827.17**
xxx305897	8/28/18	ACUSHNET CO	906291261	Inventory Purchase	659.84	12.60	647.24	**$647.24**
xxx305898	8/28/18	ADIDAS AMERICA INC.	6175678382	Inventory Purchase	314.40	0.00	314.40	**$314.40**
xxx305899	8/28/18	ADVANCED GRAPHIX INC	199829	Parts, Vehicles & Motor Equip	145.00	0.00	145.00	**$145.00**
xxx305900	8/28/18	AGILENT TECHNOLOGIES INC	115553719	General Supplies	414.80	0.00	414.80	**$414.80**
xxx305901	8/28/18	AIR EXCHANGE INC	42749	Bldg Maint Matls & Supplies	582.67	0.00	582.67	**$582.67**
xxx305902	8/28/18	AIRGAS USA LLC	9078229058	General Supplies	105.62	0.00	105.62	**$1,034.44**
			9078326174	Inventory Purchase	260.85	0.00	260.85	
			9078375739	General Supplies	189.33	0.00	189.33	
			9078380037	Inventory Purchase	98.47	0.00	98.47	
			9078572014	General Supplies	97.58	0.00	97.58	
			9701579545	General Supplies	-103.66	0.00	-103.66	
			9955376296	Equipment Rental/Lease	173.61	0.00	173.61	
			9955413805	General Supplies	212.64	0.00	212.64	
xxx305903	8/28/18	AMERICAN FIDELITY ADMINISTRATIVE SVCS	31982	Software As a Service	2,524.50	0.00	2,524.50	**$2,524.50**

List of All Claims and Bills Approved for Payment

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Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
xxx305904	8/28/18	APEX LIFE SCIENCES LLC	LAB550449377	Salaries - Contract Personnel	825.00	0.00	825.00	**$2,087.25**
			LAB550465990	Salaries - Contract Personnel	1,262.25	0.00	1,262.25	
xxx305905	8/28/18	APPLEONE EMPLOYMENT SERVICES	01-4948092	Salaries - Contract Personnel	10,449.09	0.00	10,449.09	**$16,818.05**
			01-4948092	Travel Expenses - Mileage	6.91	0.00	6.91	
			01-4956339	Salaries - Contract Personnel	6,356.27	0.00	6,356.27	
			01-4956339	Travel Expenses - Mileage	5.78	0.00	5.78	
xxx305907	8/28/18	ARNE SIGN & DECAL CO INC	18-11079	Parts, Vehicles & Motor Equip	55.59	0.00	55.59	**$4,636.32**
			18-11084	Parts, Vehicles & Motor Equip	4,177.43	0.00	4,177.43	
			18-11118	Parts, Vehicles & Motor Equip	92.65	0.00	92.65	
			18-11119	Vehicles & Motorized Equip	310.65	0.00	310.65	
xxx305909	8/28/18	B&H FOTO & ELECTRONICS CORP	145633373	Photo Equip & Supplies	9,059.27	0.00	9,059.27	**$12,640.97**
			145917392	Photo Equip & Supplies	3,581.70	0.00	3,581.70	
xxx305910	8/28/18	BSK ASSOCIATES	A821795	Water Lab Services	750.00	0.00	750.00	**$750.00**
xxx305911	8/28/18	BADGER METER INC	1247885	Water Meters	9,784.04	0.00	9,784.04	**$23,720.04**
			1248576	Water Meters	13,936.00	0.00	13,936.00	
xxx305912	8/28/18	BAG BOY CO	1151900	Inventory Purchase	-75.00	0.00	-75.00	**$434.95**
			1175779	Inventory Purchase	509.95	0.00	509.95	
xxx305913	8/28/18	BAY AREA FORKLIFT	4987	Safety Equipment Maintenance & Repair	431.78	0.00	431.78	**$431.78**
xxx305914	8/28/18	BAY AREA NEWS GROUP DIGITAL FIRST MEDIA	0006186528	Advertising Services	236.00	0.00	236.00	**$347.00**
			0006189615	Advertising Services	111.00	0.00	111.00	
xxx305915	8/28/18	BEE FRIENDLY HONEY BEE MGMT SOLUTIONS	5615	Professional Services	100.00	0.00	100.00	**$1,000.00**
			5616	Professional Services	150.00	0.00	150.00	
			5651	Professional Services	750.00	0.00	750.00	
xxx305916	8/28/18	BELL ELECTRICAL SUPPLY	5550368	General Supplies	32.75	0.00	32.75	**$659.93**
			5550370	Electrical Parts & Supplies	120.45	0.00	120.45	
			5550974	Electrical Parts & Supplies	32.32	0.00	32.32	
			5552133	Electrical Parts & Supplies	474.41	0.00	474.41	
xxx305917	8/28/18	BIBLIOTHECA LLC	SI0042995-US	Library Periodicals/Databases	704.12	0.00	704.12	**$704.12**
xxx305918	8/28/18	BOUND TREE MEDICAL LLC	82913559	Supplies, First Aid	1,043.41	0.00	1,043.41	**$1,043.41**
xxx305919	8/28/18	BRIDGESTONE GOLF INC	1002750514	Inventory Purchase	1,487.40	57.58	1,429.82	**$1,429.82**
xxx305920	8/28/18	BUCKLES-SMITH ELECTRIC CO	3097516-00	Electrical Parts & Supplies	21.59	0.00	21.59	**$1,770.47**

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			3101031-00	Electrical Parts & Supplies	1,748.88	0.00	1,748.88	
xxx305921	8/28/18	CALLAWAY GOLF CO	929392273	Inventory Purchase	2,772.60	0.00	2,772.60	**$3,218.52**
			929392276	Inventory Purchase	334.44	0.00	334.44	
			929405937	Inventory Purchase	111.48	0.00	111.48	
xxx305922	8/28/18	CALTEST ANALYTICAL LABORATORY	588238	Water Lab Services	57.83	0.00	57.83	**$943.69**
			588239	Water Lab Services	185.86	0.00	185.86	
			588240	Water Lab Services	700.00	0.00	700.00	
xxx305923	8/28/18	CALTRONICS BUSINESS SYSTEMS	2571960	Misc Equip Maint & Repair - Labor	190.00	0.00	190.00	**$190.00**
xxx305924	8/28/18	CENTRAL LABOR COUNCIL PARTNERSHIP	JULY2018	Contracts/Service Agreements	57,597.63	0.00	57,597.63	**$57,597.63**
xxx305925	8/28/18	CENTURY GRAPHICS	49614	Clothing, Uniforms & Access	516.66	0.00	516.66	**$516.66**
xxx305926	8/28/18	CITY OF SANTA CLARA	85854	Real Property Rental/Lease	1,000.00	0.00	1,000.00	**$1,000.00**
xxx305927	8/28/18	CONSOLIDATED PARTS INC	5047878	Electrical Parts & Supplies	457.80	0.00	457.80	**$2,381.61**
			5047998	Electrical Parts & Supplies	198.88	0.00	198.88	
			5048337	Electrical Parts & Supplies	35.43	0.00	35.43	
			5049035	Hand Tools	1,689.50	0.00	1,689.50	
xxx305928	8/28/18	DAVID J POWERS & ASSOC INC	22677	Developer Passthroughs-Downtown Projects	7,694.65	0.00	7,694.65	**$7,694.65**
xxx305929	8/28/18	DELL MARKETING LP	10258139503	Computer Hardware	195.56	0.00	195.56	**$38,343.94**
			10258887045	Computer Hardware	501.28	0.00	501.28	
			10259079893	Computer Hardware	1,081.49	0.00	1,081.49	
			10260486212	Computer Hardware	33,724.31	0.00	33,724.31	
			10261082365	Hardware Maintenance	2,204.49	0.00	2,204.49	
			10261460700	Computer Hardware	822.88	0.00	822.88	
			10261516019	Computer Hardware	822.88	0.00	822.88	
			60113365432	Hardware Maintenance	-239.00	0.00	-239.00	
			60113657925	Computer Hardware	-769.95	0.00	-769.95	
xxx305930	8/28/18	DETAIL PLUS	41138	Auto Maint & Repair - Labor	65.00	0.00	65.00	**$65.00**
xxx305931	8/28/18	DOUGHERTY & DOUGHERTY ARCHITECTS LLP	2149622	Consultants	1,832.50	0.00	1,832.50	**$1,832.50**
xxx305932	8/28/18	DU-ALL SAFETY	20003	Occupational Health and Safety Services - Other	3,100.00	0.00	3,100.00	**$4,146.25**

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			20003	Training and Conferences	1,046.25	0.00	1,046.25	
xxx305933	8/28/18	E- HAZARD MANAGEMENT LLC	18506	Consultants	9,217.02	0.00	9,217.02	**$9,217.02**
xxx305934	8/28/18	E-Z-GO TEXTRON INC	91439170	Parts, Vehicles & Motor Equip	782.52	0.00	782.52	**$782.52**
xxx305935	8/28/18	EOA INC	SU58-0218	Consultants	17,066.69	0.00	17,066.69	**$73,946.65**
			SU58-0318	Consultants	16,737.79	0.00	16,737.79	
			SU58-0418	Consultants	8,670.04	0.00	8,670.04	
			SU58-0518	Consultants	14,129.51	0.00	14,129.51	
			SU58-0618	Consultants	17,342.62	0.00	17,342.62	
xxx305936	8/28/18	ECONOMIC DRIVING SCHOOL	005	Rec Instructors/Officials	2,217.39	0.00	2,217.39	**$5,173.91**
			006	Rec Instructors/Officials	2,956.52	0.00	2,956.52	
xxx305937	8/28/18	ELECTRO-MOTION INC	1223-8716	Facilities Maintenance & Repair Labor	707.10	0.00	707.10	**$707.10**
xxx305938	8/28/18	ENVIRONMENTAL RESOURCE ASSOC	871804	General Supplies	316.32	0.00	316.32	**$3,295.69**
			871950	General Supplies	2,491.48	0.00	2,491.48	
			873421	General Supplies	487.89	0.00	487.89	
xxx305939	8/28/18	ESBRO	54522	Chemicals	1,764.91	0.00	1,764.91	**$3,272.09**
			55319	Chemicals	1,507.18	0.00	1,507.18	
xxx305941	8/28/18	FAST RESPONSE ON-SITE TESTING INC	150748	Medical Services	69.35	0.00	69.35	**$410.00**
			150748	Contracts/Service Agreements	75.65	0.00	75.65	
			150759	Medical Services	40.65	0.00	40.65	
			150759	Contracts/Service Agreements	44.35	0.00	44.35	
			150854	Medical Services	60.00	0.00	60.00	
			150854	Contracts/Service Agreements	120.00	0.00	120.00	
xxx305942	8/28/18	FEDEX	6-242-94849	Mailing & Delivery Services	10.03	0.00	10.03	**$189.96**
			6-243-28804	Mailing & Delivery Services	79.59	0.00	79.59	
			6-243-89819	Mailing & Delivery Services	5.69	0.00	5.69	
			6-250-53002	Mailing & Delivery Services	82.55	0.00	82.55	
			6-258-04010	Mailing & Delivery Services	6.69	0.00	6.69	
			6-272-37722	Mailing & Delivery Services	5.41	0.00	5.41	
xxx305943	8/28/18	FIRST ALARM SECURITY & PATROL INC	565940	Contracts/Service Agreements	4,792.26	0.00	4,792.26	**$4,792.26**
xxx305944	8/28/18	FISHER SCIENTIFIC CO LLC	3506542	General Supplies	299.51	0.00	299.51	**$1,120.52**
			3656143	General Supplies	229.51	0.00	229.51	

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			4442561	General Supplies	591.50	0.00	591.50	
xxx305945	8/28/18	FITGUARD INC	0000147461	Facilities Maintenance & Repair Labor	646.26	0.00	646.26	**$646.26**
xxx305946	8/28/18	FOSTER BROS SECURITY SYSTEMS INC	301246	Bldg Maint Matls & Supplies	31.07	0.00	31.07	**$31.07**
xxx305947	8/28/18	GALEB PAVING INC	LNDSCPCRBBN #01	Construction Services	568,316.84	0.00	568,316.84	**$568,316.84**
xxx305948	8/28/18	GARDENLAND POWER EQUIPMENT	595255	Misc Equip Maint & Repair - Materials	39.22	0.00	39.22	**$39.22**
xxx305949	8/28/18	GOLDEN GATE MECHANICAL INC	32971	Facilities Maint & Repair - Labor	670.00	0.00	670.00	**$670.00**
xxx305950	8/28/18	GOLDEN GATE PETROLEUM	726323	Inventory Purchase	16,678.43	0.00	16,678.43	**$16,678.43**
xxx305951	8/28/18	GOODYEAR COMMERCIAL TIRE & SERVICE CTR	189-1099064	Auto Maint & Repair - Labor	94.92	0.00	94.92	**$210.64**
			189-1099064	Auto Maint & Repair - Materials	28.63	0.00	28.63	
			189-1099099	Parts, Vehicles & Motor Equip	-160.00	0.00	-160.00	
			189-1099134	Auto Maint & Repair - Labor	189.84	0.00	189.84	
			189-1099134	Auto Maint & Repair - Materials	57.25	0.00	57.25	
xxx305952	8/28/18	GRAHAM CONTRACTORS INC	SLRYSEAL18B#02	Construction Services	97,760.78	0.00	97,760.78	**$169,787.88**
			SLRYSL17SB1#02	Construction Services	72,027.10	0.00	72,027.10	
xxx305953	8/28/18	GRAINGER	9878640045	General Supplies	47.76	0.00	47.76	**$163.98**
			9878640052	General Supplies	116.22	0.00	116.22	
xxx305954	8/28/18	GRANITEROCK CO	1114680-B	Materials - Land Improve	3,227.40	0.00	3,227.40	**$5,694.84**
			1122808	Materials - Land Improve	2,467.44	0.00	2,467.44	
xxx305956	8/28/18	HACH CO INC	11002768	General Supplies	265.63	0.00	265.63	**$3,336.26**
			11080491	General Supplies	204.51	0.00	204.51	
			11081218	Miscellaneous Equipment Parts & Supplies	2,866.12	0.00	2,866.12	
xxx305957	8/28/18	HAINES & COMPANY INC	446553	Software As a Service	797.09	0.00	797.09	**$797.09**
xxx305958	8/28/18	HOPKINS TECHNICAL PRODUCTS INC	3618300830	Miscellaneous Equipment Parts & Supplies	4,185.22	0.00	4,185.22	**$4,185.22**
xxx305959	8/28/18	HUMANE SOCIETY SILICON VALLEY	125416	Contracts/Service Agreements	24,577.86	0.00	24,577.86	**$24,577.86**
xxx305960	8/28/18	IDEXX DISTRIBUTION GROUP	3033648786	General Supplies	628.62	0.00	628.62	**$884.72**
			3034636593	General Supplies	256.10	0.00	256.10	
xxx305961	8/28/18	IMPERIAL SPRINKLER SUPPLY	3209600-00	Materials - Land Improve	-670.35	0.00	-670.35	**$471.23**
			3351384-01	Materials - Land Improve	38.11	0.00	38.11	
			3399069-00	Materials - Land Improve	62.55	0.00	62.55	

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			3406027-00	Materials - Land Improve	383.94	0.00	383.94	
			3410273-00	Materials - Land Improve	246.76	0.00	246.76	
			3424434-00	Materials - Land Improve	410.22	0.00	410.22	
xxx305962	8/28/18	INSIGHT PUBLIC SECTOR INC	1100613529	Computer Software	1,439.80	0.00	1,439.80	**$1,439.80**
xxx305963	8/28/18	JAM SERVICES INC	108339	General Supplies	4,085.25	0.00	4,085.25	**$4,085.25**
xxx305964	8/28/18	JAKES OF SUNNYVALE	81818	Food Products	109.33	0.00	109.33	**$109.33**
xxx305965	8/28/18	JOBTRAIN	JULY2018	Contracts/Service Agreements	19,625.00	0.00	19,625.00	**$19,625.00**
xxx305966	8/28/18	KAISER FOUNDATION HOSPITALS	800014582-0818	Pre-Employment Testing	552.00	0.00	552.00	**$552.00**
xxx305967	8/28/18	KOHLWEISS AUTO PARTS INC	01PS4905	Parts, Vehicles & Motor Equip	10.24	0.00	10.24	**$2,563.71**
			01PS4906	Parts, Vehicles & Motor Equip	-10.24	0.00	-10.24	
			01PS8772	Parts, Vehicles & Motor Equip	26.56	0.00	26.56	
			01PS9351	Parts, Vehicles & Motor Equip	63.79	0.00	63.79	
			01PT0235	Parts, Vehicles & Motor Equip	7.92	0.00	7.92	
			01PT1773	Inventory Purchase	1,167.39	23.35	1,144.04	
			01PT2176	Inventory Purchase	1,348.37	26.97	1,321.40	
xxx305968	8/28/18	KRONOS INC	11330675	Software Licensing & Support	10,122.38	0.00	10,122.38	**$10,122.38**
xxx305969	8/28/18	LCPTRACKER INC	IR-08558	Software Licensing & Support	112.50	0.00	112.50	**$112.50**
xxx305970	8/28/18	MIDPEN HOUSING CORPORATION	1718-832040 #6	Outside Group Funding	2,750.00	0.00	2,750.00	**$2,750.00**
xxx305971	8/28/18	NORMANDIN CHRYSLER JEEP DODGE RAM	CHCS566533	Auto Maint & Repair - Labor	749.99	0.00	749.99	**$1,355.10**
			CHCS566533	Auto Maint & Repair - Materials	368.53	0.00	368.53	
			CHCS568006	Auto Maint & Repair - Labor	205.88	0.00	205.88	
			CHCS568006	Auto Maint & Repair - Materials	30.70	0.00	30.70	
xxx305972	8/28/18	PTV AMERICA INC	10708278	Court & Litigation Costs	3,054.00	0.00	3,054.00	**$3,054.00**
xxx305973	8/28/18	PINE CONE LUMBER CO INC	770799	Inventory Purchase	358.25	3.36	354.89	**$332.35**
			770907	Inventory Purchase	-22.54	0.00	-22.54	
xxx305974	8/28/18	QUESTICA INC	209109HOLDBACK	Computer Software	79,910.00	0.00	79,910.00	**$79,910.00**
xxx305975	8/28/18	READYREFRESH BY NESTLE	18H5727863010	General Supplies	46.64	0.00	46.64	**$120.73**
			18H5740142004	General Supplies	74.09	0.00	74.09	
xxx305976	8/28/18	REDWOOD ENGINEERING CONSTRUCTION	ORCHHRTGPRK#08	Construction Services	157,125.00	0.00	157,125.00	**$157,125.00**
xxx305977	8/28/18	REED & GRAHAM INC						**$20,119.37**

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			924659	Materials - Land Improve	295.72	0.00	295.72	
			924660	Materials - Land Improve	8,403.26	0.00	8,403.26	
			924838	Materials - Land Improve	5,140.95	0.00	5,140.95	
			924959	Materials - Land Improve	2,894.69	0.00	2,894.69	
			925127	Materials - Land Improve	3,384.75	0.00	3,384.75	
xxx305978	8/28/18	ROGER D HIGDON	2018-A	Engineering Services	1,560.00	0.00	1,560.00	**$1,560.00**
xxx305979	8/28/18	SAFETYCARE INC	36961	Occupational Health and Safety Services - Other	3,063.75	0.00	3,063.75	**$3,063.75**
xxx305980	8/28/18	SAFEWAY INC	430619-082018	Food Products	5.00	0.00	5.00	**$33.88**
			804901-081618	Food Products	28.88	0.00	28.88	
xxx305981	8/28/18	SAN JOSE BMW	4296650	Auto Maint & Repair - Labor	1,372.50	0.00	1,372.50	**$3,065.85**
			4296650	Auto Maint & Repair - Materials	1,693.35	0.00	1,693.35	
xxx305982	8/28/18	SAN JOSE CONSERVATION CORPS	7095	Recycling Services	3,598.49	0.00	3,598.49	**$3,598.49**
xxx305983	8/28/18	SANTA CLARA VLY TRANSPORTATION AUTHORITY	0000019002	DED Services/Training - Transportation	160.00	0.00	160.00	**$160.00**
xxx305984	8/28/18	SUNNYVALE FORD	128112-1	Parts, Vehicles & Motor Equip	13.91	0.00	13.91	**$741.66**
			128225	Parts, Vehicles & Motor Equip	143.04	0.00	143.04	
			128897	Parts, Vehicles & Motor Equip	84.99	0.00	84.99	
			128919	Parts, Vehicles & Motor Equip	25.18	0.00	25.18	
			128920	Parts, Vehicles & Motor Equip	133.72	0.00	133.72	
			128921	Parts, Vehicles & Motor Equip	54.84	0.00	54.84	
			128984	Parts, Vehicles & Motor Equip	211.53	0.00	211.53	
			129021	Parts, Vehicles & Motor Equip	74.45	0.00	74.45	
xxx305985	8/28/18	SUNNYVALE TOWING INC	314550	Vehicle Towing Services	35.00	0.00	35.00	**$110.00**
			314605	Vehicle Towing Services	40.00	0.00	40.00	
			318254	Vehicle Towing Services	35.00	0.00	35.00	
xxx305986	8/28/18	TECHNOLOGY SERVICES AND SOLUTIONS	1800063936	Software As a Service	1,806.70	0.00	1,806.70	**$10,960.69**
			1800063956	Software As a Service	9,153.99	0.00	9,153.99	
xxx305987	8/28/18	TURF STAR INC	7023919-00	Parts, Vehicles & Motor Equip	3,227.51	0.00	3,227.51	**$3,227.51**
xxx305988	8/28/18	USDA-APHIS GENERAL	3002785281	Services Maintain Land Improv	381.22	0.00	381.22	**$381.22**
xxx305989	8/28/18	VWR INTERNATIONAL LLC	8083249354	General Supplies	227.13	0.00	227.13	**$647.84**
			8083256344	General Supplies	420.71	0.00	420.71	

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xxx305990	8/28/18	VALI COOPER & ASSOC INC	170018000119	Engineering Services	748.68	0.00	748.68	**$748.68**
xxx305991	8/28/18	VERN WASKOM COMPANY	33836	Inventory Purchase	278.10	0.00	278.10	**$278.10**
xxx305992	8/28/18	WEST VALLEY STAFFING GROUP	234162	Salaries - Contract Personnel	463.12	0.00	463.12	**$1,794.52**
			234632	Salaries - Contract Personnel	1,331.40	0.00	1,331.40	
xxx305993	8/28/18	WINSUPPLY OF SILICON VALLEY	689413 01	Miscellaneous Equipment Parts & Supplies	173.05	0.00	173.05	**$3,646.27**
			691396 01	Miscellaneous Equipment Parts & Supplies	326.83	0.00	326.83	
			691731 00	Miscellaneous Equipment Parts & Supplies	945.27	0.00	945.27	
			691820 00	Miscellaneous Equipment Parts & Supplies	1,321.30	0.00	1,321.30	
			691820 02	Miscellaneous Equipment Parts & Supplies	129.89	0.00	129.89	
			691922 01	Miscellaneous Equipment Parts & Supplies	565.38	0.00	565.38	
			692050 00	Bldg Maint Matls & Supplies	77.32	0.00	77.32	
			692108 00	Miscellaneous Equipment Parts & Supplies	107.23	0.00	107.23	
xxx305994	8/28/18	E-BUILDER INC	5022	Computer Software	86,175.00	0.00	86,175.00	**$86,175.00**
xxx305995	8/28/18	ALBERT J SCOTT	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	134.34	0.00	134.34	**$134.34**
xxx305996	8/28/18	CHARLES S EANEFF JR	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	929.24	0.00	929.24	**$929.24**
xxx305997	8/28/18	CYNTHIA J HOWELLS	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	562.26	0.00	562.26	**$562.26**
xxx305998	8/28/18	DEAN CHU	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	866.25	0.00	866.25	**$866.25**
xxx305999	8/28/18	DEAN S RUSSELL	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,261.79	0.00	1,261.79	**$1,261.79**
xxx306000	8/28/18	ESTRELLA KAWCZYNSKI	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	183.34	0.00	183.34	**$183.34**
xxx306001	8/28/18	G&K SERVICES	54K100742	Clothing, Uniforms & Access	10.97	0.00	10.97	**$1,600.33**
			54K100748	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K100751	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K101627	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K101629	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K101631	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K102497	Clothing, Uniforms & Access	7.68	0.00	7.68	

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			54K102499	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K102501	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K103347	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K103349	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K103351	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K104179	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K104181	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K104183	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K105028	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K105030	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K105032	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K105863	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K105865	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K105867	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K106703	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K106705	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K106707	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K107633	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K107635	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K107637	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K108677	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K108679	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K108681	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K109506	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K109508	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K109510	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K110341	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K110343	Clothing, Uniforms & Access	45.12	0.00	45.12	
			54K110345	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K111173	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K111175	Clothing, Uniforms & Access	45.12	0.00	45.12	

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			54K111177	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K112084	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K112086	Clothing, Uniforms & Access	44.16	0.00	44.16	
			54K112088	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K112903	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K112905	Clothing, Uniforms & Access	44.16	0.00	44.16	
			54K112907	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K113820	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K113822	Clothing, Uniforms & Access	44.16	0.00	44.16	
			54K113824	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K114774	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K114776	Clothing, Uniforms & Access	44.16	0.00	44.16	
			54K114778	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K115602	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K115604	Clothing, Uniforms & Access	43.20	0.00	43.20	
			54K115606	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K116414	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K116416	Clothing, Uniforms & Access	43.20	0.00	43.20	
			54K116418	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K117297	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K117299	Clothing, Uniforms & Access	43.20	0.00	43.20	
			54K117301	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K118157	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K118159	Clothing, Uniforms & Access	43.20	0.00	43.20	
			54K118161	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K119031	Clothing, Uniforms & Access	7.68	0.00	7.68	
			54K119033	Clothing, Uniforms & Access	43.20	0.00	43.20	
			54K119035	Clothing, Uniforms & Access	10.97	0.00	10.97	
			54K119935	Clothing, Uniforms & Access	8.08	0.00	8.08	
			54K119937	Clothing, Uniforms & Access	45.45	0.00	45.45	
			54K119939	Clothing, Uniforms & Access	11.53	0.00	11.53	

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			54K120834	Clothing, Uniforms & Access	8.08	0.00	8.08	
			54K120836	Clothing, Uniforms & Access	45.45	0.00	45.45	
			54K120838	Clothing, Uniforms & Access	11.53	0.00	11.53	
			54K121719	Clothing, Uniforms & Access	11.53	0.00	11.53	
			54K122579	Clothing, Uniforms & Access	11.53	0.00	11.53	
			54K123421	Clothing, Uniforms & Access	11.53	0.00	11.53	
			54K124291	Clothing, Uniforms & Access	11.53	0.00	11.53	
			54K125306	Clothing, Uniforms & Access	11.53	0.00	11.53	
			54K126186	Clothing, Uniforms & Access	11.53	0.00	11.53	
			54K127031	Clothing, Uniforms & Access	11.53	0.00	11.53	
xxx306008	8/28/18	GAIL SWEGLES	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	118.66	0.00	118.66	**$118.66**
xxx306009	8/28/18	KLAUS DAEHNE	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	157.33	0.00	157.33	**$157.33**
xxx306010	8/28/18	MARK ROGGE	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	53.36	0.00	53.36	**$53.36**
xxx306011	8/28/18	MOFFETT PARK DRIVE OWNER LLC	2015-9436 DEP	Deposits Payable - Miscellaneous > $10K	109,704.25	0.00	109,704.25	**$109,704.25**
xxx306012	8/28/18	NANCY BOLGARD STEWARD	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	929.24	0.00	929.24	**$929.24**
xxx306013	8/28/18	PACIFIC GAS & ELECTRIC CO	11008300870718	Utilities - Electric	428.96	0.00	428.96	**$188,420.45**
			11023824480718	Utilities - Electric	720.44	0.00	720.44	
			11054204050718	Utilities - Electric	9,289.75	0.00	9,289.75	
			11059220090718	Utilities - Electric	3,484.98	0.00	3,484.98	
			11059220250718	Utilities - Gas	702.05	0.00	702.05	
			11059220400718	Utilities - Gas	62.97	0.00	62.97	
			11059220450718	Utilities - Gas	760.75	0.00	760.75	
			11059220500718	Utilities - Gas	8.11	0.00	8.11	
			11059220550718	Utilities - Electric	658.47	0.00	658.47	
			11059220600718	Utilities - Gas	2,909.38	0.00	2,909.38	
			11059220640718	Utilities - Electric	1,744.76	0.00	1,744.76	
			11059220750718	Utilities - Gas	120.46	0.00	120.46	
			11059220900718	Utilities - Gas	59.23	0.00	59.23	

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			11059220930718	Utilities - Electric	351.76	0.00	351.76	
			11059221020718	Utilities - Electric	425.92	0.00	425.92	
			11059221050718	Utilities - Gas	43.86	0.00	43.86	
			11059221060718	Utilities - Electric	735.50	0.00	735.50	
			11059221080718	Utilities - Electric	515.01	0.00	515.01	
			11059221150718	Utilities - Gas	61.07	0.00	61.07	
			11059221180718	Utilities - Electric	6,640.00	0.00	6,640.00	
			11059221280718	Utilities - Electric	984.95	0.00	984.95	
			11059221350718	Utilities - Gas	62.31	0.00	62.31	
			11059221400718	Utilities - Gas	556.31	0.00	556.31	
			11059221600718	Utilities - Gas	51.20	0.00	51.20	
			11059221680718	Utilities - Electric	241.50	0.00	241.50	
			11059221700718	Utilities - Gas	51.11	0.00	51.11	
			11059221730718	Utilities - Electric	1,242.77	0.00	1,242.77	
			11059221930718	Utilities - Electric	8,392.97	0.00	8,392.97	
			11059222190718	Utilities - Electric	0.06	0.00	0.06	
			11059222630718	Utilities - Electric	1,104.62	0.00	1,104.62	
			11059222720718	Utilities - Electric	668.36	0.00	668.36	
			11059224060718	Utilities - Electric	10,484.98	0.00	10,484.98	
			11059224270718	Utilities - Electric	9.96	0.00	9.96	
			11059224730718	Utilities - Electric	287.41	0.00	287.41	
			11059225100718	Utilities - Gas	85.66	0.00	85.66	
			11059225290718	Utilities - Electric	627.68	0.00	627.68	
			11059225550718	Utilities - Electric	2,995.79	0.00	2,995.79	
			11059225650718	Utilities - Gas	1,361.74	0.00	1,361.74	
			11059226380718	Utilities - Electric	6,348.07	0.00	6,348.07	
			11059226470718	Utilities - Electric	375.10	0.00	375.10	
			11059226810718	Utilities - Electric	9,514.00	0.00	9,514.00	
			11059227030718	Utilities - Electric	545.50	0.00	545.50	
			11059227060718	Utilities - Electric	2,344.40	0.00	2,344.40	
			11059227230718	Utilities - Electric	8,842.25	0.00	8,842.25	

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			11059227650718	Utilities - Electric	333.72	0.00	333.72	
			11059227850718	Utilities - Electric	5,351.53	0.00	5,351.53	
			11059228050718	Utilities - Electric	5,766.54	0.00	5,766.54	
			11059228580718	Utilities - Electric	9,027.60	0.00	9,027.60	
			11059228670718	Utilities - Electric	275.26	0.00	275.26	
			11059229250718	Utilities - Electric	6,008.83	0.00	6,008.83	
			11059229470718	Utilities - Electric	6,915.88	0.00	6,915.88	
			11059229910718	Utilities - Electric	8,887.15	0.00	8,887.15	
			11059229990718	Utilities - Electric	5,197.55	0.00	5,197.55	
			12847684120718	Utilities - Electric	10.31	0.00	10.31	
			22868920920718	Utilities - Electric	19.50	0.00	19.50	
			24528699500718	Utilities - Electric	9.53	0.00	9.53	
			25900730020718	Utilities - Electric	30.33	0.00	30.33	
			32702441030718	Utilities - Electric	389.76	0.00	389.76	
			32709321910718	Utilities - Electric	157.36	0.00	157.36	
			32725920040718	Utilities - Electric	34.12	0.00	34.12	
			32725920070718	Utilities - Electric	16.16	0.00	16.16	
			32725920140718	Utilities - Electric	32.03	0.00	32.03	
			32725920350718	Utilities - Gas	8.12	0.00	8.12	
			32725921110718	Utilities - Electric	19.72	0.00	19.72	
			32725921170718	Utilities - Electric	61.07	0.00	61.07	
			32725921260718	Utilities - Electric	8.82	0.00	8.82	
			32725921320718	Utilities - Electric	96.71	0.00	96.71	
			32725921430718	Utilities - Electric	2.79	0.00	2.79	
			32725921480718	Utilities - Electric	126.74	0.00	126.74	
			32725921490718	Utilities - Electric	11.02	0.00	11.02	
			32725921610718	Utilities - Electric	41.06	0.00	41.06	
			32725921710718	Utilities - Electric	107.32	0.00	107.32	
			32725921790718	Utilities - Electric	3.46	0.00	3.46	
			32725921800718	Utilities - Electric	16.09	0.00	16.09	
			32725922050718	Utilities - Electric	47.06	0.00	47.06	

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			32725922090718	Utilities - Electric	1,348.10	0.00	1,348.10	
			32725922410718	Utilities - Electric	698.07	0.00	698.07	
			32725922520718	Utilities - Electric	231.21	0.00	231.21	
			32725922580718	Utilities - Electric	95.29	0.00	95.29	
			32725922850718	Utilities - Electric	4.34	0.00	4.34	
			32725923120718	Utilities - Electric	69.99	0.00	69.99	
			32725923350718	Utilities - Electric	88.51	0.00	88.51	
			32725923370718	Utilities - Electric	6.20	0.00	6.20	
			32725923400718	Utilities - Electric	16.19	0.00	16.19	
			32725923710718	Utilities - Electric	11.39	0.00	11.39	
			32725923770718	Utilities - Electric	229.52	0.00	229.52	
			32725923850718	Utilities - Electric	28.74	0.00	28.74	
			32725924030718	Utilities - Electric	415.82	0.00	415.82	
			32725924040718	Utilities - Electric	79.90	0.00	79.90	
			32725924170718	Utilities - Electric	84.60	0.00	84.60	
			32725924960718	Utilities - Electric	656.44	0.00	656.44	
			32725924970718	Utilities - Electric	11.21	0.00	11.21	
			32725925000718	Utilities - Electric	156.25	0.00	156.25	
			32725925010718	Utilities - Electric	35.26	0.00	35.26	
			32725925200718	Utilities - Electric	454.88	0.00	454.88	
			32725925210718	Utilities - Electric	115.05	0.00	115.05	
			32725925230718	Utilities - Electric	220.31	0.00	220.31	
			32725925370718	Utilities - Electric	125.78	0.00	125.78	
			32725925630718	Utilities - Electric	1,860.48	0.00	1,860.48	
			32725925690718	Utilities - Electric	20.87	0.00	20.87	
			32725925890718	Utilities - Electric	318.91	0.00	318.91	
			32725926210718	Utilities - Electric	179.87	0.00	179.87	
			32725926440718	Utilities - Electric	770.28	0.00	770.28	
			32725926470718	Utilities - Electric	715.17	0.00	715.17	
			32725926830718	Utilities - Electric	339.39	0.00	339.39	
			32725926850718	Utilities - Electric	164.59	0.00	164.59	

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			32725926870718	Utilities - Electric	0.61	0.00	0.61	
			32725926940718	Utilities - Electric	375.45	0.00	375.45	
			32725926950718	Utilities - Electric	21.05	0.00	21.05	
			32725927040718	Utilities - Electric	10.73	0.00	10.73	
			32725927250718	Utilities - Electric	145.92	0.00	145.92	
			32725927290718	Utilities - Electric	3.06	0.00	3.06	
			32725927340718	Utilities - Electric	313.74	0.00	313.74	
			32725927360718	Utilities - Gas	241.58	0.00	241.58	
			32725927380718	Utilities - Electric	82.14	0.00	82.14	
			32725927400718	Utilities - Electric	48.58	0.00	48.58	
			32725927510718	Utilities - Electric	384.50	0.00	384.50	
			32725927630718	Utilities - Electric	1,047.06	0.00	1,047.06	
			32725927680718	Utilities - Electric	0.96	0.00	0.96	
			32725928000718	Utilities - Electric	177.41	0.00	177.41	
			32725928250718	Utilities - Electric	15.75	0.00	15.75	
			32725929100718	Utilities - Electric	0.87	0.00	0.87	
			32725929140718	Utilities - Electric	34.14	0.00	34.14	
			32725929220718	Utilities - Electric	750.20	0.00	750.20	
			32725929250718	Utilities - Electric	0.78	0.00	0.78	
			32725929280718	Utilities - Electric	28.81	0.00	28.81	
			32725929390718	Utilities - Electric	50.02	0.00	50.02	
			32725929440718	Utilities - Electric	357.24	0.00	357.24	
			32725929750718	Utilities - Electric	85.27	0.00	85.27	
			32730750560718	Utilities - Electric	264.44	0.00	264.44	
			32753650070718	Utilities - Electric	297.09	0.00	297.09	
			32754254880718	Utilities - Electric	121.62	0.00	121.62	
			32784398000718	Utilities - Electric	232.97	0.00	232.97	
			32799419320718	Utilities - Gas	8.00	0.00	8.00	
			35922924580718	Utilities - Electric	23.36	0.00	23.36	
			36207652980718	Utilities - Electric	52.97	0.00	52.97	
			43357992720718	Utilities - Electric	13.96	0.00	13.96	

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			45039216730718	Utilities - Electric	11.11	0.00	11.11	
			52896844240718	Utilities - Gas	309.88	0.00	309.88	
			52896847890718	Utilities - Electric	755.92	0.00	755.92	
			56825387840718	Utilities - Electric	0.61	0.00	0.61	
			56891435920718	Utilities - Electric	1.01	0.00	1.01	
			56892570110718	Utilities - Electric	0.82	0.00	0.82	
			56892570120718	Utilities - Electric	12.83	0.00	12.83	
			56892570160718	Utilities - Electric	0.79	0.00	0.79	
			56892570470718	Utilities - Electric	10.96	0.00	10.96	
			56892570610718	Utilities - Electric	12.26	0.00	12.26	
			56892570850718	Utilities - Electric	12.03	0.00	12.03	
			56892571070718	Utilities - Electric	0.74	0.00	0.74	
			56892571110718	Utilities - Electric	11.06	0.00	11.06	
			56892571230718	Utilities - Electric	0.82	0.00	0.82	
			56892571500718	Utilities - Electric	11.42	0.00	11.42	
			56892571930718	Utilities - Electric	0.92	0.00	0.92	
			56892572230718	Utilities - Electric	9.53	0.00	9.53	
			56892572310718	Utilities - Electric	0.96	0.00	0.96	
			56892572410718	Utilities - Electric	0.77	0.00	0.77	
			56892572990718	Utilities - Electric	0.81	0.00	0.81	
			56892573010718	Utilities - Electric	1.43	0.00	1.43	
			56892573210718	Utilities - Electric	11.28	0.00	11.28	
			56892573280718	Utilities - Electric	9.53	0.00	9.53	
			56892573340718	Utilities - Electric	10.83	0.00	10.83	
			56892573450718	Utilities - Electric	9.53	0.00	9.53	
			56892573610718	Utilities - Electric	1.74	0.00	1.74	
			56892573790718	Utilities - Electric	0.92	0.00	0.92	
			56892573860718	Utilities - Electric	0.74	0.00	0.74	
			56892574540718	Utilities - Electric	11.07	0.00	11.07	
			56892574610718	Utilities - Electric	11.28	0.00	11.28	
			56892574640718	Utilities - Electric	1.09	0.00	1.09	

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Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
			56892574690718	Utilities - Electric	11.09	0.00	11.09	
			56892574720718	Utilities - Electric	10.97	0.00	10.97	
			56892574750718	Utilities - Electric	0.93	0.00	0.93	
			56892574930718	Utilities - Electric	10.87	0.00	10.87	
			56892574970718	Utilities - Electric	0.11	0.00	0.11	
			56892574980718	Utilities - Electric	0.71	0.00	0.71	
			56892575010718	Utilities - Electric	11.81	0.00	11.81	
			56892575240718	Utilities - Electric	11.03	0.00	11.03	
			56892575250718	Utilities - Electric	11.29	0.00	11.29	
			56892575560718	Utilities - Electric	11.32	0.00	11.32	
			56892575840718	Utilities - Electric	12.26	0.00	12.26	
			56892576280718	Utilities - Electric	10.95	0.00	10.95	
			56892576480718	Utilities - Electric	11.60	0.00	11.60	
			56892576590718	Utilities - Electric	11.04	0.00	11.04	
			56892576670718	Utilities - Electric	11.16	0.00	11.16	
			56892576690718	Utilities - Electric	11.18	0.00	11.18	
			56892576720718	Utilities - Electric	1.21	0.00	1.21	
			56892577190718	Utilities - Electric	0.80	0.00	0.80	
			56892577220718	Utilities - Electric	11.84	0.00	11.84	
			56892577390718	Utilities - Electric	11.36	0.00	11.36	
			56892577590718	Utilities - Electric	2.31	0.00	2.31	
			56892578070718	Utilities - Electric	0.92	0.00	0.92	
			56892578180718	Utilities - Electric	9.71	0.00	9.71	
			56892578260718	Utilities - Electric	0.77	0.00	0.77	
			56892578540718	Utilities - Electric	1.85	0.00	1.85	
			56892578610718	Utilities - Electric	0.83	0.00	0.83	
			56892578660718	Utilities - Electric	0.88	0.00	0.88	
			56892578670718	Utilities - Electric	10.90	0.00	10.90	
			56892578890718	Utilities - Electric	11.09	0.00	11.09	
			56892578980718	Utilities - Electric	11.28	0.00	11.28	
			56892579010718	Utilities - Electric	9.53	0.00	9.53	

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			56892579190718	Utilities - Electric	0.79	0.00	0.79	
			56892579380718	Utilities - Electric	0.72	0.00	0.72	
			56892579430718	Utilities - Electric	1.44	0.00	1.44	
			56892579640718	Utilities - Electric	11.09	0.00	11.09	
			56892579760718	Utilities - Electric	0.81	0.00	0.81	
			56892579810718	Utilities - Electric	11.03	0.00	11.03	
			56892579830718	Utilities - Electric	0.72	0.00	0.72	
			56892579860718	Utilities - Electric	0.69	0.00	0.69	
			60209026830718	Utilities - Electric	8.35	0.00	8.35	
			60211953740718	Utilities - Electric	3.51	0.00	3.51	
			60225900080718	Utilities - Electric	7,312.56	0.00	7,312.56	
			60225900140718	Utilities - Electric	34.84	0.00	34.84	
			60225900150718	Utilities - Electric	19.92	0.00	19.92	
			60225900160718	Utilities - Electric	11.63	0.00	11.63	
			60225900170718	Utilities - Electric	9.20	0.00	9.20	
			60225900220718	Utilities - Electric	712.62	0.00	712.62	
			60225900260718	Utilities - Electric	24.50	0.00	24.50	
			60225900450718	Utilities - Electric	174.74	0.00	174.74	
			60225901000718	Utilities - Electric	9.86	0.00	9.86	
			60225901010718	Utilities - Electric	386.75	0.00	386.75	
			60225901310718	Utilities - Electric	11.99	0.00	11.99	
			60225901820718	Utilities - Electric	5.90	0.00	5.90	
			60225901980718	Utilities - Electric	13.03	0.00	13.03	
			60225902010718	Utilities - Electric	168.32	0.00	168.32	
			60225902290718	Utilities - Electric	23.88	0.00	23.88	
			60225902640718	Utilities - Electric	44.54	0.00	44.54	
			60225902660718	Utilities - Electric	513.35	0.00	513.35	
			60225902810718	Utilities - Electric	269.10	0.00	269.10	
			60225902950718	Utilities - Electric	29.75	0.00	29.75	
			60225903300718	Utilities - Electric	59.45	0.00	59.45	
			60225903370718	Utilities - Electric	2.20	0.00	2.20	

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			60225903550718	Utilities - Electric	113.89	0.00	113.89	
			60225904170718	Utilities - Electric	2.08	0.00	2.08	
			60225904270718	Utilities - Electric	3.22	0.00	3.22	
			60225904460718	Utilities - Electric	1.29	0.00	1.29	
			60225904500718	Utilities - Electric	4.92	0.00	4.92	
			60225904580718	Utilities - Electric	39.97	0.00	39.97	
			60225905100718	Utilities - Electric	2.71	0.00	2.71	
			60225905410718	Utilities - Electric	25.16	0.00	25.16	
			60225905570718	Utilities - Electric	77.37	0.00	77.37	
			60225905580718	Utilities - Electric	11.70	0.00	11.70	
			60225905590718	Utilities - Electric	11.70	0.00	11.70	
			60225906090718	Utilities - Electric	5,891.16	0.00	5,891.16	
			60225906210718	Utilities - Electric	2.71	0.00	2.71	
			60225906400718	Utilities - Electric	4.23	0.00	4.23	
			60225906510718	Utilities - Electric	1,728.84	0.00	1,728.84	
			60225906590718	Utilities - Electric	30.24	0.00	30.24	
			60225906600718	Utilities - Electric	20.79	0.00	20.79	
			60225906650718	Utilities - Electric	67.90	0.00	67.90	
			60225906780718	Utilities - Electric	3,978.63	0.00	3,978.63	
			60225906940718	Utilities - Electric	2,559.27	0.00	2,559.27	
			60225906980718	Utilities - Electric	262.09	0.00	262.09	
			60225907190718	Utilities - Electric	1,033.72	0.00	1,033.72	
			60225907630718	Utilities - Electric	2.55	0.00	2.55	
			60225907690718	Utilities - Electric	126.72	0.00	126.72	
			60225907730718	Utilities - Electric	26.75	0.00	26.75	
			60225907760718	Utilities - Electric	10.24	0.00	10.24	
			60225908160718	Utilities - Electric	1,842.69	0.00	1,842.69	
			60225908170718	Utilities - Electric	23.21	0.00	23.21	
			60225908580718	Utilities - Electric	47.60	0.00	47.60	
			60225908610718	Utilities - Electric	27.12	0.00	27.12	
			60225908940718	Utilities - Electric	32.42	0.00	32.42	

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			60225909050718	Utilities - Electric	8.25	0.00	8.25	
			60225909410718	Utilities - Electric	69.39	0.00	69.39	
			60225909830718	Utilities - Electric	16.27	0.00	16.27	
			60243005770718	Utilities - Electric	1.44	0.00	1.44	
			61266000050718	Utilities - Gas	917.78	0.00	917.78	
			65170651530718	Utilities - Electric	1,000.84	0.00	1,000.84	
			72891152060718	Utilities - Electric	10.72	0.00	10.72	
			81004444430718	Utilities - Electric	6.36	0.00	6.36	
			81008620210718	Utilities - Electric	0.90	0.00	0.90	
			81008621120718	Utilities - Electric	1.78	0.00	1.78	
			81008622290718	Utilities - Electric	6.88	0.00	6.88	
			81008622550718	Utilities - Electric	41.23	0.00	41.23	
			81008623480718	Utilities - Electric	9.72	0.00	9.72	
			81008623720718	Utilities - Electric	0.78	0.00	0.78	
			81008624270718	Utilities - Electric	109.36	0.00	109.36	
			81008624310718	Utilities - Electric	4.99	0.00	4.99	
			81008624650718	Utilities - Electric	9.72	0.00	9.72	
			81008624800718	Utilities - Electric	20.02	0.00	20.02	
			81008625370718	Utilities - Electric	64.34	0.00	64.34	
			81008626650718	Utilities - Electric	7.98	0.00	7.98	
			81008628100718	Utilities - Electric	0.78	0.00	0.78	
			81008628260718	Utilities - Electric	2.35	0.00	2.35	
			81008628350718	Utilities - Electric	0.78	0.00	0.78	
			81008629370718	Utilities - Electric	2.35	0.00	2.35	
			81008629450718	Utilities - Electric	2.40	0.00	2.40	
			81009280180718	Utilities - Electric	697.31	0.00	697.31	
			81011846090718	Utilities - Electric	13.43	0.00	13.43	
			81020785620718	Utilities - Electric	7.20	0.00	7.20	
			81029727040718	Utilities - Electric	6.36	0.00	6.36	
			81033823480718	Utilities - Electric	35.35	0.00	35.35	
			81035854770718	Utilities - Electric	19.60	0.00	19.60	

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			81049144670718	Utilities - Electric	10.74	0.00	10.74	
			81052655700718	Utilities - Electric	12.94	0.00	12.94	
			81073831150718	Utilities - Electric	22.09	0.00	22.09	
			81074135340718	Utilities - Electric	78.80	0.00	78.80	
			81080547220718	Utilities - Electric	13.43	0.00	13.43	
			81081601140718	Utilities - Electric	16.10	0.00	16.10	
			81703231610718	Utilities - Electric	13.29	0.00	13.29	
			91475900360718	Utilities - Electric	93.47	0.00	93.47	
			91475900450718	Utilities - Gas	19.27	0.00	19.27	
			91475901220718	Utilities - Electric	30.39	0.00	30.39	
			91475903190718	Utilities - Electric	77.00	0.00	77.00	
			91475903550718	Utilities - Electric	315.53	0.00	315.53	
			91475904100718	Utilities - Electric	529.27	0.00	529.27	
			91475904310718	Utilities - Electric	196.46	0.00	196.46	
			91475904900718	Utilities - Electric	60.94	0.00	60.94	
			91475906250718	Utilities - Electric	122.16	0.00	122.16	
			91475906620718	Utilities - Electric	294.16	0.00	294.16	
			91475907050718	Utilities - Electric	141.61	0.00	141.61	
			91475907470718	Utilities - Electric	512.14	0.00	512.14	
			91475907600718	Utilities - Electric	421.64	0.00	421.64	
			91475907800718	Utilities - Electric	356.58	0.00	356.58	
			91475908690718	Utilities - Electric	254.49	0.00	254.49	
			91475909640718	Utilities - Electric	639.66	0.00	639.66	
			91475909790718	Utilities - Electric	792.28	0.00	792.28	
			94639783770718	Utilities - Electric	34.19	0.00	34.19	
			96226800430718	Utilities - Electric	77.11	0.00	77.11	
			96226804090718	Utilities - Electric	158.54	0.00	158.54	
			97331850980718	Utilities - Electric	12.89	0.00	12.89	
xxx306038	8/28/18	RHYTHM GS ENTERTAINMENT	5968	Special Events	850.00	0.00	850.00	**$850.00**
xxx306039	8/28/18	ROBERT VAN HEUSEN	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	575.14	0.00	575.14	**$575.14**

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xxx306040	8/28/18	STEPHEN QUICK	SEPTEMBER 2018	Insurances - Retiree Medical - Retiree Reimbursement	1,245.04	0.00	1,245.04	**$1,245.04**
xxx306041	8/28/18	SUMMIT UNIFORMS	51371	Clothing, Uniforms & Access	10.93	0.00	10.93	**$12,388.28**
			51372	Clothing, Uniforms & Access	21.85	0.00	21.85	
			51377	Clothing, Uniforms & Access	685.00	0.00	685.00	
			51404	Clothing, Uniforms & Access	36.05	0.00	36.05	
			51405	Clothing, Uniforms & Access	419.52	0.00	419.52	
			51407	Clothing, Uniforms & Access	494.90	0.00	494.90	
			51408	Clothing, Uniforms & Access	489.44	0.00	489.44	
			51409	Clothing, Uniforms & Access	557.18	0.00	557.18	
			51410	Clothing, Uniforms & Access	383.47	0.00	383.47	
			51411	Clothing, Uniforms & Access	367.08	0.00	367.08	
			51412	Clothing, Uniforms & Access	489.44	0.00	489.44	
			51413	Clothing, Uniforms & Access	489.44	0.00	489.44	
			51414	Clothing, Uniforms & Access	255.65	0.00	255.65	
			51415	Clothing, Uniforms & Access	489.44	0.00	489.44	
			51417	Clothing, Uniforms & Access	489.44	0.00	489.44	
			51419	Clothing, Uniforms & Access	30.00	0.00	30.00	
			51422	Clothing, Uniforms & Access	21.85	0.00	21.85	
			51673	Clothing, Uniforms & Access	526.59	0.00	526.59	
			51675	Clothing, Uniforms & Access	148.58	0.00	148.58	
			51676	Clothing, Uniforms & Access	315.73	0.00	315.73	
			51677	Clothing, Uniforms & Access	21.85	0.00	21.85	
			51678	Clothing, Uniforms & Access	186.82	0.00	186.82	
			51680	Clothing, Uniforms & Access	108.16	0.00	108.16	
			51682	Clothing, Uniforms & Access	491.63	0.00	491.63	
			51683	Clothing, Uniforms & Access	455.57	0.00	455.57	
			51684	Clothing, Uniforms & Access	48.07	0.00	48.07	
			51685	Clothing, Uniforms & Access	108.16	0.00	108.16	
			51686	Clothing, Uniforms & Access	122.36	0.00	122.36	
			51687	Clothing, Uniforms & Access	161.69	0.00	161.69	

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			51688	Clothing, Uniforms & Access	108.16	0.00	108.16	
			51689	Clothing, Uniforms & Access	59.67	0.00	59.67	
			51692	Clothing, Uniforms & Access	61.18	0.00	61.18	
			51693	Clothing, Uniforms & Access	579.03	0.00	579.03	
			51694	Clothing, Uniforms & Access	6.56	0.00	6.56	
			51695	Clothing, Uniforms & Access	122.36	0.00	122.36	
			51814	Clothing, Uniforms & Access	315.73	0.00	315.73	
			51815	Clothing, Uniforms & Access	315.73	0.00	315.73	
			51816	Clothing, Uniforms & Access	315.73	0.00	315.73	
			51817	Clothing, Uniforms & Access	315.73	0.00	315.73	
			51818	Clothing, Uniforms & Access	40.00	0.00	40.00	
			51819	Clothing, Uniforms & Access	238.17	0.00	238.17	
			51820	Clothing, Uniforms & Access	86.31	0.00	86.31	
			51821	Clothing, Uniforms & Access	238.17	0.00	238.17	
			51823	Clothing, Uniforms & Access	269.85	0.00	269.85	
			51824	Clothing, Uniforms & Access	357.25	0.00	357.25	
			51825	Clothing, Uniforms & Access	251.28	0.00	251.28	
			51826	Clothing, Uniforms & Access	75.00	0.00	75.00	
			51827	Clothing, Uniforms & Access	206.48	0.00	206.48	
xxx306045	8/28/18	FRAN STEEL	400949	Refund Recreation Fees	41.25	0.00	41.25	**$41.25**
xxx306046	8/28/18	JKL CONSTRUCTION SERVICES INC	054224	Business License Tax	226.93	0.00	226.93	**$226.93**
xxx306047	8/28/18	KURT DIESNER	163203-39706	Refund Utility Account Credit	213.12	0.00	213.12	**$213.12**
xxx306048	8/28/18	NANCY SCHUET	398731	Refund Recreation Fees	11.00	0.00	11.00	**$11.00**
xxx306049	8/28/18	SANTHOSHA PATKAR	400358	Refund Recreation Fees	70.00	0.00	70.00	**$70.00**
xxx306050	8/28/18	VICTOR & MARIA LING	BL062390-2019	Business License Tax	191.40	0.00	191.40	**$191.40**
xxx306051	8/28/18	YOKO IVERSON	400969	Refund Recreation Fees	38.00	0.00	38.00	**$38.00**
xxx306052	8/30/18	ACE FIRE EQUIPMENT & SERVICE CO INC	9742	Inventory Purchase	479.86	0.00	479.86	**$479.86**
xxx306053	8/30/18	ACKERLY ENTERTAINMENT	18-0815SVL	Special Events	395.00	0.00	395.00	**$395.00**
xxx306054	8/30/18	ACME BOILER & WATER HEATING CO	3665	Facilities Maintenance & Repair Labor	2,507.32	0.00	2,507.32	**$18,259.81**
			3669	Facilities Maintenance & Repair Labor	1,897.50	0.00	1,897.50	
			3679	Facilities Maintenance & Repair Labor	660.00	0.00	660.00	

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			3681	Facilities Maintenance & Repair Labor	412.50	0.00	412.50	
			3697	Facilities Maintenance & Repair Labor	577.50	0.00	577.50	
			3726	Facilities Maintenance & Repair Labor	1,365.00	0.00	1,365.00	
			3726A	Facilities Maintenance & Repair Labor	1,128.77	0.00	1,128.77	
			3741	Facilities Maint & Repair - Labor	1,320.00	0.00	1,320.00	
			3741	Facilities Maint & Repair - Materials	28.85	0.00	28.85	
			3741A	Facilities Maint & Repair - Labor	1,320.00	0.00	1,320.00	
			3741A	Facilities Maint & Repair - Materials	181.38	0.00	181.38	
			3763	Facilities Maintenance & Repair Labor	742.50	0.00	742.50	
			3767	Facilities Maintenance & Repair Labor	1,949.84	0.00	1,949.84	
			3783	Facilities Maintenance & Repair Labor	412.50	0.00	412.50	
			3812	Facilities Maintenance & Repair Labor	371.25	0.00	371.25	
			3831	Facilities Maintenance & Repair Labor	1,320.00	0.00	1,320.00	
			3865	Facilities Maintenance & Repair Labor	495.00	0.00	495.00	
			3872	Facilities Maintenance & Repair Labor	1,569.90	0.00	1,569.90	
xxx306056	8/30/18	ADMANOR INC	1802	Advertising Services	570.00	0.00	570.00	**$570.00**
xxx306057	8/30/18	ADVANCED FUEL SERVICES INC	906289	Auto Maint & Repair - Labor	112.50	0.00	112.50	**$238.66**
			906289	Auto Maint & Repair - Materials	126.16	0.00	126.16	
xxx306058	8/30/18	AIR EXCHANGE INC	42804	Bldg Maint Matls & Supplies	1,075.72	0.00	1,075.72	**$1,075.72**
xxx306059	8/30/18	AMERICAN WATER WORKS ASSN	7001593309	Membership Fees	5,845.00	0.00	5,845.00	**$5,845.00**
xxx306060	8/30/18	APEX LIFE SCIENCES LLC	LAB550468328	Salaries - Contract Personnel	1,320.00	0.00	1,320.00	**$2,376.00**
			LAB550468329	Salaries - Contract Personnel	1,056.00	0.00	1,056.00	
xxx306061	8/30/18	APPLIED INDUSTRIAL TECHNOLOGIES	7014023153	Miscellaneous Equipment Parts & Supplies	415.97	0.00	415.97	**$415.97**
xxx306062	8/30/18	BSK ASSOCIATES	A823078	Water Lab Services	750.00	0.00	750.00	**$750.00**
xxx306063	8/30/18	BASCOM TRIM & UPHOLSTERY	7745	Auto Maint & Repair - Labor	85.00	0.00	85.00	**$110.00**
			7745	Auto Maint & Repair - Materials	25.00	0.00	25.00	
xxx306064	8/30/18	BAY-VALLEY PEST CONTROL INC	0243549	Facilities Maintenance & Repair Labor	201.00	0.00	201.00	**$580.00**
			0243594	Facilities Maintenance & Repair Labor	321.00	0.00	321.00	
			0244778	Services Maintain Land Improv	58.00	0.00	58.00	
xxx306065	8/30/18	BOUND TREE MEDICAL LLC	82952552	Inventory Purchase	1,994.70	0.00	1,994.70	**$2,806.56**
			82955365	Inventory Purchase	185.98	0.00	185.98	

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			82961912	Inventory Purchase	333.55	0.00	333.55	
			82964294	Inventory Purchase	292.33	0.00	292.33	
xxx306066	8/30/18	CAPE	09202018	Membership Fees	45.00	0.00	45.00	**$45.00**
xxx306067	8/30/18	CLAP ARTS	1790	Rec Instructors/Officials	4,582.20	0.00	4,582.20	**$4,582.20**
xxx306068	8/30/18	CSAC EXCESS INSURANCE AUTHORITY	19400056	Insurances - Employee Assistance Program	13,292.07	0.00	13,292.07	**$13,292.07**
xxx306069	8/30/18	CALCON SYSTEMS INC	42844	Equipment Maintenance & Repair Labor	3,120.00	0.00	3,120.00	**$6,585.00**
			42845	Equipment Maintenance & Repair Labor	3,120.00	0.00	3,120.00	
			42861	Contracts/Service Agreements	345.00	0.00	345.00	
xxx306070	8/30/18	CALIFA GROUP	1452	Utilities - Telephone	1,596.64	0.00	1,596.64	**$1,596.64**
xxx306071	8/30/18	CALTEST ANALYTICAL LABORATORY	588627	Water Lab Services	70.20	0.00	70.20	**$70.20**
xxx306072	8/30/18	CAREER DEVELOPMENT SOLUTIONS LLC	4014967-M3Q8C8	DED Services/Training - Training	2,677.50	0.00	2,677.50	**$2,677.50**
xxx306073	8/30/18	CHANG TAI DO KARATE & FITNESS	2018CAMPS	Rec Instructors/Officials	8,377.60	0.00	8,377.60	**$8,377.60**
xxx306074	8/30/18	CIRCUS OF SMILES	2232	Special Events	504.93	0.00	504.93	**$504.93**
xxx306075	8/30/18	COLUMBIA ELECTRIC INC	STLGHTCNDIT#R	Construction Project Contract Retainage	5,682.85	0.00	5,682.85	**$5,682.85**
xxx306076	8/30/18	DKS ASSOC	0067356	Consultants	8,783.85	0.00	8,783.85	**$8,783.85**
xxx306077	8/30/18	DELL MARKETING LP	10262721982	General Supplies	262.25	0.00	262.25	**$1,875.18**
			10262836655	Computer Hardware	1,612.93	0.00	1,612.93	
xxx306078	8/30/18	DEPARTMENT OF JUSTICE	316679	Contracts/Service Agreements	1,313.00	0.00	1,313.00	**$1,313.00**
xxx306079	8/30/18	DISCOUNT SCHOOL SUPPLY	W31332310101	General Supplies	116.91	0.00	116.91	**$116.91**
xxx306080	8/30/18	FBD VANGUARD CONSTRUCTION INC	SFERTS2SCHL#03	Construction Services	123,690.67	0.00	123,690.67	**$123,690.67**
xxx306081	8/30/18	FEDEX	6-265-06038	Postage	9.56	0.00	9.56	**$9.56**
xxx306082	8/30/18	FEHR & PEERS	123953	Professional Services	5,703.75	0.00	5,703.75	**$5,703.75**
xxx306083	8/30/18	FIRST RESPONDER SUPPORT NETWORK	MSANSOM101018	Training and Conferences	316.00	0.00	316.00	**$316.00**
xxx306084	8/30/18	FORENSIC RESOURCE SERVICES	CASE#18-6217	Medical Services	475.00	0.00	475.00	**$475.00**
xxx306085	8/30/18	FOSTER BROS SECURITY SYSTEMS INC	302308	Misc Equip Maint & Repair - Labor	82.50	0.00	82.50	**$178.42**
			302308	Misc Equip Maint & Repair - Materials	95.92	0.00	95.92	
xxx306086	8/30/18	FRANK A OLSEN CO INC	240800	Miscellaneous Equipment Parts & Supplies	7,984.36	0.00	7,984.36	**$7,984.36**
xxx306087	8/30/18	GEOSYNTEC CONSULTANTS INC	16352363	Consultants	1,864.50	0.00	1,864.50	**$1,864.50**

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xxx306088	8/30/18	GOLDEN GATE TRUCK CENTER	F005864836:01	Parts, Vehicles & Motor Equip	860.32	0.00	860.32	**$1,415.56**
			F005865664:01	Parts, Vehicles & Motor Equip	1,310.64	0.00	1,310.64	
			F005866165:01	Parts, Vehicles & Motor Equip	-860.32	0.00	-860.32	
			F005866214:01	Parts, Vehicles & Motor Equip	92.85	0.00	92.85	
			F005867803:01	Parts, Vehicles & Motor Equip	-84.35	0.00	-84.35	
			F005868184:01	Parts, Vehicles & Motor Equip	96.42	0.00	96.42	
xxx306089	8/30/18	GOLDFARB LIPMAN ATTORNEYS	128006	Legal Services	3,214.71	0.00	3,214.71	**$3,300.21**
			128081	Legal Services	85.50	0.00	85.50	
xxx306090	8/30/18	GOODYEAR COMMERCIAL TIRE & SERVICE CTR	189-1099133	Auto Maint & Repair - Labor	150.32	0.00	150.32	**$4,062.22**
			189-1099133	Auto Maint & Repair - Materials	1,132.34	0.00	1,132.34	
			189-1099194	Parts, Vehicles & Motor Equip	100.90	0.00	100.90	
			189-1099224	Auto Maint & Repair - Labor	291.26	0.00	291.26	
			189-1099259	Auto Maint & Repair - Labor	187.90	0.00	187.90	
			189-1099259	Auto Maint & Repair - Materials	1,595.19	0.00	1,595.19	
			189-1099260	Parts, Vehicles & Motor Equip	403.99	0.00	403.99	
			189-1099269	Auto Maint & Repair - Labor	94.92	0.00	94.92	
			189-1099269	Auto Maint & Repair - Materials	28.63	0.00	28.63	
			189-1099270	Auto Maint & Repair - Labor	47.46	0.00	47.46	
			189-1099270	Auto Maint & Repair - Materials	29.31	0.00	29.31	
xxx306092	8/30/18	GRANITEROCK CO	1120798	Materials - Land Improve	3,309.82	0.00	3,309.82	**$14,363.06**
			1124023	Materials - Land Improve	11,053.24	0.00	11,053.24	
xxx306093	8/30/18	HI TECH EMERGENCY VEHICLE SERVICE INC	161470	Auto Maint & Repair - Labor	1,076.40	0.00	1,076.40	**$1,867.79**
			161470	Auto Maint & Repair - Materials	791.39	0.00	791.39	
xxx306094	8/30/18	HULA HALAU'O PI'ILANI	09152018	Special Events	150.00	0.00	150.00	**$150.00**
xxx306095	8/30/18	ICAND PROMOTIONS	8526	Clothing, Uniforms & Access	149.16	0.00	149.16	**$1,219.20**
			8538	Clothing, Uniforms & Access	796.69	0.00	796.69	
			8544	Clothing, Uniforms & Access	273.35	0.00	273.35	
xxx306096	8/30/18	IPS GROUP INC	35581	Credit Card Fees	531.38	0.00	531.38	**$531.38**
xxx306097	8/30/18	IRVINE & JACHENS INC	2435	Miscellaneous Services	1,130.13	0.00	1,130.13	**$1,130.13**
xxx306098	8/30/18	JOHANSING IRON WORKS INC	7482-2	Miscellaneous Equipment Parts & Supplies	157.23	0.00	157.23	**$157.23**
xxx306099	8/30/18	KME FIRE APPARATUS	CA545019	Parts, Vehicles & Motor Equip	568.59	0.00	568.59	**$897.69**

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			CA545020	Parts, Vehicles & Motor Equip	329.10	0.00	329.10	
xxx306100	8/30/18	KELLY MOORE PAINT CO INC	1106-644759	Bldg Maint Matls & Supplies	42.34	0.00	42.34	**$42.34**
xxx306101	8/30/18	KIDZ LOVE SOCCER	KLSC7302018	Rec Instructors/Officials	2,563.60	0.00	2,563.60	**$2,563.60**
xxx306102	8/30/18	KOHLWEISS AUTO PARTS INC	01PT1542	Parts, Vehicles & Motor Equip	94.44	0.00	94.44	**$109.73**
			01PT1816	Parts, Vehicles & Motor Equip	15.29	0.00	15.29	
xxx306103	8/30/18	LC ACTION POLICE SUPPLY	385828	General Supplies	272.50	0.00	272.50	**$2,031.76**
			385829	General Supplies	1,759.26	0.00	1,759.26	
xxx306104	8/30/18	LPS TACTICAL & PERSONAL SECURITY SUPPLY	7694A	Clothing, Uniforms & Access	517.11	0.00	517.11	**$1,000.03**
			7924A	Clothing, Uniforms & Access	482.92	0.00	482.92	
xxx306105	8/30/18	LANDCARE USA LLC	169688	Services Maintain Land Improv	485.00	0.00	485.00	**$485.00**
xxx306106	8/30/18	LAW ENFORCEMENT PSYCHOLOGICAL SERV INC	1808175	Investigation Expense	2,430.00	0.00	2,430.00	**$5,230.00**
			1808176	Investigation Expense	2,800.00	0.00	2,800.00	
xxx306107	8/30/18	LIEBERT CASSIDY WHITMORE	1464497	Legal Services	1,152.00	0.00	1,152.00	**$2,196.00**
			1464498	Legal Services	1,044.00	0.00	1,044.00	
xxx306108	8/30/18	LYNN SHAOLIN CHIN	CLAIM18-19-004	Liability Claims Paid	1,506.32	0.00	1,506.32	**$1,506.32**
xxx306109	8/30/18	MSI FUEL MANAGEMENT INC	4523	Auto Maint & Repair - Labor	570.00	0.00	570.00	**$570.00**
xxx306110	8/30/18	MALLORY SAFETY & SUPPLY LLC	4503987	Inventory Purchase	549.36	0.00	549.36	**$1,549.71**
			4504593	Inventory Purchase	531.65	0.00	531.65	
			4505127	Inventory Purchase	468.70	0.00	468.70	
xxx306111	8/30/18	MISSION VALLEY FORD TRUCK SALES INC	254768	Auto Maint & Repair - Labor	975.00	0.00	975.00	**$1,494.66**
			254768	Auto Maint & Repair - Materials	519.66	0.00	519.66	
xxx306112	8/30/18	MUNICIPAL MAINTENANCE EQUIPMENT INC	0129486-IN	Parts, Vehicles & Motor Equip	181.04	0.00	181.04	**$3,188.17**
			0129691-IN	Parts, Vehicles & Motor Equip	165.14	0.00	165.14	
			0129858-IN	Parts, Vehicles & Motor Equip	425.46	0.00	425.46	
			0129970-IN	Parts, Vehicles & Motor Equip	1,673.90	0.00	1,673.90	
			0130194-IN	Parts, Vehicles & Motor Equip	45.47	0.00	45.47	
			0130485-IN	Parts, Vehicles & Motor Equip	582.81	0.00	582.81	
			0130536-IN	Parts, Vehicles & Motor Equip	114.35	0.00	114.35	
xxx306113	8/30/18	NAPA AUTO PARTS	5983-403603	Parts, Vehicles & Motor Equip	230.86	0.00	230.86	**$3,443.40**
			5983-409732	Parts, Vehicles & Motor Equip	-230.86	0.00	-230.86	

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			5983-410300	Parts, Vehicles & Motor Equip	-43.56	0.00	-43.56	
			5983-410580	Parts, Vehicles & Motor Equip	259.42	0.00	259.42	
			5983-412106	Parts, Vehicles & Motor Equip	117.81	0.00	117.81	
			5983-412682	Parts, Vehicles & Motor Equip	-112.83	0.00	-112.83	
			5983-413012	Parts, Vehicles & Motor Equip	-25.50	0.00	-25.50	
			5983-413626	Parts, Vehicles & Motor Equip	87.91	0.00	87.91	
			5983-413650	Parts, Vehicles & Motor Equip	76.64	0.00	76.64	
			5983-413652	Parts, Vehicles & Motor Equip	99.08	0.00	99.08	
			5983-413735	Parts, Vehicles & Motor Equip	81.16	0.00	81.16	
			5983-413871	Parts, Vehicles & Motor Equip	40.12	0.00	40.12	
			5983-413908	Parts, Vehicles & Motor Equip	4.37	0.00	4.37	
			5983-414254	Parts, Vehicles & Motor Equip	30.97	0.00	30.97	
			5983-414257	Parts, Vehicles & Motor Equip	31.38	0.00	31.38	
			5983-414258	Parts, Vehicles & Motor Equip	3.14	0.00	3.14	
			5983-414287	Parts, Vehicles & Motor Equip	27.79	0.00	27.79	
			5983-414303	Parts, Vehicles & Motor Equip	113.03	0.00	113.03	
			5983-414496	Parts, Vehicles & Motor Equip	-4.37	0.00	-4.37	
			5983-415010	Parts, Vehicles & Motor Equip	92.02	0.00	92.02	
			5983-415075	Parts, Vehicles & Motor Equip	204.02	0.00	204.02	
			5983-415271	Parts, Vehicles & Motor Equip	101.47	0.00	101.47	
			5983-415296	Parts, Vehicles & Motor Equip	140.83	0.00	140.83	
			5983-415351	Parts, Vehicles & Motor Equip	17.45	0.00	17.45	
			5983-415438	Parts, Vehicles & Motor Equip	38.46	0.00	38.46	
			5983-415490	Parts, Vehicles & Motor Equip	39.32	0.00	39.32	
			5983-415606	Parts, Vehicles & Motor Equip	139.67	0.00	139.67	
			5983-415711	Parts, Vehicles & Motor Equip	7.46	0.00	7.46	
			5983-415715	Parts, Vehicles & Motor Equip	80.05	0.00	80.05	
			5983-415741	Parts, Vehicles & Motor Equip	-4.98	0.00	-4.98	
			5983-415890	Parts, Vehicles & Motor Equip	27.79	0.00	27.79	
			5983-416049	Parts, Vehicles & Motor Equip	82.59	0.00	82.59	
			5983-416175	Parts, Vehicles & Motor Equip	10.50	0.00	10.50	

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			5983-416237	Parts, Vehicles & Motor Equip	-24.56	0.00	-24.56	
			5983-416503	Parts, Vehicles & Motor Equip	36.76	0.00	36.76	
			5983-416519	Parts, Vehicles & Motor Equip	56.52	0.00	56.52	
			5983-416631	Parts, Vehicles & Motor Equip	27.79	0.00	27.79	
			5983-416744	Parts, Vehicles & Motor Equip	30.82	0.00	30.82	
			5983-416750	Parts, Vehicles & Motor Equip	113.03	0.00	113.03	
			5983-416767	Parts, Vehicles & Motor Equip	138.40	0.00	138.40	
			5983-416974	Parts, Vehicles & Motor Equip	26.57	0.00	26.57	
			5983-417191	Parts, Vehicles & Motor Equip	102.84	0.00	102.84	
			5983-417271	Parts, Vehicles & Motor Equip	84.81	0.00	84.81	
			5983-417344	Parts, Vehicles & Motor Equip	36.86	0.00	36.86	
			5983-417349	Parts, Vehicles & Motor Equip	59.58	0.00	59.58	
			5983-417388	Parts, Vehicles & Motor Equip	101.47	0.00	101.47	
			5983-417428	Parts, Vehicles & Motor Equip	8.32	0.00	8.32	
			5983-417435	Parts, Vehicles & Motor Equip	20.29	0.00	20.29	
			5983-417482	Parts, Vehicles & Motor Equip	90.27	0.00	90.27	
			5983-417663	Parts, Vehicles & Motor Equip	1.89	0.00	1.89	
			5983-417742	Parts, Vehicles & Motor Equip	318.51	0.00	318.51	
			5983-418036	Parts, Vehicles & Motor Equip	146.21	0.00	146.21	
			5983-418065	Parts, Vehicles & Motor Equip	184.15	0.00	184.15	
			5983-418184	Parts, Vehicles & Motor Equip	69.43	0.00	69.43	
			5983-418197	Parts, Vehicles & Motor Equip	14.11	0.00	14.11	
			5983-418230	Parts, Vehicles & Motor Equip	48.18	0.00	48.18	
			5983-418559	Parts, Vehicles & Motor Equip	34.94	0.00	34.94	
			5983-419032	Parts, Vehicles & Motor Equip	-17.23	0.00	-17.23	
			5983-419046	Parts, Vehicles & Motor Equip	-29.77	0.00	-29.77	
xxx306119	8/30/18	NIXON EGLI EQUIPMENT CO INC	C26033	Parts, Vehicles & Motor Equip	1,877.25	0.00	1,877.25	**$1,877.25**
xxx306120	8/30/18	OMEGA PACIFIC ELECTRICAL SUPPLY INC	03-32100	Electrical Parts & Supplies	8,829.00	0.00	8,829.00	**$8,829.00**
xxx306121	8/30/18	PACIFIC COAST TRANE CONTROLS	S91576	Facilities Maintenance & Repair Labor	4,677.00	0.00	4,677.00	**$4,677.00**
xxx306122	8/30/18	PEARSON BUICK GMC	321926	Parts, Vehicles & Motor Equip	367.62	0.00	367.62	**$953.90**

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			322596	Parts, Vehicles & Motor Equip	122.78	0.00	122.78	
			322850	Parts, Vehicles & Motor Equip	125.60	0.00	125.60	
			323184	Parts, Vehicles & Motor Equip	38.98	0.00	38.98	
			323438	Parts, Vehicles & Motor Equip	245.51	0.00	245.51	
			323759	Parts, Vehicles & Motor Equip	53.41	0.00	53.41	
			332596	Parts, Vehicles & Motor Equip	0.00	0.00	0.00	
xxx306123	8/30/18	PETERSON POWER SYSTEMS INC	SW240150464	Misc Equip Maint & Repair - Labor	3,824.00	0.00	3,824.00	**$6,065.91**
			SW240150464	Misc Equip Maint & Repair - Materials	2,241.91	0.00	2,241.91	
xxx306124	8/30/18	PLANET FUTSAL	FKJA2018	Rec Instructors/Officials	1,039.50	0.00	1,039.50	**$1,039.50**
xxx306125	8/30/18	PLAY-WELL TEKNOLOGIES	DB16008	Rec Instructors/Officials	15,985.00	0.00	15,985.00	**$15,985.00**
xxx306126	8/30/18	PORTNOV COMPUTER SCHOOL	08-01-18	DED Services/Training - Training	595.00	0.00	595.00	**$1,190.00**
			08-02-18	DED Services/Training - Training	595.00	0.00	595.00	
xxx306127	8/30/18	PRIORITY 1 PUBLIC SAFETY EQUIPMENT	6931	Auto Maint & Repair - Labor	2,900.00	0.00	2,900.00	**$16,301.47**
			6931	Auto Maint & Repair - Materials	8,983.55	0.00	8,983.55	
			6936	Auto Maint & Repair - Labor	1,350.00	0.00	1,350.00	
			6936	Auto Maint & Repair - Materials	2,547.92	0.00	2,547.92	
			6942	Auto Maint & Repair - Labor	520.00	0.00	520.00	
xxx306128	8/30/18	QUALITY GLASS AND TINT	15404	Auto Maint & Repair - Labor	225.00	0.00	225.00	**$225.00**
xxx306129	8/30/18	R E P NUT N BOLT GUY	29764	Inventory Purchase	72.25	0.00	72.25	**$72.25**
xxx306130	8/30/18	RDO EQUIPMENT CO	C4970	Parts, Vehicles & Motor Equip	-179.19	0.00	-179.19	**$1,561.74**
			W15165	Auto Maint & Repair - Labor	684.16	0.00	684.16	
			W15165	Auto Maint & Repair - Materials	1,056.77	0.00	1,056.77	
xxx306131	8/30/18	RAYVERN LIGHTING SUPPLY CO INC	57660-0	Inventory Purchase	10.20	0.00	10.20	**$8.50**
			577670	Inventory Purchase	-1.70	0.00	-1.70	
xxx306132	8/30/18	READYREFRESH BY NESTLE	18H0023360647	General Supplies	3.26	0.00	3.26	**$131.76**
			18H5727863002	General Supplies	21.19	0.00	21.19	
			18H5736476002	General Supplies	3.26	0.00	3.26	
			18H5740153001	General Supplies	3.26	0.00	3.26	
			18H5740154009	General Supplies	21.19	0.00	21.19	
			18H5740156004	General Supplies	79.60	0.00	79.60	
xxx306133	8/30/18	RECREATION PLUS	2792	Rec Instructors/Officials	8,980.40	0.00	8,980.40	**$8,980.40**

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xxx306134	8/30/18	REED & GRAHAM INC	926831	Materials - Land Improve	855.84	0.00	855.84	**$855.84**
xxx306135	8/30/18	SCS ENGINEERS	0330110	Engineering Services	257.50	0.00	257.50	**$5,757.50**
			0330112	Engineering Services	5,500.00	0.00	5,500.00	
xxx306136	8/30/18	SCS FIELD SERVICES INC	0330396	Engineering Services	1,617.63	0.00	1,617.63	**$1,617.63**
xxx306137	8/30/18	SANTA CLARA COUNTY FIRE CHIEFS ASSN	0058	Training and Conferences	338.65	0.00	338.65	**$838.65**
			0058	Membership Fees	500.00	0.00	500.00	
xxx306138	8/30/18	SECTOR SECURITY & COMMUNICATIONS	WO-0758	Services Maintain Land Improv	599.50	0.00	599.50	**$699.00**
			WOO-40187	Services Maintain Land Improv	99.50	0.00	99.50	
xxx306139	8/30/18	SILICON VALLEY AUTOBODY INC	40331	Auto Maint & Repair - Labor	1,248.00	0.00	1,248.00	**$2,199.80**
			40331	Auto Maint & Repair - Materials	951.80	0.00	951.80	
xxx306140	8/30/18	SOCIAL POLICY RESEARCH ASSOCIATES INC	3462-005	Contracts/Service Agreements	2,765.27	0.00	2,765.27	**$2,765.27**
xxx306141	8/30/18	SOFTCHOICE CORP	4877342	Computer Software	-960.54	0.00	-960.54	**$11,713.94**
			4885235	Computer Software	75.48	0.00	75.48	
			4911874	Computer Software	12,599.00	0.00	12,599.00	
xxx306142	8/30/18	STONEY PINE CHARITIES HOUSING CORP	LOAN DRAW#1	Customer Loans Disbursed	136,101.00	0.00	136,101.00	**$136,101.00**
xxx306143	8/30/18	STUDIO EM GRAPHIC DESIGN	17216	Advertising Services	218.00	0.00	218.00	**$327.00**
			17217	Advertising Services	109.00	0.00	109.00	
xxx306144	8/30/18	SUNNYVALE FORD	128976	Parts, Vehicles & Motor Equip	56.56	0.00	56.56	**$1,878.28**
			128995	Parts, Vehicles & Motor Equip	56.60	0.00	56.60	
			129026	Parts, Vehicles & Motor Equip	17.71	0.00	17.71	
			129047	Parts, Vehicles & Motor Equip	182.51	0.00	182.51	
			129076	Parts, Vehicles & Motor Equip	173.94	0.00	173.94	
			129412	Parts, Vehicles & Motor Equip	22.14	0.00	22.14	
			129415	Parts, Vehicles & Motor Equip	24.08	0.00	24.08	
			129431	Parts, Vehicles & Motor Equip	89.50	0.00	89.50	
			129466	Parts, Vehicles & Motor Equip	292.80	0.00	292.80	
			129486	Parts, Vehicles & Motor Equip	593.11	0.00	593.11	
			129612	Parts, Vehicles & Motor Equip	23.96	0.00	23.96	
			129661	Parts, Vehicles & Motor Equip	27.73	0.00	27.73	
			129690	Parts, Vehicles & Motor Equip	37.74	0.00	37.74	

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			FOCS781814	Auto Maint & Repair - Labor	139.95	0.00	139.95	
			FOCS781976	Auto Maint & Repair - Labor	139.95	0.00	139.95	
xxx306146	8/30/18	SUNNYVALE TOWING INC	314764	Vehicle Towing Services	45.00	0.00	45.00	**$180.00**
			314768	Vehicle Towing Services	45.00	0.00	45.00	
			314770	Vehicle Towing Services	45.00	0.00	45.00	
			314771	Vehicle Towing Services	45.00	0.00	45.00	
xxx306147	8/30/18	SUPPLYWORKS	443363767	General Supplies	235.47	0.00	235.47	**$235.47**
xxx306148	8/30/18	SYLVAN LEARNING INC	2218-2018	Rec Instructors/Officials	3,748.80	0.00	3,748.80	**$7,867.20**
			3012	Rec Instructors/Officials	4,118.40	0.00	4,118.40	
xxx306149	8/30/18	TRICOR AMERICA INC	M653452	Contracts/Service Agreements	803.00	0.00	803.00	**$803.00**
xxx306150	8/30/18	TURF & INDUSTRIAL EQUIPMENT CO	IV27166	Parts, Vehicles & Motor Equip	131.81	0.00	131.81	**$700.47**
			IV27248	Parts, Vehicles & Motor Equip	488.77	0.00	488.77	
			IV27324	Parts, Vehicles & Motor Equip	42.46	0.00	42.46	
			IV27348	Parts, Vehicles & Motor Equip	3.97	0.00	3.97	
			IV27421	Parts, Vehicles & Motor Equip	33.46	0.00	33.46	
xxx306151	8/30/18	TURF STAR INC	7025171-00	Parts, Vehicles & Motor Equip	330.33	0.00	330.33	**$330.33**
xxx306152	8/30/18	UNITED STATES POSTAL SERVICE	BOX4000-AUG18	Equipment Rental/Lease	1,320.00	0.00	1,320.00	**$1,320.00**
xxx306153	8/30/18	UNIVAR USA INC	SJ896172	Chemicals	3,592.78	0.00	3,592.78	**$3,592.78**
xxx306154	8/30/18	UNIVERSITY OF CALIFORNIA SANTA CRUZ	57425	DED Services/Training - Training	474.00	0.00	474.00	**$10,021.00**
			57758	DED Services/Training - Training	752.00	0.00	752.00	
			57859	DED Services/Training - Training	299.00	0.00	299.00	
			58259	DED Services/Training - Training	5,400.00	0.00	5,400.00	
			58264	DED Services/Training - Training	3,096.00	0.00	3,096.00	
xxx306155	8/30/18	VALLEY OIL CO	933595	Auto Maint & Repair - Labor	125.00	0.00	125.00	**$15,699.08**
			934739	Inventory Purchase	2,818.11	0.00	2,818.11	
			939804	Inventory Purchase	12,755.97	0.00	12,755.97	
xxx306156	8/30/18	VERIZON WIRELESS	9813119402	Communication Equipment	1,321.94	0.00	1,321.94	**$15,918.98**
			9813119402	Utilities - Mobile Phones - City Mobile Phones	14,597.04	0.00	14,597.04	
xxx306157	8/30/18	WHCI PLUMBING SUPPLY	S2339899.001	Bldg Maint Matls & Supplies	940.92	0.00	940.92	**$940.92**
xxx306158	8/30/18	WMH CORPORATION	17-BUC-05	Engineering Services	18,101.44	0.00	18,101.44	**$18,101.44**

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xxx306159	8/30/18	WOWZY CREATION CORP	91161	Customized Products	123.66	0.00	123.66	**$123.66**
xxx306160	8/30/18	WILSEY HAM	22286	Consultants	1,062.50	0.00	1,062.50	**$4,427.00**
			22287	Consultants	3,364.50	0.00	3,364.50	
xxx306161	8/30/18	XIN CHEN	17-18-070	Liability Claims Paid	316.33	0.00	316.33	**$316.33**
xxx306162	8/30/18	PACIFIC GAS & ELECTRIC CO	03142830050618	Utilities - Electric	26,503.74	0.00	26,503.74	**$61,866.67**
			03142830050718	Utilities - Electric	17,958.02	0.00	17,958.02	
			03153947310718	Utilities - Electric	7,944.49	0.00	7,944.49	
			11059228290718	Utilities - Electric	55.28	0.00	55.28	
			11059229930718	Utilities - Electric	65.76	0.00	65.76	
			35600081570718	Utilities - Electric	29.16	0.00	29.16	
			35602171200718	Utilities - Electric	23.88	0.00	23.88	
			35604437160718	Utilities - Electric	28.14	0.00	28.14	
			35606224450718	Utilities - Electric	17.51	0.00	17.51	
			35607191900718	Utilities - Electric	33.35	0.00	33.35	
			35608567660718	Utilities - Electric	30.17	0.00	30.17	
			35611839590718	Utilities - Electric	0.65	0.00	0.65	
			35612262510718	Utilities - Electric	32.27	0.00	32.27	
			35613458020718	Utilities - Electric	19.75	0.00	19.75	
			35615386140718	Utilities - Electric	14.55	0.00	14.55	
			35615568540718	Utilities - Electric	40.90	0.00	40.90	
			35616646260718	Utilities - Electric	23.66	0.00	23.66	
			35617117850718	Utilities - Electric	20.83	0.00	20.83	
			35619832010718	Utilities - Electric	7.74	0.00	7.74	
			35620251620718	Utilities - Electric	15.34	0.00	15.34	
			35621388650718	Utilities - Electric	21.19	0.00	21.19	
			35622378290718	Utilities - Electric	25.83	0.00	25.83	
			35622803790718	Utilities - Electric	33.56	0.00	33.56	
			35623203290718	Utilities - Electric	30.82	0.00	30.82	
			35623495080718	Utilities - Electric	26.19	0.00	26.19	
			35624668430718	Utilities - Electric	30.39	0.00	30.39	
			35625361150718	Utilities - Electric	17.72	0.00	17.72	

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			35629588410718	Utilities - Electric	23.66	0.00	23.66	
			35630250570718	Utilities - Electric	20.11	0.00	20.11	
			35630370110718	Utilities - Electric	31.69	0.00	31.69	
			35630869420718	Utilities - Electric	21.13	0.00	21.13	
			35631755360718	Utilities - Electric	25.40	0.00	25.40	
			35632810380718	Utilities - Electric	18.74	0.00	18.74	
			35634101590718	Utilities - Electric	39.58	0.00	39.58	
			35635840130718	Utilities - Electric	27.57	0.00	27.57	
			35635878160718	Utilities - Electric	21.05	0.00	21.05	
			35638635000718	Utilities - Electric	35.81	0.00	35.81	
			35639668520718	Utilities - Electric	19.03	0.00	19.03	
			35641783140718	Utilities - Electric	27.21	0.00	27.21	
			35642309020718	Utilities - Electric	23.88	0.00	23.88	
			35642590020718	Utilities - Electric	24.53	0.00	24.53	
			35642590100718	Utilities - Electric	52.17	0.00	52.17	
			35642590150718	Utilities - Electric	11.58	0.00	11.58	
			35642590200718	Utilities - Electric	45.27	0.00	45.27	
			35642590250718	Utilities - Electric	62.96	0.00	62.96	
			35642590300718	Utilities - Electric	64.75	0.00	64.75	
			35642590350718	Utilities - Electric	48.31	0.00	48.31	
			35642590400718	Utilities - Electric	74.99	0.00	74.99	
			35642590450718	Utilities - Electric	51.89	0.00	51.89	
			35642590460718	Utilities - Electric	12.59	0.00	12.59	
			35642590500718	Utilities - Electric	43.33	0.00	43.33	
			35642590650718	Utilities - Electric	45.94	0.00	45.94	
			35642590700718	Utilities - Electric	62.18	0.00	62.18	
			35642590750718	Utilities - Electric	50.99	0.00	50.99	
			35642590800718	Utilities - Electric	63.07	0.00	63.07	
			35642590850718	Utilities - Electric	42.97	0.00	42.97	
			35642590950718	Utilities - Electric	18.55	0.00	18.55	
			35642591000718	Utilities - Electric	81.42	0.00	81.42	

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			35642591050718	Utilities - Electric	49.16	0.00	49.16	
			35642591100718	Utilities - Electric	44.75	0.00	44.75	
			35642591150718	Utilities - Electric	51.67	0.00	51.67	
			35642591210718	Utilities - Electric	29.30	0.00	29.30	
			35642591250718	Utilities - Electric	62.65	0.00	62.65	
			35642591300718	Utilities - Electric	33.80	0.00	33.80	
			35642591310718	Utilities - Electric	12.66	0.00	12.66	
			35642591350718	Utilities - Electric	59.51	0.00	59.51	
			35642591400718	Utilities - Electric	52.96	0.00	52.96	
			35642591430718	Utilities - Electric	25.11	0.00	25.11	
			35642591450718	Utilities - Electric	43.44	0.00	43.44	
			35642591500718	Utilities - Electric	35.10	0.00	35.10	
			35642591550718	Utilities - Electric	38.68	0.00	38.68	
			35642591600718	Utilities - Electric	48.37	0.00	48.37	
			35642591650718	Utilities - Electric	60.82	0.00	60.82	
			35642591700718	Utilities - Electric	48.49	0.00	48.49	
			35642591750718	Utilities - Electric	56.83	0.00	56.83	
			35642591800718	Utilities - Electric	41.34	0.00	41.34	
			35642591850718	Utilities - Electric	50.04	0.00	50.04	
			35642591900718	Utilities - Electric	43.39	0.00	43.39	
			35642591930718	Utilities - Electric	31.48	0.00	31.48	
			35642591940718	Utilities - Electric	24.17	0.00	24.17	
			35642591950718	Utilities - Electric	52.96	0.00	52.96	
			35642592000718	Utilities - Electric	62.55	0.00	62.55	
			35642592050718	Utilities - Electric	69.45	0.00	69.45	
			35642592070718	Utilities - Electric	23.95	0.00	23.95	
			35642592100718	Utilities - Electric	53.01	0.00	53.01	
			35642592130718	Utilities - Electric	16.57	0.00	16.57	
			35642592150718	Utilities - Electric	50.26	0.00	50.26	
			35642592190718	Utilities - Electric	39.28	0.00	39.28	
			35642592200718	Utilities - Electric	56.24	0.00	56.24	

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			35642592250718	Utilities - Electric	23.24	0.00	23.24	
			35642592300718	Utilities - Electric	44.80	0.00	44.80	
			35642592350718	Utilities - Electric	11.58	0.00	11.58	
			35642592400718	Utilities - Electric	73.86	0.00	73.86	
			35642592450718	Utilities - Electric	42.53	0.00	42.53	
			35642592500718	Utilities - Electric	44.80	0.00	44.80	
			35642592550718	Utilities - Electric	58.48	0.00	58.48	
			35642592600718	Utilities - Electric	53.86	0.00	53.86	
			35642592650718	Utilities - Electric	65.29	0.00	65.29	
			35642592700718	Utilities - Electric	49.47	0.00	49.47	
			35642592750718	Utilities - Electric	49.81	0.00	49.81	
			35642592800718	Utilities - Electric	80.05	0.00	80.05	
			35642592850718	Utilities - Electric	48.96	0.00	48.96	
			35642592900718	Utilities - Electric	49.81	0.00	49.81	
			35642592950718	Utilities - Electric	64.80	0.00	64.80	
			35642593000718	Utilities - Electric	61.24	0.00	61.24	
			35642593050718	Utilities - Electric	64.58	0.00	64.58	
			35642593100718	Utilities - Electric	60.51	0.00	60.51	
			35642593200718	Utilities - Electric	55.89	0.00	55.89	
			35642593210718	Utilities - Electric	30.17	0.00	30.17	
			35642593250718	Utilities - Electric	12.87	0.00	12.87	
			35642593260718	Utilities - Electric	27.21	0.00	27.21	
			35642593300718	Utilities - Electric	54.56	0.00	54.56	
			35642593350718	Utilities - Electric	49.47	0.00	49.47	
			35642593400718	Utilities - Electric	63.50	0.00	63.50	
			35642593410718	Utilities - Electric	13.23	0.00	13.23	
			35642593480718	Utilities - Electric	16.64	0.00	16.64	
			35642593500718	Utilities - Electric	62.08	0.00	62.08	
			35642593550718	Utilities - Electric	46.82	0.00	46.82	
			35642593600718	Utilities - Electric	68.38	0.00	68.38	
			35642593650718	Utilities - Electric	62.91	0.00	62.91	

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			35642593700718	Utilities - Electric	59.32	0.00	59.32	
			35642593750718	Utilities - Electric	37.14	0.00	37.14	
			35642593800718	Utilities - Electric	43.33	0.00	43.33	
			35642593830718	Utilities - Electric	21.99	0.00	21.99	
			35642593850718	Utilities - Electric	9.86	0.00	9.86	
			35642593900718	Utilities - Electric	39.85	0.00	39.85	
			35642593950718	Utilities - Electric	39.04	0.00	39.04	
			35642593960718	Utilities - Electric	18.16	0.00	18.16	
			35642594000718	Utilities - Electric	50.23	0.00	50.23	
			35642594030718	Utilities - Electric	18.96	0.00	18.96	
			35642594050718	Utilities - Electric	30.58	0.00	30.58	
			35642594100718	Utilities - Electric	30.71	0.00	30.71	
			35642594150718	Utilities - Electric	43.92	0.00	43.92	
			35642594250718	Utilities - Electric	74.52	0.00	74.52	
			35642594260718	Utilities - Electric	20.26	0.00	20.26	
			35642594300718	Utilities - Electric	46.65	0.00	46.65	
			35642594310718	Utilities - Electric	20.11	0.00	20.11	
			35642594350718	Utilities - Electric	46.41	0.00	46.41	
			35642594400718	Utilities - Electric	39.74	0.00	39.74	
			35642594450718	Utilities - Electric	49.28	0.00	49.28	
			35642594500718	Utilities - Electric	31.66	0.00	31.66	
			35642594550718	Utilities - Electric	61.90	0.00	61.90	
			35642594600718	Utilities - Electric	59.51	0.00	59.51	
			35642594650718	Utilities - Electric	59.74	0.00	59.74	
			35642594700718	Utilities - Electric	58.08	0.00	58.08	
			35642594750718	Utilities - Electric	51.67	0.00	51.67	
			35642594800718	Utilities - Electric	56.07	0.00	56.07	
			35642594850718	Utilities - Electric	37.96	0.00	37.96	
			35642594900718	Utilities - Electric	46.06	0.00	46.06	
			35642594950718	Utilities - Electric	61.67	0.00	61.67	
			35642595000718	Utilities - Electric	49.61	0.00	49.61	

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			35642595050718	Utilities - Electric	53.30	0.00	53.30	
			35642595100718	Utilities - Electric	58.92	0.00	58.92	
			35642595150718	Utilities - Electric	46.06	0.00	46.06	
			35642595180718	Utilities - Electric	17.08	0.00	17.08	
			35642595200718	Utilities - Electric	52.24	0.00	52.24	
			35642595250718	Utilities - Electric	44.52	0.00	44.52	
			35642595260718	Utilities - Electric	41.75	0.00	41.75	
			35642595270718	Utilities - Electric	26.41	0.00	26.41	
			35642595300718	Utilities - Electric	42.48	0.00	42.48	
			35642595350718	Utilities - Electric	44.42	0.00	44.42	
			35642595400718	Utilities - Electric	45.03	0.00	45.03	
			35642595450718	Utilities - Electric	76.69	0.00	76.69	
			35642595500718	Utilities - Electric	39.72	0.00	39.72	
			35642595550718	Utilities - Electric	43.01	0.00	43.01	
			35642595600718	Utilities - Electric	40.55	0.00	40.55	
			35642595650718	Utilities - Electric	46.23	0.00	46.23	
			35642595700718	Utilities - Electric	50.31	0.00	50.31	
			35642595750718	Utilities - Electric	52.81	0.00	52.81	
			35642595800718	Utilities - Electric	44.62	0.00	44.62	
			35642595840718	Utilities - Electric	25.40	0.00	25.40	
			35642595850718	Utilities - Electric	78.89	0.00	78.89	
			35642595900718	Utilities - Electric	42.94	0.00	42.94	
			35642595950718	Utilities - Electric	84.68	0.00	84.68	
			35642596000718	Utilities - Electric	60.02	0.00	60.02	
			35642596050718	Utilities - Electric	54.30	0.00	54.30	
			35642596100718	Utilities - Electric	50.86	0.00	50.86	
			35642596150718	Utilities - Electric	42.88	0.00	42.88	
			35642596180718	Utilities - Electric	20.69	0.00	20.69	
			35642596200718	Utilities - Electric	55.34	0.00	55.34	
			35642596250718	Utilities - Electric	40.73	0.00	40.73	
			35642596300718	Utilities - Electric	42.64	0.00	42.64	

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			35642596310718	Utilities - Electric	19.90	0.00	19.90	
			35642596350718	Utilities - Electric	36.91	0.00	36.91	
			35642596380718	Utilities - Electric	30.31	0.00	30.31	
			35642596390718	Utilities - Electric	25.89	0.00	25.89	
			35642596400718	Utilities - Electric	39.69	0.00	39.69	
			35642596450718	Utilities - Electric	71.29	0.00	71.29	
			35642596500718	Utilities - Electric	41.83	0.00	41.83	
			35642596510718	Utilities - Electric	18.23	0.00	18.23	
			35642596700718	Utilities - Electric	21.99	0.00	21.99	
			35642596890718	Utilities - Electric	21.56	0.00	21.56	
			35642597310718	Utilities - Electric	22.35	0.00	22.35	
			35642597410718	Utilities - Electric	28.07	0.00	28.07	
			35642597560718	Utilities - Electric	17.94	0.00	17.94	
			35642597580718	Utilities - Electric	37.33	0.00	37.33	
			35642597780718	Utilities - Electric	24.39	0.00	24.39	
			35642598090718	Utilities - Electric	31.62	0.00	31.62	
			35642598240718	Utilities - Electric	9.53	0.00	9.53	
			35642598320718	Utilities - Electric	29.81	0.00	29.81	
			35642598500718	Utilities - Electric	18.45	0.00	18.45	
			35642598680718	Utilities - Electric	22.22	0.00	22.22	
			35642598820718	Utilities - Electric	20.33	0.00	20.33	
			35642599030718	Utilities - Electric	25.76	0.00	25.76	
			35642599140718	Utilities - Electric	20.90	0.00	20.90	
			35642599220718	Utilities - Electric	30.67	0.00	30.67	
			35642599230718	Utilities - Electric	17.72	0.00	17.72	
			35642599630718	Utilities - Electric	40.80	0.00	40.80	
			35642599650718	Utilities - Electric	21.19	0.00	21.19	
			35642657100718	Utilities - Electric	25.53	0.00	25.53	
			35644680670718	Utilities - Electric	23.36	0.00	23.36	
			35646567580718	Utilities - Electric	5.28	0.00	5.28	
			35647525510718	Utilities - Electric	27.78	0.00	27.78	

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For Payments Dated 8/26/2018 through 9/1/2018

Sorted by Payment Number

Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
			35647587030718	Utilities - Electric	42.25	0.00	42.25	
			35650040160718	Utilities - Electric	29.66	0.00	29.66	
			35650072020718	Utilities - Electric	20.40	0.00	20.40	
			35650295620718	Utilities - Electric	43.48	0.00	43.48	
			35650736240718	Utilities - Electric	23.88	0.00	23.88	
			35651995910718	Utilities - Electric	24.17	0.00	24.17	
			35652446010718	Utilities - Electric	32.99	0.00	32.99	
			35652837430718	Utilities - Electric	19.46	0.00	19.46	
			35653850930718	Utilities - Electric	32.20	0.00	32.20	
			35654460380718	Utilities - Electric	21.92	0.00	21.92	
			35655027900718	Utilities - Electric	35.16	0.00	35.16	
			35656758090718	Utilities - Electric	0.65	0.00	0.65	
			35658641990718	Utilities - Electric	20.83	0.00	20.83	
			35659521990718	Utilities - Electric	27.64	0.00	27.64	
			35659719430718	Utilities - Electric	38.49	0.00	38.49	
			35661606410718	Utilities - Electric	23.00	0.00	23.00	
			35662710140718	Utilities - Electric	22.07	0.00	22.07	
			35663598020718	Utilities - Electric	32.34	0.00	32.34	
			35664661630718	Utilities - Electric	31.33	0.00	31.33	
			35666020590718	Utilities - Electric	21.71	0.00	21.71	
			35666267910718	Utilities - Electric	24.60	0.00	24.60	
			35669864390718	Utilities - Electric	24.60	0.00	24.60	
			35671931870718	Utilities - Electric	24.03	0.00	24.03	
			35674252920718	Utilities - Electric	31.84	0.00	31.84	
			35674989850718	Utilities - Electric	20.33	0.00	20.33	
			35675679620718	Utilities - Electric	26.19	0.00	26.19	
			35676150740718	Utilities - Electric	31.40	0.00	31.40	
			35677237450718	Utilities - Electric	33.28	0.00	33.28	
			35677708710718	Utilities - Electric	19.06	0.00	19.06	
			35677904120718	Utilities - Electric	26.77	0.00	26.77	
			35679500460718	Utilities - Electric	31.62	0.00	31.62	

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Sorted by Payment Number

Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
			35679745900718	Utilities - Electric	30.96	0.00	30.96	
			35680001590718	Utilities - Electric	23.08	0.00	23.08	
			35681394250718	Utilities - Electric	19.97	0.00	19.97	
			35685267030718	Utilities - Electric	45.07	0.00	45.07	
			35690738200718	Utilities - Electric	25.32	0.00	25.32	
			35692937870718	Utilities - Electric	32.84	0.00	32.84	
			35693522670718	Utilities - Electric	19.82	0.00	19.82	
			35695460940718	Utilities - Electric	23.36	0.00	23.36	
			35695887370718	Utilities - Electric	26.34	0.00	26.34	
			35699206580718	Utilities - Electric	1.45	0.00	1.45	
			74408230820718	Utilities - Electric	50.34	0.00	50.34	
xxx306182	8/30/18	BEVERLY HAMEL	398123	Refund Recreation Fees	141.00	0.00	141.00	**$141.00**
xxx306183	8/30/18	CHABAD OF GREATER SOUTH BAY	399672	Refund Recreation Fees	500.00	0.00	500.00	**$500.00**
xxx306184	8/30/18	CHARLES MATTHIEU CONSULTING LLC	071631	Business License Tax	63.80	0.00	63.80	**$63.80**
xxx306185	8/30/18	EDWARD HEFFNER	400836	Refund Recreation Fees	41.25	0.00	41.25	**$41.25**
xxx306186	8/30/18	FOUR CORNERS PROPERTIES	2015-9436	Deposits Payable - Miscellaneous	5,138.17	0.00	5,138.17	**$5,138.17**
xxx306187	8/30/18	HARMONY ACUPUNCTURE CHINESE MEDICINE	074501	Business License Tax	38.26	0.00	38.26	**$38.26**
xxx306188	8/30/18	NATZIELILLI FLORES	398452	Refund Recreation Fees	15.00	0.00	15.00	**$15.00**
xxx306189	8/30/18	PHYLLIS GARCIA	400822	Refund Recreation Fees	41.25	0.00	41.25	**$41.25**
xxx002728	8/30/18	INTERNAL REVENUE SERVICE		Employer Taxes - Medicare - Total	-69.83	0.00	-69.83	**$12,457.38**
				Employer Taxes - Interest and Penalties	12,527.21	0.00	12,527.21	
xxx002729	8/30/18	PUBLIC EMPLOYEES RETIREMENT SYSTEM	950002729	Retirement Benefits - Deferred Comp - City Portion	13,296.52	0.00	13,296.52	**$743,456.55**
			950002729	Retirement Benefits - Misc Tier 1 & 2 Employer Required Cont.	176,531.54	0.00	176,531.54	
			950002729	Retirement Benefits - Misc Tier 1&2 Employer Paid Member Cont.	70,854.10	0.00	70,854.10	
			950002729	Retirement Benefits - Misc PEPRA Employer Required Cont.	76,618.02	0.00	76,618.02	
			950002729	Retirement Benefits - Safety Tier 1&2 Employer Required Cont.	208,468.76	0.00	208,468.76	

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			950002729	Retirement Benefits - Safety Tier 1&2 Emplyr Paid Member Cont	91,640.97	0.00	91,640.97	
			950002729	Retirement Benefits - Safety PEPRA Employer Required Cont.	42,911.89	0.00	42,911.89	
			950002729	Retirement Benefits - PARS	1,714.03	0.00	1,714.03	
			950002729	Employer Taxes - FICA - Total	1,204.18	0.00	1,204.18	
			950002729	Employer Taxes - Medicare - Total	60,216.54	0.00	60,216.54	
xxx906424	8/28/18	ACCLAMATION INSURANCE MANAGEMENT		Workers' Compensation - Claims	50,675.25	0.00	50,675.25	**$50,675.25**
xxx906427	8/31/18	EMPLOYMENT DEVELOPMENT DEPT		Insurances - Unemployment	24,475.00	0.00	24,475.00	**$24,475.00**
		Grand Total Payment Amount						**$3,412,539.96**

City of Sunnyvale

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LIST # 937

For Payments Dated 9/2/2018 through 9/8/2018

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Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
xxx306190	9/4/18	AT&T	000011461875	Utilities - Telephone	308.00	0.00	308.00	**$308.00**
xxx306191	9/4/18	ACCESS HARDWARE	5698370-IN	Bldg Maint Matls & Supplies	1,332.83	0.00	1,332.83	**$1,979.61**
			5698476-IN	Bldg Maint Matls & Supplies	55.30	0.00	55.30	
			5699033-IN	Bldg Maint Matls & Supplies	591.48	0.00	591.48	
xxx306192	9/4/18	ACOM SOLUTIONS INC	0310008-IN	Software Licensing & Support	3,621.25	0.00	3,621.25	**$3,621.25**
xxx306193	9/4/18	AD CLUB	287235	Advertising Services	395.00	0.00	395.00	**$395.00**
xxx306194	9/4/18	ADAMSON POLICE PRODUCTS	INV280087	Clothing, Uniforms & Access	65.39	0.00	65.39	**$196.17**
			INV280091	Clothing, Uniforms & Access	65.39	0.00	65.39	
			INV280211	Clothing, Uniforms & Access	65.39	0.00	65.39	
			IV280091	Clothing, Uniforms & Access	0.00	0.00	0.00	
xxx306195	9/4/18	AGILENT TECHNOLOGIES INC	9100347741	Equipment Maintenance & Repair Labor	4,704.00	0.00	4,704.00	**$4,704.00**
xxx306196	9/4/18	ALL CITY MANAGEMENT SERVICES INC	55767	Contracts/Service Agreements	3,832.80	0.00	3,832.80	**$13,435.27**
			55888	Contracts/Service Agreements	9,602.47	0.00	9,602.47	
xxx306197	9/4/18	ALTA PLANNING + DESIGN INC	00-2018-198-1	Consultants	12,000.00	0.00	12,000.00	**$12,000.00**
xxx306198	9/4/18	APPLIED INDUSTRIAL TECHNOLOGIES	7014023153	Miscellaneous Equipment Parts & Supplies	2.00	0.00	2.00	**$2.00**
xxx306199	9/4/18	AVERY ASSOC INC	2495	Professional Services	5,500.00	0.00	5,500.00	**$5,500.00**
xxx306200	9/4/18	BAY AREA POLYGRAPH	839	Investigation Expense	2,325.00	0.00	2,325.00	**$2,325.00**
xxx306201	9/4/18	BELKORP AG LLC	482061	Parts, Vehicles & Motor Equip	144.70	0.00	144.70	**$339.61**
			482063	Parts, Vehicles & Motor Equip	40.26	0.00	40.26	
			483532	Parts, Vehicles & Motor Equip	154.65	0.00	154.65	
xxx306202	9/4/18	BRODART CO	3210970	General Supplies	59.53	0.00	59.53	**$59.53**
xxx306203	9/4/18	CALTEST ANALYTICAL LABORATORY	588626	Water Lab Services	70.20	0.00	70.20	**$70.20**
xxx306204	9/4/18	CAREER DEVELOPMENT SOLUTIONS LLC	INV-2000292	DED Services/Training - Training	297.50	0.00	297.50	**$297.50**
xxx306205	9/4/18	CELLEBRITE INC	INVUS196854	Software Licensing & Support	3,651.51	0.00	3,651.51	**$3,651.51**
xxx306206	9/4/18	CITIZEN COMMUNICATIONS LLC	1598	Software As a Service	9,750.00	0.00	9,750.00	**$9,750.00**
xxx306207	9/4/18	CONCETTA RICCOBENE	CK REQ 19-027	DED Services/Training - Books	544.00	0.00	544.00	**$544.00**
xxx306209	9/4/18	ENNIS PAINT INC	357796	Materials - Land Improve	10,464.00	0.00	10,464.00	**$10,464.00**
xxx306210	9/4/18	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE	93503607	Software Licensing & Support	15,626.03	0.00	15,626.03	**$15,626.03**
xxx306211	9/4/18	EVERBRIDGE INC						**$7,650.00**

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			M38949	Software As a Service	7,650.00	0.00	7,650.00	
xxx306212	9/4/18	FAILSAFE TESTING	9893	Safety Equipment Maintenance & Repair	3,645.20	0.00	3,645.20	**$3,645.20**
xxx306213	9/4/18	FIRE & RISK ALLIANCE LLC	132-001-26	Miscellaneous Services	51,414.78	0.00	51,414.78	**$51,414.78**
xxx306214	9/4/18	FIRE STATION OUTFITTERS	18-4409-A-C	Furniture	8,509.72	0.00	8,509.72	**$8,509.72**
xxx306215	9/4/18	FISHER SCIENTIFIC CO LLC	4757115	General Supplies	1,372.09	0.00	1,372.09	**$1,943.64**
			5016344	General Supplies	571.55	0.00	571.55	
xxx306216	9/4/18	FOSTER BROS SECURITY SYSTEMS INC	302334	Bldg Maint Matls & Supplies	325.00	0.00	325.00	**$372.44**
			302422	Bldg Maint Matls & Supplies	47.44	0.00	47.44	
xxx306217	9/4/18	FRANCISCO & ASSOC INC	3030	Professional Services	2,790.00	0.00	2,790.00	**$4,890.00**
			3032	Financial Services	2,100.00	0.00	2,100.00	
xxx306218	9/4/18	GETINGE USA SALES LLC	6990759819	Equipment Maintenance & Repair Labor	3,392.94	0.00	3,392.94	**$5,089.41**
			6990761596	Equipment Maintenance & Repair Labor	1,696.47	0.00	1,696.47	
xxx306219	9/4/18	GOODYEAR COMMERCIAL TIRE & SERVICE CTR	189-1099273	Parts, Vehicles & Motor Equip	616.00	0.00	616.00	**$556.00**
			189-1099295	Parts, Vehicles & Motor Equip	-60.00	0.00	-60.00	
xxx306220	9/4/18	H F & H CONSULTANTS LLC	9715742	Professional Services	2,230.00	0.00	2,230.00	**$2,230.00**
xxx306221	9/4/18	HACH CO INC	11094912	General Supplies	538.61	0.00	538.61	**$538.61**
xxx306222	9/4/18	HDL COREN & CONE	0025496-IN	Financial Services	5,340.09	0.00	5,340.09	**$5,340.09**
xxx306223	9/4/18	HIGH LINE CORP	21725	Professional Services	1,500.00	0.00	1,500.00	**$12,552.50**
			21746	Computer Software	11,052.50	0.00	11,052.50	
xxx306224	9/4/18	IDEXX DISTRIBUTION INC	3035071750	General Supplies	782.18	0.00	782.18	**$782.18**
xxx306226	9/4/18	ITRON INC	492452	Inventory Purchase	10,547.16	0.00	10,547.16	**$10,547.16**
xxx306227	9/4/18	INFOSEND INC	139627	Postage	858.06	0.00	858.06	**$858.06**
xxx306228	9/4/18	INNOVYZE INC	180655745	Software Licensing & Support	6,595.07	0.00	6,595.07	**$6,595.07**
xxx306229	9/4/18	INSIGHT GLOBAL LLC	1051229721	Professional Services	3,410.00	0.00	3,410.00	**$10,613.63**
			1051410241	Professional Services	3,410.00	0.00	3,410.00	
			1051590761	Professional Services	3,793.63	0.00	3,793.63	
xxx306230	9/4/18	INTERNATIONAL MANAGEMENT SYSTEMS	8423	Professional Services	3,800.00	0.00	3,800.00	**$3,800.00**
xxx306231	9/4/18	JEEVAN PRAKASH	001	Rec Instructors/Officials	800.00	0.00	800.00	**$1,600.00**
			003	Rec Instructors/Officials	800.00	0.00	800.00	
xxx306232	9/4/18	JOHNSON CONTROLS FIRE PROTECTION LP	20416326	Facilities Maintenance & Repair Labor	597.50	0.00	597.50	**$5,731.25**

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			20416327	Facilities Maintenance & Repair Labor	247.50	0.00	247.50	
			20416328	Facilities Maintenance & Repair Labor	680.00	0.00	680.00	
			20416329	Facilities Maintenance & Repair Labor	1,026.75	0.00	1,026.75	
			20416341	Facilities Maintenance & Repair Labor	647.50	0.00	647.50	
			20416342	Facilities Maintenance & Repair Labor	720.00	0.00	720.00	
			20416343	Facilities Maintenance & Repair Labor	550.00	0.00	550.00	
			20416429	Facilities Maintenance & Repair Labor	1,262.00	0.00	1,262.00	
xxx306233	9/4/18	JOHNSON ROBERTS & ASSOC INC	136412	Investigation Expense	60.00	0.00	60.00	**$195.00**
			136466	Investigation Expense	45.00	0.00	45.00	
			136590	Investigation Expense	75.00	0.00	75.00	
			136654	Investigation Expense	15.00	0.00	15.00	
xxx306234	9/4/18	KEYSER MARSTON ASSOC INC	0032534	Developer Passthroughs-Downtown Projects	8,955.00	0.00	8,955.00	**$8,955.00**
xxx306235	9/4/18	LC ACTION POLICE SUPPLY	386256	General Supplies	198.38	0.00	198.38	**$198.38**
xxx306236	9/4/18	LPS TACTICAL & PERSONAL SECURITY SUPPLY	8225A	Clothing, Uniforms & Access	537.71	0.00	537.71	**$537.71**
xxx306237	9/4/18	MALLORY SAFETY & SUPPLY LLC	4507036	Inventory Purchase	51.01	0.00	51.01	**$51.01**
xxx306238	9/4/18	MARY MONTES	CK REQ 19-028	DED Services/Training - Books	21.80	0.00	21.80	**$21.80**
xxx306239	9/4/18	MISSION LINEN SERVICE	507932418	Laundry & Cleaning Services	47.57	0.00	47.57	**$1,795.41**
			507932419	Laundry & Cleaning Services	80.54	0.00	80.54	
			507932422	Laundry & Cleaning Services	80.54	0.00	80.54	
			507932423	Laundry & Cleaning Services	64.96	0.00	64.96	
			507954425	Laundry & Cleaning Services	68.68	0.00	68.68	
			507968836	Laundry & Cleaning Services	59.18	0.00	59.18	
			507968932	Laundry & Cleaning Services	47.57	0.00	47.57	
			507968933	Laundry & Cleaning Services	0.00	0.00	0.00	
			507968936	Laundry & Cleaning Services	80.54	0.00	80.54	
			507968937	Laundry & Cleaning Services	64.96	0.00	64.96	
			507998704	Laundry & Cleaning Services	68.68	0.00	68.68	
			508008470	Laundry & Cleaning Services	70.30	0.00	70.30	
			508016696	Laundry & Cleaning Services	47.57	0.00	47.57	
			508016697	Laundry & Cleaning Services	80.54	0.00	80.54	

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			508016698	Laundry & Cleaning Services	80.54	0.00	80.54	
			508016702	Laundry & Cleaning Services	64.96	0.00	64.96	
			508051711	Laundry & Cleaning Services	65.31	0.00	65.31	
			508051800	Laundry & Cleaning Services	59.18	0.00	59.18	
			508063613	Laundry & Cleaning Services	47.57	0.00	47.57	
			508063614	Laundry & Cleaning Services	80.54	0.00	80.54	
			508063615	Laundry & Cleaning Services	80.54	0.00	80.54	
			508063619	Laundry & Cleaning Services	64.96	0.00	64.96	
			508093608	Laundry & Cleaning Services	57.39	0.00	57.39	
			508101182	Laundry & Cleaning Services	59.18	0.00	59.18	
			508109619	Laundry & Cleaning Services	47.57	0.00	47.57	
			508109620	Laundry & Cleaning Services	80.54	0.00	80.54	
			508109621	Laundry & Cleaning Services	80.54	0.00	80.54	
			508109625	Laundry & Cleaning Services	64.96	0.00	64.96	
xxx306242	9/4/18	P&R PAPER SUPPLY CO INC	30209293-00	Inventory Purchase	1,034.89	0.00	1,034.89	**$1,034.89**
xxx306244	9/4/18	PACIFIC ECO-RISK	14672	Water Lab Services	2,985.00	0.00	2,985.00	**$2,985.00**
xxx306245	9/4/18	PACIFIC WEST SECURITY INC	9186	Alarm Services	79.00	0.00	79.00	**$172.00**
			9459	Alarm Services	93.00	0.00	93.00	
xxx306246	9/4/18	PINE CONE LUMBER CO INC	772877	Materials - Land Improve	11.87	0.00	11.87	**$11.87**
xxx306247	9/4/18	PROPAC INC	362604	General Supplies	5,148.00	0.00	5,148.00	**$5,148.00**
xxx306248	9/4/18	QUALITY ASSURANCE SOLUTIONS LLC	CA-2018-062	Professional Services	1,722.50	0.00	1,722.50	**$1,722.50**
xxx306249	9/4/18	R E P NUT N BOLT GUY	29818	Inventory Purchase	204.66	0.00	204.66	**$204.66**
xxx306250	9/4/18	RASH CURTIS & ASSOC	662700000328	Financial Services	487.60	0.00	487.60	**$701.26**
			662700000339	Financial Services	213.66	0.00	213.66	
xxx306251	9/4/18	READYREFRESH BY NESTLE	18H5740132005	Miscellaneous Services	21.19	0.00	21.19	**$21.19**
xxx306252	9/4/18	REED & GRAHAM INC	926545	Materials - Land Improve	4,508.89	0.00	4,508.89	**$20,773.78**
			926704	Materials - Land Improve	2,630.75	0.00	2,630.75	
			926833	Materials - Land Improve	4,191.56	0.00	4,191.56	
			926981	Materials - Land Improve	3,555.86	0.00	3,555.86	
			926982	Materials - Land Improve	5,886.72	0.00	5,886.72	
xxx306253	9/4/18	SAP PUBLIC SERVICES INC	6665014413	Software Licensing & Support	4,694.88	0.00	4,694.88	**$4,694.88**

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xxx306254	9/4/18	SFO REPROGRAPHICS	50418	Printing & Related Services	19.67	0.00	19.67	**$6,497.74**
			50419	Printing & Related Services	19.67	0.00	19.67	
			50477	Printing & Related Services	65.55	0.00	65.55	
			50478	Printing & Related Services	273.13	0.00	273.13	
			50521	Printing & Related Services	63.37	0.00	63.37	
			50582	Printing & Related Services	76.48	0.00	76.48	
			50802	Printing & Related Services	2,179.54	0.00	2,179.54	
			50818	Printing & Related Services	86.70	0.00	86.70	
			50919	Printing & Related Services	100.51	0.00	100.51	
			50921	Printing & Related Services	116.68	0.00	116.68	
			50962	Printing & Related Services	76.48	0.00	76.48	
			51004	Printing & Related Services	120.39	0.00	120.39	
			51058	Printing & Related Services	1,876.92	0.00	1,876.92	
			51059	Printing & Related Services	1,422.65	0.00	1,422.65	
xxx306256	9/4/18	SAFEWAY INC	433446-082518	Food Products	43.11	0.00	43.11	**$105.58**
			435403-082918	Food Products	16.95	0.00	16.95	
			805076-082818	Food Products	24.87	0.00	24.87	
			805412-082918	Food Products	20.65	0.00	20.65	
xxx306257	9/4/18	SANTA CLARA VALLEY HEALTH & HOSPITAL SYS	H6553395001	Medical Services	1,663.00	0.00	1,663.00	**$5,046.00**
			H6553492000	Medical Services	1,722.00	0.00	1,722.00	
			H6558599200	Medical Services	1,661.00	0.00	1,661.00	
xxx306258	9/4/18	SIERRA PACIFIC TURF SUPPLY INC	0534162-IN	Facilities Maint & Repair - Materials	239.80	0.00	239.80	**$5,268.82**
			0535083-IN	Facilities Maint & Repair - Materials	5,029.02	0.00	5,029.02	
xxx306259	9/4/18	SILICON VALLEY SECURITY & PATROL INC	2038083	Miscellaneous Services	440.00	0.00	440.00	**$440.00**
xxx306260	9/4/18	SMART & FINAL INC	055867-082918	Food Products	171.79	0.00	171.79	**$171.79**
xxx306261	9/4/18	SMITHGROUPJJR	0132683	Professional Services	128,236.45	0.00	128,236.45	**$128,236.45**
xxx306262	9/4/18	STUDIO EM GRAPHIC DESIGN	17244	Advertising Services	81.75	0.00	81.75	**$163.50**
			17245	Advertising Services	81.75	0.00	81.75	
xxx306263	9/4/18	SUBURBAN PROPANE	2386272	Materials - Land Improve	138.63	0.00	138.63	**$138.63**
xxx306264	9/4/18	SUNNYVALE DOWNTOWN ASSN	082718 CK REQ	Miscellaneous Reimbursement	-1,351.27	0.00	-1,351.27	**-$1,379.77**

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			082718 CK REQ	Financial Services	-28.50	0.00	-28.50	
xxx306265	9/4/18	SUNNYVALE TOWING INC	317833	Vehicle Towing Services	40.00	0.00	40.00	**$40.00**
xxx306266	9/4/18	SUPPLYWORKS	452789142	Inventory Purchase	1,227.03	11.26	1,215.77	**$1,215.77**
xxx306267	9/4/18	SYMPRO INC	10623	Software Licensing & Support	3,586.18	0.00	3,586.18	**$3,586.18**
xxx306268	9/4/18	TAYLORMADE GOLF CO	33366052	Inventory Purchase	1,315.20	0.00	1,315.20	**$1,315.20**
xxx306269	9/4/18	THOMSON REUTERS ELITE	06-812484	Software Licensing & Support	2,518.02	0.00	2,518.02	**$2,518.02**
xxx306270	9/4/18	US HEALTHWORKS MEDICAL GROUP PC	3350411-CA	Pre-Employment Testing	763.00	0.00	763.00	**$4,433.00**
			3354023-CA	Pre-Employment Testing	925.00	0.00	925.00	
			3358273-CA	Pre-Employment Testing	97.00	0.00	97.00	
			3363162-CA	Pre-Employment Testing	1,281.00	0.00	1,281.00	
			3366653-CA	Pre-Employment Testing	393.00	0.00	393.00	
			3370170-CA	Pre-Employment Testing	974.00	0.00	974.00	
xxx306271	9/4/18	UNITED PARCEL SERVICE	0000966608318	Mailing & Delivery Services	187.99	0.00	187.99	**$187.99**
xxx306272	9/4/18	UNITED ROTARY BRUSH CORP	CI223629	Inventory Purchase	1,923.88	0.00	1,923.88	**$1,923.88**
xxx306274	9/4/18	UNIVAR USA INC	SJ898561	Chemicals	3,517.36	0.00	3,517.36	**$6,583.67**
			SJ898816	Chemicals	3,066.31	0.00	3,066.31	
xxx306275	9/4/18	UNIVERSITY OF CALIFORNIA SANTA CRUZ	57883	DED Services/Training - Training	382.00	0.00	382.00	**$5,278.00**
			58266	DED Services/Training - Training	4,896.00	0.00	4,896.00	
xxx306276	9/4/18	VWR INTERNATIONAL LLC	8083333578	General Supplies	49.51	0.00	49.51	**$336.54**
			8083336244	General Supplies	139.52	0.00	139.52	
			8083367785	General Supplies	147.51	0.00	147.51	
xxx306277	9/4/18	VERITIV OPERATING COMPANY	035-32119125	General Supplies	323.62	0.00	323.62	**$374.28**
			035-32121305	General Supplies	50.66	0.00	50.66	
xxx306278	9/4/18	WECK LABORATORIES INC	W8H0868	Water Lab Services	175.15	0.00	175.15	**$329.74**
			W8H1333	Water Lab Services	154.59	0.00	154.59	
xxx306279	9/4/18	WEST VALLEY STAFFING GROUP	234578	Salaries - Contract Personnel	2,186.90	0.00	2,186.90	**$4,296.10**
			235031	Salaries - Contract Personnel	2,109.20	0.00	2,109.20	
xxx306280	9/4/18	YORKE ENGINEERING LLC	16726	Professional Services	1,151.50	0.00	1,151.50	**$1,151.50**
xxx306281	9/4/18	ZALCO LABORATORIES	1807057	Miscellaneous Services	375.00	0.00	375.00	**$375.00**
xxx306282	9/4/18	WAITER.COM INC	I0821406056	Food Products	67.24	0.00	67.24	**$67.24**
xxx306283	9/4/18	G&K SERVICES	54K010048	Laundry & Cleaning Services	-330.52	0.00	-330.52	**$9,574.33**

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			54K100743	Laundry & Cleaning Services	194.33	0.00	194.33	
			54K100750	Laundry & Cleaning Services	12.90	0.00	12.90	
			54K100760	Laundry & Cleaning Services	84.34	0.00	84.34	
			54K100762	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K101633	Laundry & Cleaning Services	194.33	0.00	194.33	
			54K101634	Laundry & Cleaning Services	84.34	0.00	84.34	
			54K101635	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K101637	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K102503	Laundry & Cleaning Services	217.11	0.00	217.11	
			54K102504	Laundry & Cleaning Services	108.61	0.00	108.61	
			54K102505	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K102507	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K103353	Laundry & Cleaning Services	194.33	0.00	194.33	
			54K103354	Laundry & Cleaning Services	84.84	0.00	84.84	
			54K103355	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K103357	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K104185	Laundry & Cleaning Services	229.10	0.00	229.10	
			54K104186	Laundry & Cleaning Services	91.16	0.00	91.16	
			54K104187	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K104189	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K105034	Laundry & Cleaning Services	215.16	0.00	215.16	
			54K105035	Laundry & Cleaning Services	158.59	0.00	158.59	
			54K105036	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K105038	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K105869	Laundry & Cleaning Services	181.20	0.00	181.20	
			54K105870	Laundry & Cleaning Services	138.21	0.00	138.21	
			54K105871	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K105873	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K106709	Laundry & Cleaning Services	187.18	0.00	187.18	
			54K106710	Laundry & Cleaning Services	144.05	0.00	144.05	
			54K106711	Laundry & Cleaning Services	15.76	0.00	15.76	

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			54K106713	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K107639	Laundry & Cleaning Services	187.18	0.00	187.18	
			54K107640	Laundry & Cleaning Services	144.05	0.00	144.05	
			54K107641	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K107643	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K108683	Laundry & Cleaning Services	187.18	0.00	187.18	
			54K108684	Laundry & Cleaning Services	141.55	0.00	141.55	
			54K108685	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K108687	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K109512	Laundry & Cleaning Services	337.23	0.00	337.23	
			54K109513	Laundry & Cleaning Services	141.55	0.00	141.55	
			54K109514	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K109516	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K110347	Laundry & Cleaning Services	186.99	0.00	186.99	
			54K110348	Laundry & Cleaning Services	149.74	0.00	149.74	
			54K110349	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K110351	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K111179	Laundry & Cleaning Services	194.77	0.00	194.77	
			54K111180	Laundry & Cleaning Services	143.04	0.00	143.04	
			54K111181	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K111183	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K112090	Laundry & Cleaning Services	224.82	0.00	224.82	
			54K112091	Laundry & Cleaning Services	146.29	0.00	146.29	
			54K112092	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K112094	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K112909	Laundry & Cleaning Services	525.29	0.00	525.29	
			54K112910	Laundry & Cleaning Services	285.04	0.00	285.04	
			54K112911	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K112913	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K113826	Laundry & Cleaning Services	191.70	0.00	191.70	
			54K113827	Laundry & Cleaning Services	146.29	0.00	146.29	

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			54K113828	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K113830	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K114780	Laundry & Cleaning Services	194.77	0.00	194.77	
			54K114781	Laundry & Cleaning Services	147.05	0.00	147.05	
			54K114782	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K114784	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K115608	Laundry & Cleaning Services	224.12	0.00	224.12	
			54K115609	Laundry & Cleaning Services	213.44	0.00	213.44	
			54K115610	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K115612	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K116420	Laundry & Cleaning Services	216.85	0.00	216.85	
			54K116421	Laundry & Cleaning Services	174.31	0.00	174.31	
			54K116422	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K116424	Laundry & Cleaning Services	108.47	0.00	108.47	
			54K117303	Laundry & Cleaning Services	238.67	0.00	238.67	
			54K117304	Laundry & Cleaning Services	174.31	0.00	174.31	
			54K117305	Laundry & Cleaning Services	15.76	0.00	15.76	
			54K117307	Laundry & Cleaning Services	108.47	0.00	108.47	
xxx306291	9/4/18	MOBILE CLIMB USA LLC	09152018SV	Special Events	1,150.00	0.00	1,150.00	**$1,150.00**
xxx306293	9/4/18	481 ON MATHILDA	071508	Business License Tax	1,339.80	0.00	1,339.80	**$1,339.80**
xxx306294	9/4/18	COMPLETE ENVIRONMENTAL SOLUTIONS	193101-48396	Refund Utility Account Credit	3,741.97	0.00	3,741.97	**$3,741.97**
xxx306295	9/4/18	GARAGE DOORS INC	061667	Business License Tax	109.23	0.00	109.23	**$109.23**
xxx306296	9/4/18	HOSSEIN AMRBAR	162193-4864	Refund Utility Account Credit	79.56	0.00	79.56	**$79.56**
xxx306297	9/4/18	MICHAEL HILL	150183-26564	Refund Utility Account Credit	284.21	0.00	284.21	**$284.21**
xxx306298	9/6/18	AT&T	1513643400	Software As a Service	155.00	0.00	155.00	**$155.00**
xxx306299	9/6/18	AVEC PRODUCTIONS INC	180070	Special Events	2,445.00	0.00	2,445.00	**$2,445.00**
xxx306300	9/6/18	ACUITY SPECIALTY PRODUCTS GROUP INC	9003611977	Materials - Land Improve	5,820.80	0.00	5,820.80	**$5,820.80**
xxx306301	9/6/18	AIRGAS USA LLC	9078930993	Miscellaneous Equipment Parts & Supplies	101.49	0.00	101.49	**$101.49**
xxx306302	9/6/18	ALAMEDA COUNTY	112-1807057	Software As a Service	1,922.63	0.00	1,922.63	**$1,922.63**
xxx306303	9/6/18	ALLSTAR FIRE EQUIPMENT INC	209732	Clothing, Uniforms & Access	365.15	0.00	365.15	**$365.15**

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xxx306304	9/6/18	AMERICAN FIDELITY ADMINISTRATIVE SVCS	32662	Software As a Service	657.80	0.00	657.80	**$657.80**
xxx306305	9/6/18	ANDERSON PACIFIC ENGINEERING	WPCPCHLRINE #R	Construction Project Contract Retainage	143,675.19	0.00	143,675.19	**$143,675.19**
xxx306307	9/6/18	ANI'S FANTASTIC FACE PAINTS	1	Special Events	896.00	0.00	896.00	**$896.00**
xxx306308	9/6/18	APPLEONE EMPLOYMENT SERVICES	01-4963105	Salaries - Regular Part-Time	1,022.96	0.00	1,022.96	**$8,199.44**
			01-4963105	Salaries - Contract Personnel	7,161.34	0.00	7,161.34	
			01-4963105	Travel Expenses - Mileage	15.14	0.00	15.14	
xxx306309	9/6/18	APPLIED INDUSTRIAL TECHNOLOGIES	7014050124	Miscellaneous Equipment Parts & Supplies	2,079.47	0.00	2,079.47	**$2,505.67**
			7014060282	Miscellaneous Equipment Parts & Supplies	426.20	0.00	426.20	
xxx306310	9/6/18	ARNE SIGN & DECAL CO INC	18-11124	Miscellaneous Services	463.25	0.00	463.25	**$463.25**
xxx306312	9/6/18	AVEPOINT PUBLIC SECTOR INC	1709081000B	Software Licensing & Support	3,466.40	0.00	3,466.40	**$3,466.40**
xxx306313	9/6/18	B & A FRICTION MATERIALS INC	597577	Inventory Purchase	35.10	0.70	34.40	**$34.40**
xxx306314	9/6/18	BAY AREA BACKHOES INC	43391	Construction Services	4,580.00	0.00	4,580.00	**$4,580.00**
xxx306315	9/6/18	BAY-VALLEY PEST CONTROL INC	0243126	Facilities Maintenance & Repair Labor	56.00	0.00	56.00	**$1,610.00**
			0243127	Facilities Maintenance & Repair Labor	56.00	0.00	56.00	
			0243137	Facilities Maintenance & Repair Labor	86.00	0.00	86.00	
			0243162	Services Maintain Land Improv	58.00	0.00	58.00	
			0244200	Facilities Maintenance & Repair Labor	42.00	0.00	42.00	
			0244734	Facilities Maintenance & Repair Labor	43.00	0.00	43.00	
			0244735	Facilities Maintenance & Repair Labor	43.00	0.00	43.00	
			0244736	Facilities Maintenance & Repair Labor	43.00	0.00	43.00	
			0244737	Facilities Maintenance & Repair Labor	63.00	0.00	63.00	
			0244738	Facilities Maintenance & Repair Labor	43.00	0.00	43.00	
			0244739	Facilities Maintenance & Repair Labor	43.00	0.00	43.00	
			0244740	Facilities Maintenance & Repair Labor	59.00	0.00	59.00	
			0244741	Facilities Maintenance & Repair Labor	59.00	0.00	59.00	
			0244742	Facilities Maintenance & Repair Labor	59.00	0.00	59.00	
			0244743	Facilities Maintenance & Repair Labor	59.00	0.00	59.00	
			0244744	Facilities Maintenance & Repair Labor	72.00	0.00	72.00	
			0244745	Facilities Maintenance & Repair Labor	56.00	0.00	56.00	
			0244747	Facilities Maintenance & Repair Labor	32.00	0.00	32.00	

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			0244748	Facilities Maintenance & Repair Labor	56.00	0.00	56.00	
			0244750	Facilities Maintenance & Repair Labor	42.00	0.00	42.00	
			0244751	Facilities Maintenance & Repair Labor	42.00	0.00	42.00	
			0244752	Facilities Maintenance & Repair Labor	42.00	0.00	42.00	
			0244753	Facilities Maintenance & Repair Labor	42.00	0.00	42.00	
			0244754	Facilities Maintenance & Repair Labor	42.00	0.00	42.00	
			0244755	Facilities Maintenance & Repair Labor	42.00	0.00	42.00	
			0244756	Facilities Maintenance & Repair Labor	86.00	0.00	86.00	
			0244772	Services Maintain Land Improv	62.00	0.00	62.00	
			0244777	Services Maintain Land Improv	58.00	0.00	58.00	
			0244784	Services Maintain Land Improv	62.00	0.00	62.00	
			0244785	Services Maintain Land Improv	62.00	0.00	62.00	
xxx306318	9/6/18	BOUND TREE MEDICAL LLC	82959200	Supplies, First Aid	5,280.88	0.00	5,280.88	**$5,280.88**
xxx306319	9/6/18	BRENDA FELTHAM	104011429001	DED Services/Training - Books	147.74	0.00	147.74	**$147.74**
xxx306320	9/6/18	BRUCE BARTON PUMP SERVICE INC	0097539-IN	Bldg Maint Matls & Supplies	57.08	0.00	57.08	**$57.08**
xxx306321	9/6/18	C OVERAA & CO	PRMRYTRTMT 2#12	Construction Services	3,003,943.70	0.00	3,003,943.70	**$3,003,943.70**
xxx306322	9/6/18	CWS CONSTRUCTION GROUP INC	GOLFBUILDGS #R	Construction Project Contract Retainage	34,674.35	0.00	34,674.35	**$34,674.35**
xxx306323	9/6/18	CRITCHFIELD MECHANICAL INC	1688	Facilities Maintenance & Repair Labor	525.00	0.00	525.00	**$525.00**
xxx306324	9/6/18	CUNNINGHAM ELECTRIC INC	9173	Facilities Maint & Repair - Labor	300.00	0.00	300.00	**$7,500.00**
			9173	Facilities Maint & Repair - Materials	1,200.00	0.00	1,200.00	
			9177	Miscellaneous Services	2,700.00	0.00	2,700.00	
			9178	Miscellaneous Services	3,300.00	0.00	3,300.00	
xxx306325	9/6/18	DNV GL ENERGY SERVICES USA INC.	875010001853	Consultants	30,117.46	0.00	30,117.46	**$30,117.46**
xxx306326	9/6/18	E-Z-GO TEXTRON INC	91533655	Parts, Vehicles & Motor Equip	58.42	0.00	58.42	**$2,319.19**
			91534710	Parts, Vehicles & Motor Equip	614.74	0.00	614.74	
			91540991	Parts, Vehicles & Motor Equip	282.42	0.00	282.42	
			91544537	Parts, Vehicles & Motor Equip	836.24	0.00	836.24	
			91553287	Parts, Vehicles & Motor Equip	175.05	0.00	175.05	
			91556338	Parts, Vehicles & Motor Equip	187.69	0.00	187.69	

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			91556339	Parts, Vehicles & Motor Equip	164.63	0.00	164.63	
xxx306327	9/6/18	FERGUSON ENTERPRISES INC	1391884	Construction Services	2,701.26	0.00	2,701.26	**$3,259.66**
			1391884-1	Construction Services	327.00	0.00	327.00	
			1394857	Construction Services	231.40	0.00	231.40	
xxx306328	9/6/18	FIT FOR LIFE SOLUTIONS	1030	City Wellness Program	600.00	0.00	600.00	**$600.00**
xxx306329	9/6/18	FITGUARD INC	0000146879	Misc Equip Maint & Repair - Labor	195.00	0.00	195.00	**$620.10**
			0000146879	Misc Equip Maint & Repair - Materials	425.10	0.00	425.10	
xxx306330	9/6/18	FIX AIR	3030983	Bldg Maint Matls & Supplies	176.65	0.00	176.65	**$176.65**
xxx306331	9/6/18	FOSTER BROS SECURITY SYSTEMS INC	301821	Bldg Maint Matls & Supplies	10.57	0.00	10.57	**$10.57**
xxx306332	9/6/18	HARRIS DESIGN	17.02.06	Architectural and Design Services	3,890.00	0.00	3,890.00	**$3,890.00**
xxx306333	9/6/18	HI TECH EMERGENCY VEHICLE SERVICE INC	030112	Parts, Vehicles & Motor Equip	52.10	0.00	52.10	**$52.10**
xxx306334	9/6/18	IMPERIAL MAINTENANCE SERVICES INC	2	Professional Services	59,794.00	0.00	59,794.00	**$119,588.00**
			3	Professional Services	59,794.00	0.00	59,794.00	
xxx306335	9/6/18	INGRAM LIBRARY SERVICES INC	35701252	Library Acquisitions, Books	69.37	0.00	69.37	**$34,063.28**
			35701252	Library Materials Preprocessing	50.69	0.00	50.69	
			35701256	Library Acquisitions, Books	2,240.29	0.00	2,240.29	
			35701256	Library Materials Preprocessing	326.88	0.00	326.88	
			36257684	Library Acquisitions, Books	718.55	0.00	718.55	
			36257684	Library Materials Preprocessing	703.11	0.00	703.11	
			36257686	Library Acquisitions, Books	61.69	0.00	61.69	
			36257687	Library Acquisitions, Books	9,348.18	0.00	9,348.18	
			36257687	Library Materials Preprocessing	484.37	0.00	484.37	
			36257688	Library Acquisitions, Books	4,218.51	0.00	4,218.51	
			36257688	Library Materials Preprocessing	288.40	0.00	288.40	
			36257689	Library Acquisitions, Books	8,893.17	0.00	8,893.17	
			36257689	Library Materials Preprocessing	1,383.53	0.00	1,383.53	
			36257690	Library Acquisitions, Books	3,932.83	0.00	3,932.83	
			36257690	Library Materials Preprocessing	1,055.70	0.00	1,055.70	
			36257880	Library Acquisitions, Books	270.02	0.00	270.02	
			36257880	Library Materials Preprocessing	17.99	0.00	17.99	
xxx306337	9/6/18	INSIGHT GLOBAL LLC						**$3,410.00**

List of All Claims and Bills Approved for Payment

For Payments Dated 9/2/2018 through 9/8/2018

Sorted by Payment Number

Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
			1051751041	Professional Services	3,410.00	0.00	3,410.00	
xxx306338	9/6/18	INTERIORS & TEXTILES CORP	488	Facilities Maintenance & Repair Labor	150.00	0.00	150.00	**$2,718.28**
			531	Bldg Maint Matls & Supplies	775.52	0.00	775.52	
			554	Bldg Maint Matls & Supplies	1,792.76	0.00	1,792.76	
xxx306339	9/6/18	KANOPY INC	134459-PPU	Library Periodicals/Databases	884.00	0.00	884.00	**$884.00**
xxx306340	9/6/18	KAUSHIK SAI TOTA	004	Rec Instructors/Officials	800.00	0.00	800.00	**$800.00**
xxx306341	9/6/18	KELLY MOORE PAINT CO INC	820-362700	Bldg Maint Matls & Supplies	74.38	0.00	74.38	**$199.10**
			820-362704	Bldg Maint Matls & Supplies	124.72	0.00	124.72	
xxx306342	9/6/18	KIMLEY HORN & ASSOC INC	11863586	Engineering Services	2,423.62	0.00	2,423.62	**$2,423.62**
xxx306343	9/6/18	KOHLWEISS AUTO PARTS INC	01PT3583	Inventory Purchase	444.73	8.89	435.84	**$435.84**
xxx306344	9/6/18	LOZANO SUNNYVALE CAR WASH	050	Auto Maint & Repair - Labor	1,802.50	0.00	1,802.50	**$3,990.00**
			051	Auto Maint & Repair - Labor	2,187.50	0.00	2,187.50	
xxx306345	9/6/18	MP EIGHT TREES LLC	LOAN2DRAW#3	Customer Loans Disbursed	37,090.25	0.00	37,090.25	**$37,090.25**
xxx306346	9/6/18	MCLAUGHLIN PAINTING	7122766	Facilities Maintenance & Repair Labor	7,320.00	0.00	7,320.00	**$7,320.00**
xxx306347	9/6/18	MIDWEST TAPE	96338008	Library Acquis, Audio/Visual	1,478.63	0.00	1,478.63	**$9,313.73**
			96338480	Library Acquis, Audio/Visual	315.35	0.00	315.35	
			96357080	Library Acquis, Audio/Visual	929.20	0.00	929.20	
			96357082	Library Acquis, Audio/Visual	10.88	0.00	10.88	
			96375960	Library Acquis, Audio/Visual	1,561.29	0.00	1,561.29	
			96375999	Library Acquis, Audio/Visual	2,531.84	0.00	2,531.84	
			96399944	Library Periodicals/Databases	2,486.54	0.00	2,486.54	
xxx306348	9/6/18	MITCHELL 1	21940078	Software Licensing & Support	2,309.69	0.00	2,309.69	**$2,309.69**
xxx306349	9/6/18	OVERDRIVE INC	MR-0024478	Library Periodicals/Databases	295.50	0.00	295.50	**$295.50**
xxx306350	9/6/18	PINE CONE LUMBER CO INC	773144	Materials - Land Improve	169.54	0.00	169.54	**$1,287.28**
			773883	Inventory Purchase	1,129.03	11.29	1,117.74	
xxx306351	9/6/18	PINNACLE VEND SYSTEMS	2451	Equipment Rental/Lease	3,765.00	0.00	3,765.00	**$3,765.00**
xxx306352	9/6/18	RFI ENTERPRISES INC	576523	Bldg Maint Matls & Supplies	4,254.74	0.00	4,254.74	**$4,254.74**
xxx306353	9/6/18	REED & GRAHAM INC	927131	Materials - Land Improve	2,907.29	0.00	2,907.29	**$2,907.29**
xxx306354	9/6/18	ROYAL BRASS INC	873651-001	Parts, Vehicles & Motor Equip	6.04	0.00	6.04	**$6.04**
xxx306355	9/6/18	SAFEWAY INC	809050-090518	Inventory Purchase	139.75	0.00	139.75	**$139.75**
xxx306356	9/6/18	SAN DIEGO POLICE EQUIPMENT CO	633698	Ammunition	2,393.11	0.00	2,393.11	**$5,157.03**

List of All Claims and Bills Approved for Payment

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Sorted by Payment Number

Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
			633699	Ammunition	2,763.92	0.00	2,763.92	
xxx306357	9/6/18	SMARSH INC	INV00391116	Software As a Service	264.50	0.00	264.50	**$264.50**
xxx306358	9/6/18	SRIXON GOLF	5455090 SO	Inventory Purchase	594.00	0.00	594.00	**$594.00**
xxx306359	9/6/18	STANLEY ACCESS INC	0905334402	Facilities Maintenance & Repair Labor	575.00	0.00	575.00	**$5,650.00**
			0905334403	Facilities Maintenance & Repair Labor	1,625.00	0.00	1,625.00	
			0905334404	Facilities Maintenance & Repair Labor	1,150.00	0.00	1,150.00	
			0905334405	Facilities Maintenance & Repair Labor	1,725.00	0.00	1,725.00	
			0905334406	Facilities Maintenance & Repair Labor	575.00	0.00	575.00	
xxx306360	9/6/18	STATCOMM INC	131336	Facilities Maintenance & Repair Labor	411.50	0.00	411.50	**$1,384.50**
			131645	Facilities Maintenance & Repair Labor	973.00	0.00	973.00	
xxx306361	9/6/18	SUBURBAN PROPANE	2386208	Fuel, Oil & Lubricants	27.19	0.00	27.19	**$53.04**
			2386285	Fuel, Oil & Lubricants	25.85	0.00	25.85	
xxx306362	9/6/18	SUPPLYWORKS	452970783	Inventory Purchase	52.84	0.48	52.36	**$312.47**
			453113755	Inventory Purchase	262.52	2.41	260.11	
xxx306363	9/6/18	TAYLORMADE GOLF CO	33015418	Inventory Purchase	705.00	0.00	705.00	**$1,695.00**
			33015419	Inventory Purchase	91.00	0.00	91.00	
			33025902	Inventory Purchase	716.00	0.00	716.00	
			33025929	Inventory Purchase	183.00	0.00	183.00	
xxx306364	9/6/18	US HEALTHWORKS MEDICAL GROUP PC	3375550-CA	Pre-Employment Testing	453.00	0.00	453.00	**$735.00**
			3382390-CA	Pre-Employment Testing	282.00	0.00	282.00	
xxx306365	9/6/18	UNIQUE MANAGEMENT SERVICES INC	465661	Financial Services	375.90	0.00	375.90	**$375.90**
xxx306366	9/6/18	UNITED SITE SERVICES INC	114-7127021	Facilities Maintenance & Repair Labor	290.05	0.00	290.05	**$515.23**
			114-7177324	Facilities Maintenance & Repair Labor	225.18	0.00	225.18	
xxx306367	9/6/18	UNITED STATES POSTAL SERVICE	BOX1320-090318	Equipment Rental/Lease	1,320.00	0.00	1,320.00	**$1,320.00**
xxx306368	9/6/18	VINEYARD UNLIMITED	10674A	General Supplies	347.15	0.00	347.15	**$2,043.76**
			10674B	General Supplies	463.64	0.00	463.64	
			10674C	General Supplies	418.90	0.00	418.90	
			10674D	General Supplies	490.15	0.00	490.15	
			10674E	General Supplies	323.92	0.00	323.92	
xxx306369	9/6/18	WENDY CASTANEDA ESCOBAR	17787208463	DED Services/Training - Books	155.00	0.00	155.00	**$155.00**

List of All Claims and Bills Approved for Payment

For Payments Dated 9/2/2018 through 9/8/2018

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Payment No.	Payment Date	Vendor Name	Invoice No.	Description	Invoice Amount	Discount Taken	Amount Paid	Payment Total
xxx306370	9/6/18	WEST COAST RUBBER & RECYCLING INC	18-1995	Auto Maint & Repair - Labor	217.00	0.00	217.00	**$227.85**
			18-1995	Auto Maint & Repair - Materials	10.85	0.00	10.85	
xxx306371	9/6/18	ANGIE TSANG	09152018_SV	Special Events	535.00	0.00	535.00	**$535.00**
xxx306372	9/6/18	BONNIE OSTERMANN	400945	Refund Recreation Fees	41.25	0.00	41.25	**$41.25**
xxx306373	9/6/18	ELVA GARCIA	399037	Refund Recreation Fees	350.00	0.00	350.00	**$350.00**
xxx306374	9/6/18	FLO MAK	400942	Refund Recreation Fees	41.25	0.00	41.25	**$41.25**
xxx306375	9/6/18	GERMAN HERNANDEZ	399042	Refund Recreation Fees	350.00	0.00	350.00	**$350.00**
xxx306376	9/6/18	JANIS SCHNEIDER	187939-8396	Refund Utility Account Credit	90.92	0.00	90.92	**$90.92**
xxx306377	9/6/18	JOHN BENVIN	399052	Refund Recreation Fees	350.00	0.00	350.00	**$350.00**
xxx306378	9/6/18	OTIS Z LINDSEY	BL074678 18-19	Business License Tax	52.84	0.00	52.84	**$52.84**
xxx306379	9/6/18	SUHASH GOPINATH	397704	Refund Recreation Fees	90.00	0.00	90.00	**$90.00**
xxx306380	9/6/18	VIRGINIA PENNEY	400947	Refund Recreation Fees	41.25	0.00	41.25	**$41.25**
		Grand Total Payment Amount						**$4,004,432.59**

City of Sunnyvale

Agenda Item

18-0765 **Agenda Date:** 9/25/2018

REPORT TO COUNCIL

SUBJECT
Authorize the Issuance of a Purchase Order for Five (5) 4-door Sedans for the Department of Public Safety (F18-311)

REPORT IN BRIEF
Approval is requested to authorize the issuance of a Purchase Order to Winner Chevrolet of Elk Grove in the amount of $109,328.75 (including tire fees and delivery fees) excluding sales tax, for five (5) 4-door Sedans to be used by the Department of Public Safety.

EXISTING POLICY
Pursuant to Section 2.08040 of the Sunnyvale Municipal Code (SMC), Council approval is required for the procurement of goods and/or services greater than $100,000 in any one transaction.

Consistent with the provision of SMC Section 2.08.220(a), the purchasing officer may authorize the City's participation with one or more other governmental, public or quasi-public agencies in a cooperative agreement for the procurement of goods and/or services, provided that at least one of the agencies has solicited bids using methods similar to those set forth in SMC Section 2.08.060.

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.

BACKGROUND AND DISCUSSION
The Department of Public Safety (DPS) currently uses a combination of vehicles, including marked and unmarked sedans, SUV's and motorcycles, for patrol and intelligence operations. The economical operation of the City's fleet requires that vehicles and equipment be replaced prior to the time when operating costs exceed the life cycle cost in accordance with the vehicle replacement schedule. The criteria established for vehicle replacements are based on calculated life expectancy and accumulated mileage as determinants of useful life. Based on the extended usage and accumulation of miles per year on patrol and investigation type vehicles, the Fleet Maintenance Division has designated the useful life of these vehicles to be at five years or 100,000 miles. The identified vehicles scheduled for replacement have either met or exceeded these criteria for the upcoming cycle of replacements.

Additionally, DPS vehicles must meet specified horsepower ratings and passenger capacities for law enforcement vehicles, which have been established by the City of Sunnyvale. As such, the specification writing process is a collective effort between DPS and Fleet Maintenance in the

development of departmental specific requirements that meet operational necessities for these replacement vehicles.

Traditionally, the City has purchased fleet vehicles through a cooperative purchasing agreement or through the California State Contract pricing. The City has used the State of California contract many times in the past to identify vendors and has experienced better pricing than when bidding the goods/services individually. Vehicles that meet the specified requirements are available through State of California Cooperative agreement and it is in the best interest of the City to purchase through the State contract. Utilizing the state contract pricing saves time researching and writing numerous vehicle specifications while benefiting from established vehicle pricing through this agreement.

FISCAL IMPACT

Budgeted funding is available in the Fleet Equipment Replacement Account.

This table outlines the total cost of purchase with estimated sales tax.

Description	Quantity	Unit Cost	Total
4 Door Sedan	5	$21,557.00	$107,785.00
Tires Fee	5	$8.75	$43.75
Delivery Fee	5	$300.00	$1,500.00
Sub-Total		$21,865.75	$109,328.75
Estimated Tax	5	$1,940.13	$9,700.65
Total		**$23,805.88**	**$119,029.40**

Funding Source

The City’s Fleet vehicles are funded by the City’s General Services Fund, Fleet Services Sub-Fund which provides for ongoing fleet equipment replacement.

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.

RECOMMENDATION

Authorize the issuance of a Purchase Order in the amount of $109,328.75 (including tire fees and delivery fees) excluding sales tax, in substantially the same form as Attachment 1 to the report, to Winner Chevrolet for five (5) 4-door Sedans.

Prepared by: Gregory S. Card, Purchasing Officer
Reviewed by: Timothy J. Kirby, Director of Finance
Reviewed by: Phan Ngo, Director of Public Safety
Reviewed by: Chip Taylor, Director of Public Works
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Draft Purchase Order

City of Sunnyvale
California

Draft Purchase Order NO **PO006141**

ORDERED FROM 21063 - 002 (916) 429-4700 Winner Chevrolet Inc 8575 Laguna Grove Dr Elk Grove CA 95757	ORDER DATE 08/22/2018 DELIVERY DATE 10/02/2018 PAYMENT TERMS N/30 BID NO/RFQ NO	***BILL TO:*** **City of Sunnyvale** **Finance Department** **Accounts Payable** **PO Box 3707** **Sunnyvale, CA 94088-3707**
DELIVER TO DPW/Ops - Fleet Services ` 221 Commercial St Sunnyvale CA 94085 Phone: (408) 730-7570	FOB POINT DEST REQ. NO RQ019923 CHARGE/OBJ CODE(S): See Description	FREIGHT CHARGES Destination, freight included in price REQUISITIONER: LVELASCO

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
1	4 Door Sedan as part of the California State Contract # 1-18-23-10 and attached quote dated August 21, 2018. Approved by Council _____, RTC #18-0765	21557.00	EA	$5.0000	$107,785.00
2	Tires Fees for one Vehicle	5.00	EA	$8.7500	$43.75
3	Delivery Fees	5.00	EA	$300.0000	$1,500.00

Amount does not reflect applicable taxes.

TOTAL $109,328.75

Continued on Next Page

CHARGE/OBJ CODE(S)	
020700 5135	$107,785.00
020700 5135	$1,543.75

Document Terms:

Invoices must be sent directly to Accounts Payable by mail to the address above or by e-mail to accountspayable@sunnyvale.ca.gov and must reference the purchase order number. Failure to comply will result in a delay in payment processing.
This purchase order is subject to the City of Sunnyvale Standard Terms and Conditions for the Purchase of Goods, dated 10/8/2010, a copy of which is attached and incorporated by reference (Form #TCPO-G).

BUYER:

Ladani, Shruti

PHONE (408) 730-7627 **FAX** (408) 730-7710

End of Purchase Order

City of Sunnyvale

Agenda Item

18-0745 **Agenda Date:** 9/25/2018

REPORT TO COUNCIL

SUBJECT
Reject All Bids Received for the Repaint Street Light Poles 2018 Project (PW18-11)

REPORT IN BRIEF
Approval is requested to reject all bids received in response to Invitation for Bids PW18-11 for the Repaint Street Light Poles 2018 project due to ambiguity in the specifications.

EXISTING POLICY
Section 2.09.140(b) of the Municipal Code permits the City Council to reject bids or proposals received in response to formal competitive bid solicitations. This Code section also provides that “if all bids are rejected, the City has the discretion to re-advertise.”

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.

BACKGROUND AND DISCUSSION
Repaint Street Light Poles (Capital Project 820120) was created to repaint the City’s 2,300 metal streetlight poles which have begun to show wear and tear. The capital project repaints approximately one fifth of the City’s metal pole inventory every two years, with the expectation that the coating will have a 20-year life, and would result in the repainting of approximately 553 poles at various locations throughout the City. The improvements will refresh and update the poles, prevent further corrosion and preserve the City’s investment in its street lighting infrastructure.

The scope of work for the project will include removing the original paint, preparing the light pole surfaces, application of a prime coat and applying a final coat of the City specified paint product. The poles will remain in place while being painted and no disassembly of existing light poles is required.

An Invitation for Bids was advertised for competitive bidding on the City’s DemandStar procurement network and distributed to Bay Area Builder’s Exchanges on May 25, 2018. Five (5) contractors requested bid documents. Sealed bids were publicly opened on June 13, 2018 with six (6) responsive bids received (Attachment A). While reviewing the bid documents, the City was alerted to questions that were not addressed during the bid period, which may have provided additional clarity to the proposing contractors. To consider appropriate modifications to the specifications and bid documents, staff recommends rejecting all bids and re-bidding the project with the intention of providing more clarity to the interested contractors.

FISCAL IMPACT
No fiscal impact results from rejecting the bids.

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.

RECOMMENDATION
Reject all bids received in response to Invitation for Bids PW18-11 for the Repaint Street Light Poles 2018 project.

Prepared by: Gregory S. Card, Purchasing Officer
Reviewed by: Timothy J. Kirby, Director of Finance
Reviewed by: Chip Taylor, Director of Public Works
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS
1. Bid Summary

Invitation for Bids No . PW18-11 Repaint Street Light Poles 2018 ST-18-06				Athens Painting & Commercial Coatings, Inc. (1) 4291 Suzanne Dr Pittsburg, CA 94565 Ioannis Kochilas		E. Rozakis Restoration 1213 Newmark Way Folsom, CA 95630 Emmanuel Rozakis		Color New Co. 23645 Marylee St Woodland Hills, CA 91367 Louie Loizu		Anchor Singh Painting 3030 Buchman St Sacramento, CA 95833 Anchor Singh		Streetlight Restoration Specialists, Inc. 2828 Cochran St #360 Simi Valley, CA 93065 Brian Moran		Fresh Start Painting Co. 8 Seville Ct Millbrae, CA 94030 Dorris Koutantos	
BASE BID		**QTY**	**UOM**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
1	Traffic and Pedestrian Control	1	LS	$50.00	$27,650.00	$18,000.00	$18,000.00	$10,000.00	$10,000.00	$50,000.00	$50,000.00	$28,500.00	$28,500.00	$1,080.00	$1,080.00
2	Pole Preparation and Painting	553	EA	$339.00	$187,467.00	$368.00	$203,504.00	$470.00	$259,910.00	$217.86	$120,476.58	$571.65	$316,122.50	$710.00	$392,630.00
3	Signs	232	EA	$20.00	$4,640.00	$69.00	$16,008.00	$20.00	$4,640.00	$646.55	$149,999.99	$85.65	$19,870.80	$45.00	$10,440.00
	BID TOTAL				**$219,757.00**		**$237,512.00**		**$274,550.00**		**$320,476.57**		**$364,492.50**		**$404,150.00**
	Surety			10% Bid Bond		10% Bid Bond		10% Bid Bond		10% Bid Bond		10% Bid Bond		10% Bid Bond	
	Primary License			C33		C33		C33 and B		C33		C33 and C-61/D64		C33	
	Subs			None		None		None		None		None		None	
ADDITIVE ALTERNATE		**QTY**	**UOM**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
A1	Pole Preparation and Painting	59	EA	$409.00	$24,131.00	$368.00	$21,712.00	$470.00	$27,730.00	$217.86	$12,853.74	$571.65	$33,727.35	$635.00	$37,465.00
	BID ALTERNATIVE TOTAL				**$24,131.00**		**$21,712.00**		**$27,730.00**		**$12,853.74**		**$33,727.35**		**$37,465.00**
GRAND TOTAL					**$243,888.00**		**$259,224.00**		**$302,280.00**		**$333,330.31**		**$398,219.85**		**$441,615.00**

Notes:

(1) A bid form irregularity occurred on base bid item #1. The City determined that this does not affect the total bid amount.

City of Sunnyvale

Agenda Item

18-0590 **Agenda Date:** 9/25/2018

REPORT TO COUNCIL

SUBJECT
Award of Bid No. PW18-22 for the SMaRT Station Stormwater Management System Upgrade Re-Bid (UY-15-01), Waiver of Minor Bid Irregularity, Finding of California Environmental Quality Act (CEQA) Categorical Exemption, and Approval of Budget Modification No. 5 in the amount of $1,698,043

REPORT IN BRIEF
Approval is requested to award a construction contract in the amount of $2,307,425 to Pacific Underground Construction, Inc., of San Jose, for the SMaRT Station Stormwater Management System Upgrade Re-Bid. Approval is also requested for a 10% construction contingency in the amount of $230,743 and for Budget Modification No. 5 in the amount of $1,698,043.

EXISTING POLICY
Section 1309 of the City Charter requires public works construction contracts to be awarded to the lowest responsive and responsible bidder. Further pursuant to Section 2.09.040 of the Sunnyvale Municipal Code, City Council approval is required for public works contracts greater than $100,000 in any one transaction and pursuant to Section 2.09.120 (c) may waive a minor bid irregularity if the discrepancy does not affect the bid amount or give the bidder an advantage over others.

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 to authorize the transfer of unused balances appropriated for one purpose to another, or to appropriate available revenue not included in the budget.

ENVIRONMENTAL REVIEW
The proposed project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section15301 as it involves the maintenance or repair of an existing facility, which includes public owned utility facilities, involving negligible or no expansion of use beyond which presently exists.

BACKGROUND AND DISCUSSION
In 2013, San Francisco Baykeeper (“Baykeeper”) filed a lawsuit claiming that the City had failed to comply with the Industrial Stormwater Permit requirements of the federal Clean Water Act with regard to stormwater runoff at the SMaRT Station and various locations on the closed Sunnyvale Landfill. On December 6, 2013, a negotiated settlement agreement between the City and Baykeeper became effective.

Among the required actions in the Baykeeper settlement was a Feasibility Study to determine the most effective Best Management Practices (BMPs) for managing industrial stormwater at the SMaRT Station. In September 2014, the City Council approved a contract with Geosyntec Consultants for

preparation of a Feasibility Study and Implementation Plan required in the Baykeeper settlement (RTC No. 14-0803). In December 2014, a feasibility study was presented to staff by Geosyntec Consultants that evaluated three options for managing industrial stormwater at the SMaRT Station. The alternative selected by the City is a system of diversion of the industrial portion of the stormwater from the SMaRT Station to the Water Pollution Control Plant. In May 2015, Baykeeper approved a plan and timeline for the implementation of this alternative.

On July 1, 2015, the Stormwater Regional Control Board (SWRCB) adopted a new Industrial General Stormwater Permit (Order No. 2014-0057-DWQ) expanding the description of industrial areas to cover haul roads adjacent to industrial sites. Under this new permit, the entrance road to the SMaRT Station and the entry/exit truck scales are now considered industrial activity areas. This required an addendum to the Feasibility Study to include this area in the stormwater management system. Geosyntec submitted a proposal, and was awarded a contract to prepare this addendum in September 2015 (RTC No. 15-0794). The addendum was completed in late November 2015, which allowed design to begin on the stormwater management system, which will divert industrial stormwater flows from the SMaRT Station to the WPCP.

This project was initially advertised for competitive bidding in May 26, 2017 and only one bid, in the amount of $2,173,330, was received. The bid amount was 83% higher than the engineer's estimate of $1,185,870 so the bid was rejected by the City Council (RTC No. 17-061).

City staff reached out to contractors that downloaded the project specifications who expressed interest in a re-bid. The City further evaluated the plans and specifications and some potential cost saving modifications were made. These modifications included removal of two proposed storm connections, which were incorporated into the current construction activity for the WPCP Package 2 project. The project documents were updated and the project was publicly re-advertised on April 27, 2018, on the City's DemandStar public procurement network. A sole bid was received in the amount of $2,352,275, from Pacific Underground Construction, Inc. The high bid amount was attributed the contractors' busy schedules and escalating costs throughout the construction industry.

The sole bidder did not submit the bid on the "revised" bid form. As a sole bidder, this discrepancy does not provide a material advantage over another bidder. Staff, therefore, confirmed with Pacific Underground Construction, Inc. that the unit price originally bid will be honored on the "revised" bid form, as detailed in the bid summary in Attachment 1. This resulted in a bid savings of $44,850. In consideration of Sunnyvale Municipal Code Section 2.09.150, awarding to this contractor is in the best interest of the City given the Baykeeper implementation timeframe requirements.

The improvements are necessary for the City to comply with the requirements of the settlement agreement with Baykeeper. Advertising an additional re-bid of the project would further delay the project start by at least six months and may result in further cost increases due to current industry cost escalations. Therefore, staff is recommending City Council waive the minor bid irregularity and award a contract to Pacific Underground Construction, Inc.

FISCAL IMPACT

This project is funded by the SMaRT Station Fund - Replacement Sub-fund, which receives revenues and shares expenses with the cities of Mountain View, Palo Alto and Sunnyvale consistent with the SMaRT Station Memorandum of Understanding. Funds are appropriated and spent from Capital Project 811250 and are used to replace a variety of equipment at the SMaRT Station based on a

detailed equipment replacement schedule. Total cost of the contract with contingency is $2,538,168. The project has $840,125 available for the work to be done under this contract. Therefore, an additional $1,698,043 is needed to fund the project.

Funding for this budget modification will be provided through a combination of contributions from the partner cities and an appropriation from Capital Reserves. While this reduces the reserves significantly, the SMaRT Station Replacement Sub-fund assumes funding for the full replacement or rehabilitation of the facility beginning in FY 2020/21 through the issuance of debt. Therefore, staff is keeping the reserves and partner contributions to a minimum in anticipation that the facility will undergo a significant renovation and upgrade. Sunnyvale's share is funded from the Solid Waste Management Fund. Staff has met with Mountain View and Palo Alto, who have agreed to contribute an additional $199,325 and $180,795 respectively.

Budget Modification No. 5
FY 2018/19

	Current	Increase (Decrease)	Revised
Solid Waste Management Fund			
Expenditures			
Project 801351- Sunnyvale Contribution to SMaRT Station Equipment Replacement	$193,480	$469,880	$663,360
Reserves			
Rate Stabilization Reserve	$9,323,071	($469,880)	$8,853,191
SMaRT Station Fund			
Revenues			
Contribution from Partners	$350,000	$850,000	$1,200,000
Expenditures			
Project 811250 – SMaRT Station Equipment Replacement	$1,000,675	$1,698,043	$2,698,718
Revenues			
Capital Replacement Reserve	$963,603	($848,043)	$115,560

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.

RECOMMENDATION

1) Make a finding of California Environmental Quality Act (CEQA) categorical exemption pursuant to CEQA Guidelines Section 15301 as it involves the maintenance or repair of an existing facility, which includes public owned utility facilities, involving negligible or no expansion of use beyond which presently exists; 2) make a determination to waive the minor bid irregularity for Pacific Underground Construction, Inc. 3) award a contract in substantially the same form as Attachment 2 to the report in the amount of $2,307,425 to Pacific Underground Construction and authorize the City Manager to execute the contract when all necessary conditions have been met; 4) approve a 10% construction contingency in the amount of $230,743; and 5) approve a Budget Modification No. 5 in the amount of $1,698,043.

Prepared by: Gregory S. Card, Purchasing Officer
Reviewed by: Timothy J. Kirby, Director of Finance
Reviewed by: Ramana Chinnakotla, Director of Environmental Services
Reviewed by: Chip Taylor, Director of Public Works
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Bid Summary
2. Draft General Construction Contract

Invitation for Bids No . PW18-22				**Pacific Underground Construction, Inc.**	
SMaRT Station Stormwater Management System Upgrade				**1817 Stone Ave.**	
Project # UY-15-01				**San Jose, CA 95125**	
				Thad Michael Corbett	
BID ITEMS		**UOM**	**QTY**	**Unit Price**	**Total**
1	Mobilization and Demobilization (Shall Not Exceed 5% of Total Base Bid)	LS	1	$100,000.00	$100,000.00
2	Temporary Traffic Control	LS	1	$15,000.00	$15,000.00
3	Stormwater Pollution Prevention Plan Measures	LS	1	$15,000.00	$15,000.00
4	Potholing	LS	1	$20,000.00	$20,000.00
5	Demolition of Existing Structures	LS	1	$20,000.00	$20,000.00
6	Dewatering	LS	1	$60,000.00	$60,000.00
7	Sheeting, Shoring and Bracing	LS	1	$35,000.00	$35,000.00
8	Type-I Concentric Manhole	EA	9	$12,000.00	$108,000.00
9	Drop Manhole	EA	1	$14,000.00	$14,000.00
10	Flow Diversion Structure	EA	3	$16,000.00	$48,000.00
11	Water Quality Sampling Port	EA	4	$7,000.00	$28,000.00
12	Pump Station, Wet Well and Valve Vault	LS	1	$350,000.00	$350,000.00
13	Flow Meter and Sampling Vault	LS	1	$45,000.00	$45,000.00
14	36-in Curb Drop Inlet	EA	1	$7,000.00	$7,000.00
15	6" HDPE SDR-11 Force Main	LF	1025	$215.00	$220,375.00
16	6" Corrugated HDPE Dual Wall Pipe	LF	85	$260.00	$22,100.00
17	8" Corrugated HDPE Dual Wall Pipe	LF	930	$270.00	$251,100.00
18	10" Corrugated HDPE Dual Wall Pipe	LF	350	$275.00	$96,250.00
19	12" Corrugated HDPE Dual Wall Pipe	LF	575	$280.00	$161,000.00
20	15" Corrugated HDPE Dual Wall Pipe	LF	55	$400.00	$22,000.00
21	18" Corrugated HDPE Dual Wall Pipe	LF	390	$410.00	$159,900.00
22	18" Corrugated Metal Pipe	LF	10	$500.00	$5,000.00
23	Roof Gutter Connection Assembly with or without Cleanout	EA	14	$7,550.00	$105,700.00
24	In-line Backflow Preventer	EA	2	$8,000.00	$16,000.00
25	Outlet with Backflow Check Valve	EA	3	$6,000.00	$18,000.00
26	Pipe Bollards	EA	11	$1,000.00	$11,000.00
27	Electrical Work/SCADA	LS	1	$335,000.00	$335,000.00
28	Disposal of Contaminated Soil (REVOCABLE)	CY	50	$300.00	$15,000.00

Invitation for Bids No . PW18-22				**Pacific Underground Construction, Inc.**	
SMaRT Station Stormwater Management System Upgrade				**1817 Stone Ave.**	
Project # UY-15-01				**San Jose, CA 95125**	
				Thad Michael Corbett	
BID ITEMS		**UOM**	**QTY**	**Unit Price**	**Total**
29	Cap/Seal Existing 4" PVC Scale Drain Connections to Concrete Box Culvert	EA	4	$1,000.00	$4,000.00
30	Relocate Existing Schedule 40 PVC Irrigation Line (REVOCABLE)	LF	30	Included in price	
	BID TOTAL				**$2,307,425.00**
	Surety			10% Bid Bond*	
	Primary License			A	
	Subs			Blocka Construction, Inc.	
				Viking Drillers, Inc.	
Note:					

Pacific Underground Construction, Inc initially submitted on the wrong bid form, however the City is waiving the irreularity since this does not result in a competitive advantage over another bidder. City only received one bid.

DRAFT GENERAL CONSTRUCTION CONTRACT

THIS CONTRACT dated _____ is by and between the CITY OF SUNNYVALE, a municipal corporation of the State of California ("Owner") and PACIFIC UNDERGROUND CONSTRUCTION, INC., a California corporation ("Contractor").

RECITALS:

The parties to this Contract have mutually covenanted and agreed, as follows:

1. The Contract Documents. The complete Contract consists of the following documents: Notice Inviting Bids; Instructions to Bidders; Performance Bond and Payment Bond; Guaranty; City of Sunnyvale Standard Specifications for Public Works Construction, 2006 Edition; City of Sunnyvale Standard Details for Public Works Construction, 2006 Edition; Plans and Specifications, "SMaRT Station Stormwater Management System Upgrade RE-BID, Project No. UY-15-01, Invitation for Bids No. PW18-22", including three addenda; OSHA, and other standards and codes as outlined in the Specifications. These documents are all incorporated by reference. The documents comprising the complete contract are collectively referred to as the Contract Documents.

Any and all obligations of the Owner and the Contractor are fully set forth and described therein.

All of the above documents are intended to work together so that any work called for in one and not mentioned in the other or vice versa is to be executed the same as if mentioned in all documents.

2. The Work. Contractor agrees to furnish all tools, equipment, apparatus, facilities, labor, transportation, and material necessary to perform and complete the project in a good and workmanlike manner. The work consist(s) of constructing the stormwater flow diversion system including, but not necessarily limited to, all necessary demolition, sealing, trenching and shoring, dewatering, piping, junction structures, diversion structures, sampling ports, roof drain connections, pump station, wet well, flow meter and sampling vault and all associated appurtenances, curb drop inlet, HDPE piping (force main and gravity), electrical conduits, control devices, wiring, SCADA system installation and testing, and repairing all disturbed paved and unpaved areas ready for use, as called for, and in the manner designated in, and in strict conformity with, the Plans and Specifications prepared by Geosyntec Consultants and adopted by the Owner. These Plans and Specifications are entitled respectively, SMaRT Station Stormwater Management System Upgrade RE-BID, Project No. UY-15-01.

It is understood and agreed that the work will be performed and completed as required in the Plans and Specifications under the sole direction and control of the Contractor, and subject to inspection and approval of the Owner, or its representatives. The Owner hereby designates as its representative for the purpose of this contract the Senior Civil Engineer for Construction or an employee of the Owner who will be designated in writing by the Director of Public Works.

3. Contract Price. The Owner agrees to pay and the Contractor agrees to accept, in full payment for the work above agreed to be done, the sum of Two Million Three Hundred Seven Thousand Four Hundred Twenty-Five and No/100 ($2,307,425.00) subject to final determination of the work performed and materials furnished at unit prices per “Exhibit A” attached hereto and incorporated by this reference, and subject to additions and deductions in accordance, as provided in the Documents and in accordance with Contract Documents. The sum includes base bid.

4. Permits; Compliance with Law. Contractor shall, at its expense, obtain all necessary permits and licenses, easements, etc., for the construction of the project, give all necessary notices, pay all fees required by law, and comply with all laws, ordinances, rules and regulations relating to the work and to the preservation of the public health and safety.

5. Inspection by Owner. Contractor shall at all times maintain proper facilities and provide safe access for inspection by the Owner to all parts of the work, and to the shops wherein the work is in preparation. Where the Specifications require work to be specially tested or approved, it shall not be tested or covered up without timely notice to the Owner of its readiness for inspection and without the approval thereof or consent thereto by the latter. Should any such work be covered up without such notice, approval, or consent, it must, if required by

Owner, be uncovered for examination at the Contractor's expense.

6. Extra or Additional Work and Changes. Should Owner at any time during the progress of the work request any alterations, deviations, additions or omissions from the Specifications or Plans or other Contract Documents it shall be at liberty to do so, and the same shall in no way affect or make void the contract, but will be added to or deducted from the amount of the contract price, as the case may be, by a fair and reasonable valuation, agreed to in writing between the parties hereto. No extra work shall be performed or change be made unless in pursuance of a written order from the Director of Public Works or authorized representative, stating that the extra work or change is authorized and no claim for an addition to the contract sum shall be valid unless so ordered.

7. Time for Completion. All work under this contract shall be completed before the expiration one hundred eighty (180) working days from the date specified in the Notice to Proceed.

If Contractor shall be delayed in the work by the acts or neglect of Owner, or its employees or those under it by contract or otherwise, or by changes ordered in the work, or by strikes, lockouts by others, fire, unusual delay in transportation, unavoidable casualties or any causes beyond the Contractor's control, or by delay authorized by the Owner, or by any cause which the Owner shall decide to justify the delay, then the time of completion shall be extended for such reasonable time as the Owner may decide.

This provision does not exclude the recovery of damages for delay by either party under other provisions.

8. Inspection and Testing of Materials. Contractor shall notify Owner a sufficient time in advance of the manufacture or production of materials, to be supplied under this contract, in order that the Owner may arrange for mill or factory inspection and testing of same, if Owner requests such notice from Contractor.

9. Termination. If Contractor should file a bankruptcy petition and/or be judged bankrupt, or if Contractor should make a general assignment for the benefit of creditors, or if a receiver should be appointed on account of insolvency, or if Contractor or any subcontractors should violate any of the provisions of the Contract, Owner may serve written notice upon Contractor and its surety of Owner's intention to terminate the Contract. The notice shall contain the reasons for such intention to terminate the Contract, and, unless within ten days after serving such notice, such violation shall cease and satisfactory arrangements for correction thereof be made, upon the expiration of the ten days, the Contract shall cease and terminate. In the event of any such termination, Owner shall immediately serve written notice thereof upon the surety and the Contractor, and the surety shall have the right to take over and perform the Contract; provided, however that, if the surety within fifteen days after the serving upon it of notice of termination does not give Owner written notice of its intention to take over and perform the Contract or does not commence performance thereof within thirty days from the date of the serving of such notice, Owner may take over the work and prosecute the same to completion by contract or by any other method it may deem advisable, for the account and at the expense of Contractor, and Contractor and its surety shall be liable to Owner for any excess cost occasioned Owner thereby, and in such event Owner may without liability for so doing take possession of and utilize in completing the work, such materials, appliances, plant and other property belonging to Contractor as may be on the site of the work and necessary therefor.

10. Owner's Right to Withhold Certain Amounts and Make Application Thereof. In addition to the amount which Owner may retain under Paragraph 21 until the final completion and acceptance of all work covered by the Contract, Owner may withhold from payment to Contractor such amount or amounts as in its judgment may be necessary to pay just claims against Contractor or any subcontractors for labor and services rendered and materials furnished in and about the work. Owner may apply such withheld amount or amounts to the payment of such claims in its discretion. In so doing Owner shall be deemed the agent of Contractor and any payment so made by Owner shall be considered as a payment made under the Contract by Owner to the Contractor and Owner shall not be liable to Contractor for any such payment made in good faith. Such payment may be made without prior judicial determination of the claim or claims.

11. Notice and Service Thereof. All notices required pursuant to this Contract shall be communicated in writing, and shall be delivered in person, by commercial courier or by first class or priority mail delivered by the United States Postal Service. 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. All notices sent pursuant to this Contract shall be addressed as follows:

Owner:	City of Sunnyvale Department of Public Works Construction Contract Administrator P. O. Box 3707 Sunnyvale, CA 94088-3707
Contractor:	Pacific Underground Construction, Inc. 1817 Stone Avenue San Jose, CA 95125

12. Assignment of Contract. Neither the Contract, nor any part thereof, nor moneys due or to become due thereunder may be assigned by Contractor without the prior written approval of Owner.

13. Compliance with Specifications of Materials. Whenever in the Specifications, any material or process is indicated or specified by patent or proprietary name, or by name of manufacturer, such Specifications must be met by Contractor, unless Owner agrees in writing to some other material, process or article offered by Contractor which is equal in all respects to the one specified.

14. Contract Security. Contractor shall furnish a surety bond in an amount at least equal to 100 percent of the contract price as security for the faithful performance of this Contract. Contractor shall also furnish a separate surety bond in an amount at least equal to 100 percent of the contract price as security for the payment of all persons for furnishing materials, provisions, provender, or other supplies, or teams, used in, upon, for or about the performance of the work contracted to be done, or for performing any work or labor thereon of any kind, and for the payment of amounts due under the Unemployment Insurance Code with respect to such work or labor in connection with this Contract, and for the payment of a reasonable attorney's fee to be fixed by the court in case suit is brought upon the bond. Bonds shall be issued by an admitted surety insurer authorized to operate in the state of California.

15. Insurance. Contractor shall not commence work under this Contract until all insurance required under this paragraph has been obtained and such insurance has been approved by the Owner, nor shall Contractor allow any subcontractor to commence work on a subcontract until all similar insurance required of the subcontractor has been so obtained and approved. Contractor shall furnish the Owner with satisfactory proof of the carriage of insurance required, and there shall be a specific contractual liability endorsement extending the Contractor's coverage to include the contractual liability assumed by the Contractor pursuant to this Contract and particularly Paragraph 16 hereof. Any policy of insurance required of the Contractor under this Contract shall also contain an endorsement providing that thirty (30) days' notice must be given in writing to the Owner of any pending change in the limits of liability or of any cancellation or modification of the policy. Insurance carrier shall be California-admitted.

(a) Compensation Insurance and Employer's Liability Insurance. Contractor shall take out and maintain during the life of this Contract Workers' Compensation Insurance and Employer's Liability Insurance for all of employees employed at the site of the project and, in case any work is sublet, Contractor shall require the subcontractor similarly to provide Workers' Compensation Insurance and Employer's Liability Insurance for all of the latter's employees unless such employees are covered by the protection afforded by Contractor.

In signing this Contract, Contractor makes the following certification, required by Section 1861 of the Labor Code:

> "I am aware of the provision of Section 3700 of the Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the

work of this contract."

(b) General and Automobile Liability Insurance. Contractor, at its own cost and expense, shall maintain personal injury liability and property damage insurance for the period covered by the Contract in the amount of Two Million Dollars ($2,000,000.00) per occurrence and $4,000,000 annual aggregate combined single limit coverage. Such coverage shall include, but shall not be limited to, protection against claims arising therefrom, and damage to property resulting from activities contemplated under this Contract, use of owned automobiles, products and completed operations, including U, C and X. Such insurance shall be with insurers and under forms of policies satisfactory in all respects to the Owner and shall provide that notice must be given to Owner at least thirty (30) days prior to cancellation or material change. The following endorsements shall be attached to the policy:

> Policy shall cover on an "occurrence" basis. Policy must cover personal injuries as well as bodily injuries. Exclusion of contractual liability must be eliminated from personal injury endorsement. Broad form property damage endorsement must be attached. Owner is to be named as an additional insured on any contracts of insurance under this paragraph (b). Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code. The policies of insurance shall be considered primary insurance before any policies of insurance maintained by Owner.

16. Indemnification and Hold Harmless. Contractor agrees to defend, save, indemnify and hold harmless Owner and all its officers, employees, and agents, against any and all liability, claims, judgments, or demands, including demands arising from injuries or death of persons (Contractor's employees included) and damage to property, arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by Contractor, save and except claims or litigation arising through the active negligence or willful misconduct of Owner, or of Owner's officials, agents, employees, servants, or independent contractors who are directly responsible to Owner. Contractor shall make good and reimburse Owner for any expenditures, including reasonable attorneys' fees, Owner may make by reason of such claim or litigation, and, if requested by Owner, Contractor shall defend any such suits at the sole cost and expense of Contractor.

17. Hours of Work. 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 Owner, 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.

Contractor, and each subcontractor, shall, in accordance with California Labor Code Section 1776 or as the same may be later amended, keep accurate payroll records showing the name, address, social security number, work 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 by him or her in connection with work under this agreement. Each payroll record shall contain or be verified by a written declaration under penalty of perjury, in accordance with Labor Code Section 1776(a). Such payroll records shall be made available at all reasonable times at the Contractor’s principal office to the persons authorized to inspect such records pursuant to Labor Code Section 1776. A certified copy of all payroll records shall be made available for inspection or furnished upon request to a representative of the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards of the

Department of Industrial Relations, as well as to the Owner's representative. In the event the Contractor or a Subcontractor fails to comply in a timely manner within ten days to a written notice requesting the records, such contractor or subcontractor shall forfeit one hundred dollars ($100.00) for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated, in accordance with Labor Code Section 1776(h).

18. Wage Rates. Pursuant to the Labor Code of the State of California, or any applicable local law, Owner 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. Owner 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 Owner.

It shall be mandatory upon Contractor and upon any subcontractor to pay not less than the specified rates to all laborers, workers, and mechanics employed in the execution of the Contract. It is further expressly stipulated that Contractor shall, as a penalty to Owner, forfeit two hundred dollars ($200.00) for each calendar day, or portion thereof, for each laborer, worker, or mechanic paid less then the stipulated prevailing rates for any work done under this Contract by Contractor or by any subcontractor; and Contractor agrees to comply with all provisions of Section 1775 of the Labor Code.

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 Owner 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.

19. Accident Prevention. Precaution shall be exercised at all times for the protection of persons (including employees) and property. The safety provisions of applicable laws, building and construction codes shall be observed. Machinery, equipment, and other hazards shall be guarded or eliminated in accordance with the safety provisions of the Construction Safety Orders issued by the Industrial Accident Commission of the State of California.

20. Contractor's Guarantee. Owner shall not, in any way or manner, be answerable or suffer loss, damage, expense or liability for any loss or damage that may happen to the building, work, or equipment or any part thereof, or in, on, or about the same during its construction and before acceptance. Contractor unqualifiedly guarantees the first-class quality of all workmanship and of all materials, apparatus, and equipment used or installed by Contractor or by any subcontractor or supplier in the project which is the subject of this Contract, unless a lesser quality is expressly authorized in the Plans and Specifications, in which event Contractor unqualifiedly guarantees such lesser quality; and that the work as performed by Contractor will conform with the Plans and Specifications or any written authorized deviations therefrom. In case of any defect in work, materials, apparatus or equipment, whether latent or patent, revealed to Owner within one year of the date of acceptance of completion of this Contract by Owner, Contractor will forthwith remedy such defect or defects without cost to Owner.

21. Liquidated Damages. Time shall be the essence of this Contract. If Contractor fails to complete, within the time fixed for such completion, the entire work mentioned and described and contracted to be done and performed, Contractor shall become liable to Owner for liquidated damages in the sum of one thousand and no/100 ($1,000.00), for each and every calendar day during which work shall remain uncompleted beyond such

time fixed for completion or any lawful extension thereof. The amount specified as liquidated damages is presumed to be the amount of damage sustained by Owner since it would be impracticable or extremely difficult to fix the actual damage; and the amount of liquidated damages may be deducted by Owner from moneys due Contractor hereunder, or its assigns and successors at the time of completion, and Contractor, or its assigns and successors at the time of completion, and its sureties shall be liable to Owner for any excess.

22. Governing Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California, without regard to conflict of law or choice 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. 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.

24. 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.

25. Execution and Counterparts. This Agreement may be executed in multiple counterparts and/or with the signatures of the Parties set forth on different signature sheets and all such counterparts, when taken together, shall be deemed one original.

IN WITNESS WHEREOF, two identical counterparts of this contract, each of which shall for all purposed be deemed an original thereof, have been duly executed by the parties.

CITY OF SUNNYVALE
a Municipal Corporation, Owner

By_____ / / _____
City Manager Date

Attest:
City Clerk

By_____ / / _____
City Clerk Date

(SEAL)

APPROVED AS TO FORM:

_____ / / _____
City Attorney Date

PACIFIC UNDERGROUND CONSTRUCTION, INC.
Contractor

License No. 423419

By_____

_____ / / _____
Title Date

By_____

_____ / / _____
Title Date

EXHIBIT A

No.	Description	QTY	Unit	Unit Cost
1	Mobilization and Demobilization (Shall Not Exceed 5% of Total Base Bid)	1	LS	$100,000.00
2	Temporary Traffic Control	1	LS	$15,000.00
3	Stormwater Pollution Prevention Plan Measures	1	LS	$15,000.00
4	Potholing	1	LS	$20,000.00
5	Demolition of Existing Structures	1	LS	$20,000.00
6	Dewatering	1	LS	$60,000.00
7	Sheeting, Shoring and Bracing	1	LS	$35,000.00
8	Type-I Concentric Manhole	9	EA	$12,000.00
9	Drop Manhole	1	EA	$14,000.00
10	Flow Diversion Structure	3	EA	$16,000.00
11	Water Quality Sampling Port	4	EA	$7,000.00
12	Pump Station, Wet Well and Valve Vault	1	LS	$350,000.00
13	Flow Meter and Sampling Vault	1	LS	$45,000.00
14	36-in Curb Drop Inlet	1	EA	$7,000.00
15	6" HDPE SDR-11 Force Main	1025	LF	$215.00
16	6" Corrugated HDPE Dual Wall Pipe	85	LF	$260.00
17	8" Corrugated HDPE Dual Wall Pipe	930	LF	$270.00
18	10" Corrugated HDPE Dual Wall Pipe	350	LF	$275.00
19	12" Corrugated HDPE Dual Wall Pipe	575	LF	$280.00
20	15" Corrugated HDPE Dual Wall Pipe	55	LF	$400.00

21	18" Corrugated HDPE Dual Wall Pipe	390	LF	$410.00
22	18" Corrugated Metal Pipe	10	LF	$500.00
23	Roof Gutter Connection Assembly with or without Cleanout	14	EA	$7,550.00
24	In-line Backflow Preventer	2	EA	$8,000.00
25	Outlet with Backflow Check Valve	3	EA	$6,000.00
26	Pipe Bollards	11	EA	$1,000.00
27	Electrical Work/SCADA	1	LS	$335,000.00
28	Disposal of Contaminated Soil (REVOCABLE)	50	CY	$300.00
29	Cap/Seal Existing 4" PVC Scale Drain Connections to Concrete Box Culvert	4	EA	$1,000.00
30	Relocate Existing Schedule 40 PVC Irrigation Line (REVOCABLE)	30	LF	Included in price

EXHIBIT B

Utilization of Local Workforce in Construction Projects – The Sunnyvale City Council has adopted a policy which encourages utilization of local workforces, including State-certified apprentices, as a means of supporting economic opportunities for all members of the community. Local workforce is defined as workers residing in Santa Clara County. The lowest responsive and responsible bidder must provide a projection of locally-hired workers utilized for this contract.

Contractor	Projected Number of Locally Hired Workers_____ Projected Percent of Locally Hired Workers_____%
Subcontractor(s)	Projected Number of Locally Hired Workers_____ Projected Percent of Locally Hired Workers_____%

City of Sunnyvale

Agenda Item

18-0799 **Agenda Date:** 9/25/2018

REPORT TO COUNCIL

SUBJECT
Adopt a Resolution to Certify the Program Environmental Impact Report, Make the Findings Required by the California Environmental Quality Act, Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and Adopt the Civic Center Modernization Master Plan

REPORT IN BRIEF
The Civic Center Master Plan Design Option 1 was selected by Council in November 2017. Since then, City Staff and the design team (SmithGroup JJR) have continued to further develop the Master Plan. A Draft Program Environmental Impact Report (DEIR) was prepared for the Civic Center Modernization Master Plan Project ("Project"), including the Civic Center Master Plan Design Option 1 - Plaza, as selected by Council in November 2017 (RTC No. 17-0835). The DEIR incorporates relevant information such as the results of the public scoping meeting and technical studies. A Final Program EIR (FEIR) has been prepared for the Project, which includes responses to the comments received during the 45-day review period of the DEIR. Earlier this September, the Final Program Environmental Impact Report (FEIR) was presented to the Heritage Preservation Commission and Planning Commission for their recommendation and was also reviewed by City Council at a Study Session on September 11, 2018. Council action is needed to certify the Environmental Impact Report, make the Findings Required by the California Environmental Quality Act and approve the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Council action is also required for adoption of the final Civic Center Modernization Master Plan. The Master Plan contains a long-term, multi-phased vision of the entire campus including a checklist to achieve LEED Platinum level for City Hall, and a net zero energy analysis. The City will implement the Master Plan in several phases, over several decades, to modernize and expand the Civic Center. Phase 1 includes a new City Hall Building with underground parking, an addition to the Department of Public Safety Headquarters, and landscape and hardscape site features (Master Plan Option - Plaza).

BACKGROUND
The Sunnyvale Civic Center, located at the corner of El Camino Real and Mathilda Avenue, is home to the City's primary administrative facilities (City Hall), Library, and Department of Public Safety Headquarters. Civic Center buildings range in age between 30 and 60 years old.

In early 2015, the City began an extensive community engagement process to evaluate how facilities at the Civic Center could be renovated or replaced. Through this process, the City developed a Needs Assessment, Vision Statement, and Success Criteria for the Project that were intended to guide further planning efforts.

On October 25, 2016, City Council approved a scope of services for the Civic Center Modernization

Project Master Plan (RTC No. 16-0072). The scope outlines specific consulting services needed to complete a long-term Master Plan for the Civic Center and further defined what elements of the project would be implemented as part of the first phase of construction. The scope of work also documented decisions that have already been made by the Council and specific studies that were needed to support decision making during the master planning process.

A multi-step public procurement process was used to solicit interest and select a consultant to complete the Civic Center Master Plan. On May 17, 2017, Council awarded a contract to SmithGroup JJR for master planning services (RTC No. 17-0136). SmithGroup JJR is an architecture firm with extensive experience preparing campus master plans and designing modern, sustainable and attractive buildings. The City's agreement with SmithGroup JJR includes a detailed scope of services, and project schedule that identifies Council decisions points and community outreach activities throughout the master planning process.

On July 25, 2017 Council reviewed options for expanding the existing Public Safety Building and considered whether the City Hall Annex Building could be renovated and used for NOVA Workforce Services (RTC No. 17-0617). After considering the options, Council gave direction to pursue an addition to the existing Public Safety Building of approximately 11,000 square feet as part of Phase 1 of the Civic Center Project. Also, that the City Hall Annex Building be replaced and space for NOVA Workforce services be included in City Hall.

In 2017, two Master Plan options for the Civic Center were developed for building placement, site circulation, parking facilities, and open space features. In November 2017, the City Council selected Option 1 - Plaza as the alternative for further environmental analysis (RTC No. 17-0835).

EXISTING POLICY

General Plan, Community Character and Land Use and Transportation chapters and Council Policies include the following policies applicable to the Civic Center Modernization Project:

GENERAL PLAN

Community Character

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

Policy CC-4.1b - Consider ways to increase the visibility of the Civic Center on Mathilda Avenue and El Camino Real and consider better identification for the Community Center along Remington.

Land Use and Transportation

Action LT-14.17a - Maintain and plan for appropriate land areas to support public facilities, such as the civic center, library, corporation yard, and water pollution control plant.

Action LT-14.17b - Promote co-locating government (federal, state, county, city) activities when appropriate to improve access to services for the community at large.

Council Policy

The Council Fiscal Policy contains several policies related to infrastructure in Chapter 7: Planning and Management.

Policy section 7.1C, *Capital Improvement Policies*:

C.1.3 High priority should be given to replacing capital improvements prior to the time that they have deteriorated to the point where they are hazardous, incur high maintenance costs, negatively affect property values, or no longer serve their intended purposes.

C.1.5 Priority will be given to the repair and replacement of existing infrastructure as compared to the provision of new or expanded facilities.

C.1 The decision on whether to repair or to replace an existing capital asset will be based on which alternative is most cost-effective or provides the best value to the City.

ENVIRONMENTAL REVIEW

EIR Noticing

The EIR is a required informational document under the California Environmental Quality Act (CEQA) that describes the environmental effects of the Project, identifies ways to minimize the significance of the adverse impacts, responds to comments made during the public comment period, and discusses reasonable alternatives to the project that modify the environmental impacts. Certification of an EIR does not automatically approve the Project. Certification means that the EIR was completed in compliance with CEQA, that the agency has reviewed and considered the EIR, and the EIR reflects the agency's independent judgment and analysis. Adoption of the Civic Center Modernization Master Plan is a separate action taken by the Council.

Notice of Preparation Period and Scoping Meeting

On September 26, 2017, a Notice of Preparation (NOP) for the EIR was prepared and mailed to neighboring cities, the State, other public agencies, and property owners requesting their input on the scoping of the EIR. In addition, a scoping meeting (required by CEQA) was held during the NOP period on October 18, 2017, in the City Council Chambers. Outside agencies, members of the general public and stakeholders were invited. The purpose of the NOP period and scoping meeting is to allow the community a forum to provide direction on issues to be addressed in the EIR. The scoping period concluded on October 26, 2017. Staff received 11 letters from community members, stakeholders and outside agencies. The summary of the meeting comments and the complete list of comments received can be found in Appendix 1.0 of the DEIR (Attachment 5).

On November 7, 2017, the City Council selected Option 1 - Plaza as the preferred alternative of two options initially proposed for the Civic Center Modernization Master Plan. In response to the selection of Option 1 - Plaza, the City prepared a revised NOP on December 11, 2017. Comments received during the original NOP and the revised NOP were considered in the DEIR. The scoping period concluded on January 10, 2018. Staff received four letters from community members, stakeholders and outside agencies (Attachment 5).

Notice of Availability

The DEIR was issued for public review and comment on April 23, 2018. The link to the DEIR was mailed and/or e-mailed in the notice to appropriate agencies, members of the Project interest list, neighborhood groups and to all property owners within 2,000 feet of the Civic Center boundary. Physical copies of the DEIR were placed at the Sunnyvale library, the One-Stop Permit Center and the Community Center. During the 45-day review period that concluded on June 7, 2018, members of the public and outside agencies submitted written comments on the DEIR.

After the 45-day public review period, staff received six letters from residents and one letter from a public agency. In addition, staff collected oral comments from the Heritage Preservation Commission on May 2, 2018, and the Planning Commission and members of the public during a public hearing specific to this process on May 29, 2018. All the comments received are in the FEIR (Attachment 6).

Summary of Impacts

Overview of Impact Types

There are different levels of impacts identified in an EIR, including the following:

- Significant unavoidable
- Significant that can be mitigated
- Less than significant
- No impact

If an impact is shown to be significant and unavoidable, then the decision-making body certifying the EIR, in this case the City Council, must adopt a statement of overriding considerations, which is a statement that the ultimate benefits of the project outweigh its environmental impacts.

Significant Impacts Identified in the EIR

The EIR determined that the project would or could possibly cause significant impacts in the following areas:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Traffic and Transportation
- Utilities and Service Systems

Some of the potentially significant environmental impacts of the proposed Project would be reduced to a less than significant level with the implementation of mitigation measures identified in the EIR (Attachment 4 - Section 2.0) and Mitigation Monitoring and Reporting Program (within Attachment 7). Mitigation measures will be incorporated into each phase of the Project and will be monitored by staff throughout the construction phase. The EIR also includes analysis of cumulative impacts, which considers approved and pending projects located outside of the Civic Center. As defined by CEQA, cumulative impacts refer to two or more individual effects, which when combined, are considerable or which compound or increase other environmental impacts.

Significant and Unavoidable Impacts

A significant and unavoidable impact is an impact that cannot be mitigated to a less than significant level if the project is implemented as it is proposed. The Project EIR identifies the following areas where, after the implementation of mitigation measures, the project may still result in impacts that cannot be mitigated to a less than significant level:

- Cultural and Tribal Cultural Resources

The Historic Resources assessment determined that a portion of the Civic Center campus is eligible for listing in the California Register as a historic district. In addition, City Hall and Sunnyvale Office Center are potentially eligible for listing. The proposed project would result in the removal of the eligible buildings and setting that comprise the potential historic district. This loss can be partially, but not fully mitigated by the proposed mitigation measures, such as documentation and photographs. This impact is significant and unavoidable.

- Noise

Noise associated with demolition and construction activities will be partially but not fully mitigated through best management practices, construction scheduling, and notification of residents. In addition, relocation of the police headquarters and secured parking lot could expose nearby residents to increased noise if officers use their sirens when exiting the parking area. These impacts are significant and unavoidable.

All the information regarding the significant impacts in the above-mentioned sections of the Project EIR is summarized in the Executive Summary of the EIR (Attachment 4 - Section 2.0), with the full discussion found in the individual sections of the EIR.

Statement of Overriding Considerations

The City Council's adoption of the Civic Center Modernization Master Plan would result in significant environmental impacts that cannot be substantially lessened or avoided. While mitigation measures would reduce these impacts, they would remain significant and unavoidable.

Section 15093 of the CEQA Guidelines requires the decision-making agency to balance the economic, legal, social, technological, or other benefits of a proposed Project against its significant and unavoidable environmental impacts. Adoption of the Project requires that the City Council must state in writing the reasons in support of its action based on the Final EIR and the information in the record. The statement of overriding considerations must be supported by substantial evidence in the record. The Statement of Overriding Considerations is in Attachment 9.

Statement of Overriding Considerations can include the following:

- The Project provides opportunities for providing the functionality and space required to meet the City's needs for modern and efficient administrative, public safety, library, workforce investment, and other community services.
- The Project encourages the replacement of older buildings with modern office buildings that are more energy efficient and sustainable and would contribute to the Climate Action Plan (CAP) implementation.

EIR Mitigation Monitoring

A Mitigation Monitoring and Reporting Program (MMRP) for significant impacts is required by CEQA to ensure implementation of all mitigation measures. A monitoring program identifies each mitigation measure, the party responsible for implementation, the monitoring schedule, and who will perform the monitoring functions for each project. The City and its contractors and consultants will be responsible for implementing the mitigation measures with construction of this Project, and the City is primarily

responsible for monitoring and verifying that the mitigation measures are satisfied. City departments that have oversight responsibility include Community Development, Public Works, and Public Safety. The MMRP can be found in the FEIR (Attachment 6) and in Attachment 7 of this report and will be incorporated into the design for each development phase.

EIR Alternatives

Completion of an EIR requires the consideration of Project Alternatives to evaluate the potential reduction in project impacts. The CEQA Guidelines specify that an EIR identify alternatives that "would feasibly attain the most basic objectives of the project but would avoid or substantially lessen many of the significant environmental effects of the project." The DEIR (Attachment 4 - Section 5.0) provides detailed analysis of the selected three alternatives and they are described briefly as follows:

1. **CEQA Alternative 1. No Project Alternative:** This alternative assumes that the proposed project is not implemented and the environmental impacts identified in the DEIR would be avoided. A reasonable assumption would be for the existing Civic Center buildings to remain with minor maintenance activities of the buildings and surrounding landscaping, as well as upgrades to existing facilities. City services may expand into the Sunnyvale Office Complex as leases expire.

   The No Project Alternative could result in greater environmental impacts in the areas of seismic hazards, water quality, public services, stormwater runoff, and energy resources. However, the No Project Alternative would reduce impact on other resource topics. This alternative would not meet the project objectives. The existing buildings would not be replaced or renovated to meet future service delivery needs, nor would they be modernized, including the Library and Emergency Operations Center. The future service needs of the City would not be met and the Civic Center buildings would not be a model of sustainability.

2. **CEQA Alternative 2. Maintenance of Existing Public Safety Headquarters Location Alternative:** This alternative includes redevelopment of City Hall but maintains the location of the existing Public Safety Headquarters and secured parking lot. Phase I construction, including the new City Hall construction and the Public Safety Building addition, would be included as proposed by the Project. The new Public Safety Headquarters and secured parking lot would be constructed in generally the same location as the existing. The existing structures may be expanded or renovated to achieve a size of up to 65,000 sq. ft. with the underground garage construction during future phases.

   Alternative 2 would meet all basic principles and avoid significant and unavoidable impact on periodic increases to ambient noise as the secured lot will remain in the same location as the existing. Alternative 2 would result in less adverse environmental impact and is identified as the environmentally superior alternative.

Adoption Process if an Alternative is Selected

If Council selects the "No Project" alternative or Alternative 2, no further environmental review is required.

Environmentally Superior Alternative

CEQA Guidelines require that an EIR identify the Environmentally Superior Alternative to the proposed project from among the alternatives analyzed.

Section 5.5 of the EIR concludes that Alternative 2 would meet all basic principles and avoid significant and unavoidable impact on periodic increases to ambient noise as the secured lot will remain in the same location as the existing. Alternative 2 would result in less adverse environmental impact and is identified as the environmentally superior alternative. The City retains the authority to identify the Environmentally Superior Alternative based on the evidence in the EIR, agency and public input, lead agency standards and policies, and the lead agency's independent decision-making.

Determination of Adequacy

The "rule of reason standard" is applied to judicial review of EIR contents. The standard requires that an EIR show that an agency has made a good-faith attempt at full disclosure. The scope of judicial review does not extend to correctness of the conclusion found in the EIR, but only the sufficiency of the EIR as an informative document for decision-makers and the public. Legal adequacy is characterized by:

- All required contents must be included;
- Objective, good-faith effort at full disclosure;
- Absolute perfection is not required;
- Exhaustive treatment of issues is not required;
- Minor technical defects are not necessarily fatal; and
- Disagreement among experts is acceptable.

Environmental Public Contact:

All public notification procedures for the EIR were followed. The EIR was distributed to the State Clearinghouse and required agencies on April 23, 2018 for the required 45-day public review period. The Notice of Availability of the EIR was sent to public agencies, stakeholders and mailed to property owners and tenants within 2,000 feet of the project area on April 23, 2018. Public hearings were held to accept oral comments from the Heritage Preservation Commission on May 2, 2018, and the Planning Commission on May 29, 2018.

DISCUSSION

Summary of Commission Action

A Program Environmental Impact Report (PEIR) has been prepared, circulated for public comment, finalized and then reviewed by the Heritage Preservation Commission and the Planning Commission.

The Heritage Preservation Commission considered this item on September 10, 2018. The Heritage Preservation Commission voted to recommend the City Council:

1. Adopt a **Resolution** to:
    a. Certify the Program Environmental Impact Report;
    b. Make the Findings Required by the California Environmental Quality Act; and
    c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

The vote was 4-0, with Commissioner Michitaka absent.

The Planning Commission considered this item on September 10, 2018. The Planning Commission voted to recommend the City Council to:

1. Adopt a **Resolution** to:
    a. Certify the Program Environmental Impact Report;

b. Make the Findings Required by the California Environmental Quality Act; and
c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

The vote was 5-0, with Commissioners Weiss and Olevson absent.

Master Plan

A final Civic Center Modernization Master Plan (Master Plan) booklet has been prepared (Attachment 8). The Master Plan contains a long-term, multi-phased vision of the entire campus: relocating some of the on-grade parking to underground spaces; increasing open space and native landscape; constructing three new facilities-a City Hall, Department of Public Safety Headquarters, and Library; razing older structures on site, and modernizing the entire campus. The Master Plan also includes a checklist to achieve LEED Platinum level for City Hall, a net zero energy analysis, and better definition of the hardscape and landscape features.

The City will implement the Master Plan in several phases, over several decades, to modernize and expand the Civic Center. The first phase Option 1 - Plaza, will include a new City Hall Building, a renovation and addition to the Public Safety Headquarters Building, and site modifications. During the phased construction, the City prefers to keep the campus in place and its services functioning at full capacity, and to avoid relocating any City services to temporary facilities.

A new, approximately 103,250-square-foot, four-story City Hall near the corner of West Olive Avenue and South Mathilda Avenue will be the first building constructed on the campus. The new City Hall will house City and NOVA Workforce Services Department employees, a “One-Stop Permit Center,” and City staff offices. A floor plan has been created for City Hall to layout spaces for optimum service delivery and finalize the size of the building. There will be 1 level of underground parking below City Hall. The City Hall will be at least LEED Platinum, with the potential to be Net Zero Energy, and the structure has the potential to be constructed from cross-laminated timber (CLT).

A two-story, 11,300-square-foot addition will be constructed adjacent to the existing Department of Public Safety Headquarters building. This addition will relieve overcrowding in the existing building, now 32 years old. In addition to this expansion, there will be a 11,300-square-foot worth of tenant improvements within the headquarters building.

Following completion of the new City Hall, the existing City Hall, City Hall Annex, City Hall South Annex, and the Sunnyvale Office Center buildings will be demolished. Approximately 6 acres of open space will be created, including an improved pedestrian-oriented Olive Avenue, a new civic plaza, an outdoor amphitheater, and a temporary passive landscape where the Sunnyvale Office Center currently is located.

Once the final Master Plan is adopted, detailed design for Phase 1 will begin. City Staff will return to Council for Design Contract Award to SmithGroup JJR.

Staff anticipates that Phase 1 design can be completed by the end of 2019, with construction starting in spring of 2020.

FISCAL IMPACT

Cost estimates were prepared for Phase 1 for the November 2017 Report to Council.
Estimated costs were provided in 2017 dollars, and include design, construction, and project administration costs. A 20% design contingency is included to address the lack of design details at

this stage of planning. Not included in the estimates are construction change order contingencies (typically 10%), furnishings, electronic equipment, additional costs to achieve net zero energy usage, and financing costs.

Since November 2017, an updated cost estimate has been prepared. Estimate includes design, construction and project administration costs. The updated cost estimate also includes Public Art (1%), soft costs (furnishings, electronic equipment), and additional costs to achieve net zero energy usage ($2.2 M). Construction Escalation and Change Order Contingency have been added to the total cost to show a more accurate estimated cost at time of construction.

A cost comparison is provided below:

Project Element	2017	2018
City Hall	$ 107,000,000	$ 124,000,000
Site Work	$ 28,000,000	$ 35,000,000
Parking	$ 10,000,000	$ 12,000,000
Public Safety Addition	$ 18,000,000	$ 20,000,000
Subtotal	$ 163,000,000	$ 191,000,000
Construction Escalation	(Previously Excluded)	$ 11,500,000
Change Order Contingency		$ 10,000,000
TOTAL		$ 212,500,000

Financing Plan

A preliminary financing plan for Phase 1 of the Civic Center was provided in the November 2017 Council Report (RTC No.17-0835). A copy of that plan is provided in Attachment 10. The plan identifies a variety of potential funding sources including the use of current capital reserves, issuing debt, proceeds from the sale of three City properties not used for City services, contributions from enterprise funds, and park dedication fees. More work is needed to refine the assumptions included in this preliminary plan. Allocating costs among various funding sources will require a more in-depth analysis of how space is used in City Hall so that costs can be split proportionally between programs. City Staff will return to Council with an updated financing plan as Council considers the award of contract for Phase 1 design services.

PUBLIC CONTACT

Public contact regarding this item was made in the following ways:

1. 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
2. Publication in the *Sun* newspaper, at least 10 days prior to the hearing;
3. Mailed notice (Attachment 3) sent to property owners within 2,000 feet of the Civic Center area; and,
4. E-mail notification of the hearing dates sent to all interested parties and neighborhood associations

ALTERNATIVES

1. Adopt a Resolution (Attachment 2) to:
   a. Certify the Program EIR for the Civic Center Modernization Master Plan Project;
   b. Make the Findings Required by the California Environmental Quality Act;
   c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and
   d. Adopt the Civic Center Modernization Master Plan;
2. Direct City Staff to proceed with design of Net Zero for City Hall Building;
3. Adopt the Resolution as stated in Alternative 1 with modifications.
4. Do not Adopt a Resolution to certify the EIR for the Civic Center Modernization Master Plan Project and provide direction to staff on necessary revisions.
5. Do not adopt (or approve) the Civic Center Modernization Master Plan (Phase 1)

STAFF RECOMMENDATION

Alternative 1: Adopt a Resolution to:

a. Certify the Program EIR for the Civic Center Modernization Master Plan Project;
b. Make the Findings Required by the California Environmental Quality Act;
c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and
d. Adopt the Civic Center Modernization Master Plan;

AND

Alternative 2: Direct City Staff to proceed with design of Net Zero for City Hall Building;

Staff believes that the Master Plan meets the City's objectives for the project as defined by the Vision Statement, Success Criteria, and Needs Assessment adopted by Council in 2015. A Net Zero design for City Hall is consistent with City goals and represents a good investment given the payback will be complete in eight years.

Prepared by: Allison Boyer, Senior Engineer
Reviewed by: Jennifer Ng, Assistant Director of Public Works/City Engineer
Reviewed by: Chip Taylor, Director, Public Works
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to the Heritage Preservation Commission, 18-0807 and Planning Commission, 18-0670, September 10, 2018 (without attachments)
2. Draft Resolution to Certify the Program EIR and related actions
3. Civic Center District and Noticing Map
4. Link to the Draft Program Environmental Impact Report (DEIR)
5. Link to DEIR Appendices
6. Link to the Final Program Environmental Impact Report (FEIR) and Appendices
7. Mitigation Monitoring and Reporting Program (MMRP)
8. Link to the Civic Center Modernization Master Plan
9. Statement of Overriding Considerations
10. Draft Preliminary Financing Plan

Additional Attachments for Report to Council

11. Excerpt of Draft Heritage Preservation Commission Minutes, September 10, 2018
12. Excerpt of Draft Planning Commission Minutes, September 10, 2018

City of Sunnyvale

Sunnyvale

Agenda Item

18-0807 **Agenda Date:** 9/10/2018

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

Proposed Project:

Forward Recommendations related to the Civic Center Modernization Master Plan Project to the City Council to:

1. Adopt a **Resolution** to:
    a. Certify the Environmental Impact Report;
    b. Make the Findings Required by the California Environmental Quality Act; and
    c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Location: City of Sunnyvale Civic Center Complex
File #: 2018-7219
Applicant / Owner: City of Sunnyvale
Environmental Review: Environmental Impact Report

BACKGROUND

The Sunnyvale Civic Center, located at the corner of El Camino Real and Mathilda Avenue, is home to the City's primary administrative facilities (City Hall), Library, and Department of Public Safety Headquarters. Civic Center buildings range in age between 30 and 60 years old.

In early 2015, the City began an extensive community engagement process to evaluate how facilities at the Civic Center could be renovated or replaced. Through this process, the City developed a Needs Assessment, Vision Statement, and Success Criteria for the project that were intended to guide further planning efforts.

In 2017, two Master Plan options for the Civic Center were developed for building placement, site circulation, parking facilities, and open space features. In November 2017, the City Council selected Option 1 - Plaza as the alternative for further environmental analysis.

The California Environmental Quality Act (CEQA) requires that all state and local government agencies consider the environmental consequences of projects for which they have discretionary authority. A Draft Program Environmental Impact Report (DEIR) has been prepared for the Civic Center Modernization Master Plan Project ("Project"). The DEIR incorporates relevant information such as the results of the public scoping meeting and technical studies. A Final EIR has been prepared for the Project, which includes responses to the comments received during the 45-day review period of the DEIR.

Process

The DEIR for the Civic Center Modernization Master Plan was available for a 45-day public review period (April 23, 2018 to June 7, 2018). The DEIR examined the nature and extent of any potentially significant adverse effects on the environment that could occur if the Project is approved and implemented. The DEIR identified significant and unavoidable impacts regarding Cultural and Tribal Cultural Resources (Attachment 4 - Section 4.4) and Noise (Attachment 4 - Section 4.9). Comments from the Heritage Preservation Commission (HPC) were received during the DEIR public review period on May 2, 2018, regarding the adequacy of the environmental analysis. These comments and other comments received from public agencies, residents, interested parties, and the Planning Commission, have been incorporated into the Final Environmental Impact Report (FEIR) with responses to the comments and any corrections and clarifications to the environmental analysis in the DEIR.

The Heritage Preservation Commission is requested to provide recommendation to the City Council on the adequacy of the FEIR and forward a recommendation to:

1. Adopt a **Resolution** to:
   a. Certify the Environmental Impact Report;
   b. Make the Findings Required by the California Environmental Quality Act; and
   c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Opinions about the merits of the project should be deferred to subsequent public hearings related to the Civic Center Modernization Master Plan. The Planning Commission is scheduled to consider this item and forward recommendations to the City Council on September 10, 2018 and the City Council is scheduled to consider this item on September 25, 2018.

EXISTING POLICY

General Plan, Community Character and Land Use and Transportation chapters and Council Policies include the following policies applicable to the Civic Center Modernization Project:

GENERAL PLAN

Community Character

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

Policy CC-4.1b - Consider ways to increase the visibility of the Civic Center on Mathilda Avenue and El Camino Real and consider better identification for the Community Center along Remington.

Land Use and Transportation

Action LT-14.17a - Maintain and plan for appropriate land areas to support public facilities, such as the civic center, library, corporation yard, and water pollution control plant.

Action LT-14.17b - Promote co-locating government (federal, state, county, city) activities when appropriate to improve access to services for the community at large.

Council Policy

The Council Fiscal Policy contains several policies related to infrastructure in Chapter 7: Planning

and Management.

Policy section 7.1C, *Capital Improvement Policies*:

C.1.3 High priority should be given to replacing capital improvements prior to the time that they have deteriorated to the point where they are hazardous, incur high maintenance costs, negatively affect property values, or no longer serve their intended purposes.

C.1.5 Priority will be given to the repair and replacement of existing infrastructure as compared to the provision of new or expanded facilities.

C.1 The decision on whether to repair or to replace an existing capital asset will be based on which alternative is most cost-effective or provides the best value to the City.

ENVIRONMENTAL REVIEW

EIR Noticing

The EIR is a required informational document under the California Environmental Quality Act (CEQA) that describes the environmental effects of the project, identifies ways to minimize the significance of the adverse impacts, responds to comments made during the public comment period, and discusses reasonable alternatives to the project that modify the environmental impacts. Certification of an EIR does not automatically approve the project. Certification means that the EIR was completed in compliance with CEQA, that the agency has reviewed and considered the EIR, and the EIR reflects the agency's independent judgment and analysis. Approval of the Civic Center Modernization Master Plan will be a separate action.

Notice of Preparation Period and Scoping Meeting

On September 26, 2017, a Notice of Preparation (NOP) for the EIR was prepared and mailed to neighboring cities, the State, other public agencies, and property owners requesting their input on the scoping of the EIR. In addition, a scoping meeting (required by CEQA) was held during the NOP period on October 18, 2017, in the City Council Chambers. Outside agencies, members of the general public and stakeholders were invited. The purpose of the NOP period and scoping meeting is to allow the community a forum to provide direction on issues to be addressed in the EIR. The scoping period concluded on October 26, 2017. Staff received 11 letters from community members, stakeholders and outside agencies. The summary of the meeting comments and the complete list of comments received can be found in Appendix 1.0 of the DEIR (Attachment 5).

On November 7, 2017, the City Council selected Option 1 - Plaza as the preferred alternative of two options initially proposed for the Civic Center Modernization Master Plan. In response to the selection of Option 1, the City prepared a revised NOP on December 11, 2017. Comments received during the original NOP and the revised NOP were considered in the Draft EIR. The scoping period concluded on January 10, 2018. Staff received four letters from community members, stakeholders and outside agencies (Attachment 5).

Notice of Availability

The DEIR was issued for public review and comment on April 23, 2018. The link to the DEIR was mailed and/or e-mailed in the notice to appropriate agencies, members of the Project interest list, neighborhood groups and to all property owners within 2,000 feet of the Civic Center boundary. Physical copies on the DEIR were placed at the Sunnyvale library, the One-Stop Permit Center and the Community Center. During the 45-day review period that concluded on June 7, 2018, members of

the public and outside agencies submitted written comments on the DEIR.

After the 45-day public review period, staff received six letters from residents and one letter from a public agency. In addition, staff collected oral comments from the Heritage Preservation Commission on May 2, 2018, and the Planning Commission and members of the public during a public hearing specific to this process on May 29, 2018. All the comments received are in the FEIR (Attachment 6).

Summary of Impacts

Overview of Impact Types

There are different levels of impacts identified in an EIR, including the following:

- Significant unavoidable
- Significant that can be mitigated
- Less than significant
- No impact

If an impact is shown to be significant and unavoidable, then the decision-making body certifying the EIR, in this case the City Council, must adopt a statement of overriding considerations, which is a statement that the ultimate benefits of the project outweigh its environmental impacts.

Significant Impacts Identified in the EIR

The EIR determined that the project would or could possibly cause significant impacts in the following areas:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Traffic and Transportation
- Utilities and Service Systems

Some of the potentially significant environmental impacts of the proposed project would be reduced to a less than significant level with the implementation of mitigation measures identified in the EIR (Attachment 4 - Section 2.0) and Mitigation Monitoring and Reporting Program (within Attachment 7). Mitigation measures will be incorporated into each phase of the project and will be monitored by staff throughout the construction phase. The EIR also includes analysis of cumulative impacts, which considers approved and pending projects located outside of the Civic Center. As defined by CEQA, cumulative impacts refer to two or more individual effects, which when combined, are considerable or which compound or increase other environmental impacts.

Significant and Unavoidable Impacts

A significant and unavoidable impact is an impact that cannot be mitigated to a less than significant level if the project is implemented as it is proposed. The Project EIR identifies the following areas where, after the implementation of mitigation measures, the project may still result in impacts that

cannot be mitigated to a less than significant level:

• Cultural and Tribal Cultural Resources

The Historic Resources assessment determined that a portion of the Civic Center campus is eligible for listing in the California Register as a historic district. In addition, City Hall and Sunnyvale Office Center are potentially eligible for listing. The proposed project would result in the removal of the eligible buildings and setting the comprise the historic district. This loss can be partially, but not fully mitigated by the proposed mitigation measures, such as documentation and photographs. This impact is significant and unavoidable.

• Noise

Noise associated with demolition and construction activities will be partially but not fully mitigated through best management practices, construction scheduling, and notification of residents. In addition, relocation of the police headquarters and secured parking lot could expose nearby residents to increased noise if officers use their sirens when exiting the parking area. These impacts are significant and unavoidable.

All the information regarding the significant impacts in the above-mentioned sections of the Project EIR is summarized in the Executive Summary of the EIR (Attachment 4 - Section 2.0), with the full discussion found in the individual sections of the EIR.

Statement of Overriding Considerations

The City Council's adoption of the Civic Center Modernization Master Plan would result in significant environmental impacts that cannot be substantially lessened or avoided. While mitigation measures would reduce these impacts, they would remain significant and unavoidable.

Section 15093 of the CEQA Guidelines requires the decision-making agency to balance the economic, legal, social, technological, or other benefits of a proposed Project against its significant and unavoidable environmental impacts. Adoption of the Project requires that the City Council must state in writing the reasons in support of its action based on the Final EIR and the information in the record. The statement of overriding considerations must be supported by substantial evidence in the record. A draft Statement of Overriding Considerations and CEQA Findings, are in Exhibit D of Attachment 2.

Statement of Overriding Considerations can include the following:

• The Project provides opportunities for providing the functionality and space required to meet the City's needs for modern and efficient administrative, public safety, library, workforce investment, and other community services.

• The Project encourages the replacement of older buildings with modern office buildings that are more energy efficient and sustainable and would contribute to the Climate Action Plan (CAP) implementation.

EIR Mitigation Monitoring

A Mitigation Monitoring and Reporting Program (MMRP) for significant impacts is required by CEQA to ensure implementation of all mitigation measures. A monitoring program identifies each mitigation

measure, the party responsible for implementation, the monitoring schedule, and who will perform the monitoring functions for each development project. The City and its contractors and consultants will be responsible for implementing the mitigation measures with construction of this Project, and the City is primarily responsible for monitoring and verifying that the mitigation measures are satisfied. City departments that have oversight responsibility include Community Development, Public Works, and Public Safety. The MMRP can be found in the FEIR (Attachment 6) and in Attachment 7 of this report and will be incorporated into the Conditions of Approval for each development phase.

EIR Alternatives

Completion of an EIR requires the consideration of Project Alternatives to evaluate the potential reduction in project impacts. The CEQA Guidelines specify that an EIR identify alternatives that "would feasibly attain the most basic objectives of the project but would avoid or substantially lessen many of the significant environmental effects of the project." The DEIR (Attachment 4 - Section 5.0) provides detailed analysis of the selected three alternatives and they are described briefly as follows:

1. **CEQA Alternative 1. No Project Alternative:** This alternative assumes that the proposed project is not implemented and the environmental impacts identified in the DEIR would be avoided. Reasonable assumption would be for the existing Civic Center buildings to remain with minor maintenance activities of the buildings and surrounding landscaping, as well as upgrades to existing facilities. City services may expand into the Sunnyvale Office Complex as leases expire.

   The No Project Alternative could result in greater environmental impacts in the areas of seismic hazards, water quality, public services, stormwater runoff, and energy resources. However, the No Project Alternative would reduce impact on other resource topics. This alternative would not meet the project objectives. The existing buildings would not be replaced or renovated to meet future service delivery needs, nor would they be modernized, including the Library and Emergency Operations Center. The future service needs of the City would not be met and the Civic Center buildings would not be a model of sustainability.

2. **CEQA Alternative 2. Maintenance of Existing Public Safety Headquarters Location Alternative:** This alternative includes redevelopment of City Hall but maintains the location of the existing Public Safety Headquarters and secured parking lot. Phase I construction, including the new City Hall construction and the Public Safety Building addition, would be included as proposed by the Project. The new Public Safety Headquarters and secured parking lot would be constructed in generally the same location as the existing. The existing structures may be expanded or renovated to achieve a size of up to 65,000 sq. ft. with the underground garage construction during future phases.

   Alternative 2 would meet all basic principles and avoid significant and unavoidable impact on periodic increases to ambient noise as the secured lot will remain in the same location as the existing. Alternative 2 would result in less adverse environmental impact and is identified as the environmentally superior alternative.

Adoption Process if an Alternative is Selected

If Council selects the "No Project" alternative or Alternative 2, no further environmental review is required.

Environmentally Superior Alternative
CEQA Guidelines require that an EIR identify the Environmentally Superior Alternative to the proposed project from among the alternatives analyzed.

Section 5.5 of the EIR concludes that Alternative 2 would meet all basic principles and avoid significant and unavoidable impact on periodic increases to ambient noise as the secured lot will remain in the same location as the existing. Alternative 2 would result in less adverse environmental impact and is identified as the environmentally superior alternative. The City retains the authority to identify the Environmentally Superior Alternative based on the evidence in the EIR, agency and public input, lead agency standards and policies, and the lead agency's independent decision-making.

Determination of Adequacy
The "rule of reason standard" is applied to judicial review of EIR contents. The standard requires that an EIR show that an agency has made a good-faith attempt at full disclosure. The scope of judicial review does not extend to correctness of the conclusion found in the EIR, but only the sufficiency of the EIR as an informative document for decision-makers and the public. Legal adequacy is characterized by:

- All required contents must be included;
- Objective, good-faith effort at full disclosure;
- Absolute perfection is not required;
- Exhaustive treatment of issues is not required;
- Minor technical defects are not necessarily fatal; and
- Disagreement among experts is acceptable.

Environmental Review Recommendation:
Staff recommends the Heritage Preservation Commission make a recommendation to the City Council that the proposed Final EIR, consisting of the DEIR, comments received on the DEIR, responses to comments received and a list of persons and public agencies commenting on the DEIR, meets the requirements of CEQA both in content and format, as they relate to Heritage Preservation. The Draft Program and Final EIR documents and technical appendices can be viewed on the project website (see Attachment 8 for link) and in the DEIR and FEIR documents (links to the DEIR and FEIR are in Attachments 4, 5, and 6).

If the Heritage Preservation Commission recommends the Project EIR is not adequate regarding Heritage Preservation, a statement must be made to express how the document is deficient with a recommendation that additional analysis be prepared prior to certification. A change to a mitigation measure in the EIR may affect the accompanying determination of significance (e.g. a change may result in a determination of a significant unavoidable impact where a significant impact was mitigated to a less than significant level). If a mitigation measure is changed that creates a significant unavoidable impact, a Statement of Overriding Considerations would be required and a new hearing would need to be conducted. No project related actions may be taken until the EIR is certified. As noted earlier, certification of the EIR, in itself, does not adopt the Civic Center Modernization Master Plan or future development proposals.

Environmental Public Contact:
All public notification procedures for the EIR were followed. The EIR was distributed to the State

Clearinghouse and required agencies on April 23, 2018 for the required 45-day public review period. The Notice of Availability of the EIR was sent to public agencies, stakeholders and mailed to property owners and tenants within 2,000 feet of the project area on Aril 23, 2018. Public hearings were held to accept oral comments from the Heritage Preservation Commission on May 2, 2018, and the Planning Commission on May 29, 2018.

FISCAL IMPACT

City Council will be considering the entirety of the Civic Center Modernization Master Plan, EIR and Fiscal Impact as part of their review.

PUBLIC CONTACT

Public contact regarding this item was made in the following ways:

1. Posting the Heritage Preservation Commission agenda on the City's official-notice bulletin board outside City Hall and by making the agenda and report available at the Sunnyvale Public Library and on the City's website;
2. Publication in the *Sun* newspaper, at least 10 days prior to the hearing;
3. Mailed notice sent to property owners within 2,000 feet of the Civic Center area; and,
4. E-mail notification of the hearing dates sent to all interested parties and neighborhood associations.

ALTERNATIVES

Forward Recommendations concerning Heritage Preservation related to the Civic Center Modernization Master Plan Project to the City Council to:

1. Adopt a Resolution (Attachment 2) to:
   a. Certify the EIR;
   b. Make the Findings Required by the California Environmental Quality Act; and
   c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
2. Adopt the Resolution as stated in Alternative 1 with modifications.
3. Do not Adopt a Resolution and provide direction to staff on necessary revisions.

STAFF RECOMMENDATION

Forward Recommendations concerning Heritage Preservation related to the Civic Center Modernization Master Plan Project to the City Council to:

1. Adopt a Resolution to:
   a. Certify the Environmental Impact Report;
   b. Make the Findings Required by the California Environmental Quality Act; and
   c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Prepared by: Momoko Ishijima, Associate Planner
Reviewed by: Andrew Miner, Assistant Director, Community Development
Reviewed by: Trudi Ryan, Director, Community Development
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. Draft Resolution to Certify the EIR and related actions
3. Civic Center District and Noticing Map
4. Link to the Draft Program Environmental Impact Report (DEIR)
5. Link to DEIR Appendices
6. Link to the Final Environmental Impact Report (FEIR) and Appendices
7. Mitigation Monitoring and Reporting Program (MMRP)
8. Link to the Civic Center Modernization Project Webpage

City of Sunnyvale

Agenda Item

18-0670 **Agenda Date:** 9/10/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project:

Forward Recommendations related to the Civic Center Modernization Master Plan Project to the City Council to:

1. Adopt a **Resolution** to:
   a. Certify the Environmental Impact Report;
   b. Make the Findings Required by the California Environmental Quality Act; and
   c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Location: City of Sunnyvale Civic Center Complex
File #: 2018-7219
Applicant / Owner: City of Sunnyvale
Environmental Review: Environmental Impact Report

BACKGROUND

The Sunnyvale Civic Center, located at the corner of El Camino Real and Mathilda Avenue, is home to the City's primary administrative facilities (City Hall), Library, and Department of Public Safety Headquarters. Civic Center buildings range in age between 30 and 60 years old.

In early 2015, the City began an extensive community engagement process to evaluate how facilities at the Civic Center could be renovated or replaced. Through this process, the City developed a Needs Assessment, Vision Statement, and Success Criteria for the project that were intended to guide further planning efforts.

In 2017, two Master Plan options for the Civic Center were developed for building placement, site circulation, parking facilities, and open space features. In November 2017, the City Council selected Option 1 - Plaza as the alternative for further environmental analysis.

The California Environmental Quality Act (CEQA) requires that all state and local government agencies consider the environmental consequences of projects for which they have discretionary authority. A Draft Program Environmental Impact Report (DEIR) has been prepared for the Civic Center Modernization Master Plan Project ("Project"). The DEIR incorporates relevant information such as the results of the public scoping meeting and technical studies. A Final EIR has been prepared for the Project, which includes responses to the comments received during the 45-day review period of the DEIR.

Process

The DEIR for the Civic Center Modernization Master Plan was available for a 45-day public review

period (April 23, 2018 to June 7, 2018). The DEIR examined the nature and extent of any potentially significant adverse effects on the environment that could occur if the Project is approved and implemented. The DEIR identified significant and unavoidable impacts regarding Cultural and Tribal Cultural Resources (Attachment 4 - Section 4.4) and Noise (Attachment 4 - Section 4.9). Comments from the Planning Commission were received during the DEIR public review period on May 29, 2018, regarding the adequacy of the environmental analysis. These comments and other comments received from public agencies, residents, interested parties, and the Heritage Preservation Commission, have been incorporated into the Final Environmental Impact Report (FEIR) with responses to the comments and any corrections and clarifications to the environmental analysis in the DEIR.

The Planning Commission is requested to provide recommendation to the City Council on the adequacy of the FEIR and forward a recommendation to:

1. Adopt a **Resolution** to:
    a. Certify the Environmental Impact Report;
    b. Make the Findings Required by the California Environmental Quality Act; and
    c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

The Heritage Preservation Commission met on September 5, 2018, after the completion of this report, and an oral update regarding the meeting will be provided at the Planning Commission meeting. The City Council is scheduled to consider the Final EIR and Civic Center Master Plan on September 25, 2018.

EXISTING POLICY

General Plan, Community Character and Land Use and Transportation chapters and Council Policies include the following policies applicable to the Civic Center Modernization Project:

GENERAL PLAN

Community Character

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

Policy CC-4.1b - Consider ways to increase the visibility of the Civic Center on Mathilda Avenue and El Camino Real and consider better identification for the Community Center along Remington.

Land Use and Transportation

Action LT-14.17a - Maintain and plan for appropriate land areas to support public facilities, such as the civic center, library, corporation yard, and water pollution control plant.

Action LT-14.17b - Promote co-locating government (federal, state, county, city) activities when appropriate to improve access to services for the community at large.

Council Policy

The Council Fiscal Policy contains several policies related to infrastructure in Chapter 7: Planning and Management.

Policy section 7.1C, *Capital Improvement Policies*:

C.1.3 High priority should be given to replacing capital improvements prior to the time that they have deteriorated to the point where they are hazardous, incur high maintenance costs, negatively affect property values, or no longer serve their intended purposes.

C.1.5 Priority will be given to the repair and replacement of existing infrastructure as compared to the provision of new or expanded facilities.

C.1 The decision on whether to repair or to replace an existing capital asset will be based on which alternative is most cost-effective or provides the best value to the City.

ENVIRONMENTAL REVIEW

EIR Noticing

The EIR is a required informational document under the California Environmental Quality Act (CEQA) that describes the environmental effects of the project, identifies ways to minimize the significance of the adverse impacts, responds to comments made during the public comment period, and discusses reasonable alternatives to the project that modify the environmental impacts. Certification of an EIR does not automatically approve the project. Certification means that the EIR was completed in compliance with CEQA, that the agency has reviewed and considered the EIR, and the EIR reflects the agency's independent judgment and analysis. Approval of the Civic Center Modernization Master Plan will be a separate action.

Notice of Preparation Period and Scoping Meeting

On September 26, 2017, a Notice of Preparation (NOP) for the EIR was prepared and mailed to neighboring cities, the State, other public agencies, and property owners requesting their input on the scoping of the EIR. In addition, a scoping meeting (required by CEQA) was held during the NOP period on October 18, 2017, in the City Council Chambers. Outside agencies, members of the general public and stakeholders were invited. The purpose of the NOP period and scoping meeting is to allow the community a forum to provide direction on issues to be addressed in the EIR. The scoping period concluded on October 26, 2017. Staff received 11 letters from community members, stakeholders and outside agencies. The summary of the meeting comments and the complete list of comments received can be found in Appendix 1.0 of the DEIR (Attachment 5).

On November 7, 2017, the City Council selected Option 1 - Plaza as the preferred alternative of two options initially proposed for the Civic Center Modernization Master Plan. In response to the selection of Option 1, the City prepared a revised NOP on December 11, 2017. Comments received during the original NOP and the revised NOP were considered in the Draft EIR. The scoping period concluded on January 10, 2018. Staff received four letters from community members, stakeholders and outside agencies (Attachment 5).

Notice of Availability

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After the 45-day public review period, staff received six letters from residents and one letter from a public agency. In addition, staff collected oral comments from the Heritage Preservation Commission on May 2, 2018, and the Planning Commission and members of the public during a public hearing specific to this process on May 29, 2018. All the comments received are in the FEIR (Attachment 6).

Summary of Impacts

Overview of Impact Types

There are different levels of impacts identified in an EIR, including the following:

- Significant unavoidable
- Significant that can be mitigated
- Less than significant
- No impact

If an impact is shown to be significant and unavoidable, then the decision-making body certifying the EIR, in this case the City Council, must adopt a statement of overriding considerations, which is a statement that the ultimate benefits of the project outweigh its environmental impacts.

Significant Impacts Identified in the EIR

The EIR determined that the project would or could possibly cause significant impacts in the following areas:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Traffic and Transportation
- Utilities and Service Systems

Some of the potentially significant environmental impacts of the proposed project would be reduced to a less than significant level with the implementation of mitigation measures identified in the EIR (Attachment 4 - Section 2.0) and Mitigation Monitoring and Reporting Program (within Attachment 7). Mitigation measures will be incorporated into each phase of the project and will be monitored by staff throughout the construction phase. The EIR also includes analysis of cumulative impacts, which considers approved and pending projects located outside of the Civic Center. As defined by CEQA, cumulative impacts refer to two or more individual effects, which when combined, are considerable or which compound or increase other environmental impacts.

Significant and Unavoidable Impacts

A significant and unavoidable impact is an impact that cannot be mitigated to a less than significant level if the project is implemented as it is proposed. The Project EIR identifies the following areas where, after the implementation of mitigation measures, the project may still result in impacts that cannot be mitigated to a less than significant level:

• Cultural and Tribal Cultural Resources

The Historic Resources assessment determined that a portion of the Civic Center campus is eligible for listing in the California Register as a historic district. In addition, City Hall and Sunnyvale Office Center are potentially eligible for listing. The proposed project would result in the removal of the eligible buildings and setting that comprise the historic district. This loss can be partially, but not fully mitigated by the proposed mitigation measures, such as documentation and photographs. This impact is significant and unavoidable.

• Noise

Noise associated with demolition and construction activities will be partially but not fully mitigated through best management practices, construction scheduling, and notification of residents. In addition, relocation of the police headquarters and secured parking lot could expose nearby residents to increased noise if officers use their sirens when exiting the parking area. These impacts are significant and unavoidable.

All the information regarding the significant impacts in the above-mentioned sections of the Project EIR is summarized in the Executive Summary of the EIR (Attachment 4 - Section 2.0), with the full discussion found in the individual sections of the EIR.

Statement of Overriding Considerations
The City Council's adoption of the Civic Center Modernization Master Plan would result in environmental impacts that cannot be substantially lessened or avoided. While mitigation measures would reduce these impacts, they would remain significant and unavoidable.

Section 15093 of the CEQA Guidelines requires the decision-making agency to balance the economic, legal, social, technological, or other benefits of a proposed Project against its significant and unavoidable environmental impacts. Adoption of the Project requires that the City Council must state in writing the reasons in support of its action based on the Final EIR and the information in the record. The statement of overriding considerations, is supported by substantial evidence in the record. The Statement of Overriding Considerations and CEQA Findings, to be adopted are Exhibit D of Attachment 2.

Statement of Overriding Considerations can include the following:

• The Project provides opportunities for providing the functionality and space required to meet the City's needs for modern and efficient administrative, public safety, library, workforce investment, and other community services.
• The Project encourages the replacement of older buildings with modern office buildings that are more energy efficient and sustainable and would contribute to the Climate Action Plan (CAP) implementation.

EIR Mitigation Monitoring
A Mitigation Monitoring and Reporting Program (MMRP) for significant impacts is required by CEQA to ensure implementation of all mitigation measures. A monitoring program identifies each mitigation measure, the party responsible for implementation, the monitoring schedule, and who will perform the

monitoring functions for each development project. The City and its contractors and consultants will be responsible for implementing many of the mitigation measures with construction of this Project, and the City is primarily responsible for monitoring and verifying that the mitigation measures are satisfied. City departments that have oversight responsibility include Community Development, Public Works, and Public Safety. The MMRP can be found in the FEIR (Attachment 6) and in Attachment 7 of this report and will be incorporated into the Conditions of Approval for each development phase.

EIR Alternatives

Completion of an EIR requires the consideration of Project Alternatives to evaluate the potential reduction in project impacts. The CEQA Guidelines specify that an EIR identify alternatives that "would feasibly attain the most basic objectives of the project but would avoid or substantially lessen many of the significant environmental effects of the project." The DEIR (Attachment 4 - Section 5.0) provides detailed analysis of the selected three alternatives and they are described briefly as follows:

1. **CEQA Alternative 1. No Project Alternative:** This alternative assumes that the proposed project is not implemented and the environmental impacts identified in the DEIR would be avoided. Reasonable assumption would be for the existing Civic Center buildings to remain with minor maintenance activities of the buildings and surrounding landscaping, as well as upgrades to existing facilities. City services may expand into the Sunnyvale Office Complex as leases expire.

   The No Project Alternative could result in greater environmental impacts in the areas of seismic hazards, water quality, public services, stormwater runoff, and energy resources. However, the No Project Alternative would reduce impact on other resource topics. This alternative would not meet the project objectives. The existing buildings would not be replaced or renovated to meet future service delivery needs, nor would they be modernized, including the Library and Emergency Operations Center. The future service needs of the City would not be met and the Civic Center buildings would not be a model of sustainability.

2. **CEQA Alternative 2. Maintenance of Existing Public Safety Headquarters Location Alternative:** This alternative includes redevelopment of City Hall but maintains the location of the existing Public Safety Headquarters and secured parking lot. Phase I construction, including the new City Hall construction and the Public Safety Building addition, would be included as proposed by the Project. The new Public Safety Headquarters and secured parking lot would be constructed in generally the same location as the existing. The existing structures may be expanded or renovated to achieve a size of up to 65,000 sq. ft. with the underground garage construction during future phases.

   Alternative 2 would meet all basic principles and avoid significant and unavoidable impact on periodic increases to ambient noise as the secured lot will remain in the same location as the existing. Alternative 2 would result in less adverse environmental impact and is identified as the environmentally superior alternative.

Adoption Process if an Alternative is Selected

If Council selects the "No Project" alternative or Alternative 2, no further environmental review is required.

Environmentally Superior Alternative

CEQA Guidelines require that an EIR identify the Environmentally Superior Alternative to the proposed project from among the alternatives analyzed.

Section 5.5 of the EIR concludes that Alternative 2 would meet all basic principles and avoid significant and unavoidable impact on periodic increases to ambient noise as the secured lot will remain in the same location as the existing. Alternative 2 would result in less adverse environmental impact and is identified as the environmentally superior alternative. The City retains the authority to identify the Environmentally Superior Alternative based on the evidence in the EIR, agency and public input, lead agency standards and policies, and the lead agency's independent decision-making.

Determination of Adequacy

The "rule of reason standard" is applied to judicial review of EIR contents. The standard requires that an EIR show that an agency has made a good-faith attempt at full disclosure. The scope of judicial review does not extend to correctness of the conclusion found in the EIR, but only the sufficiency of the EIR as an informative document for decision-makers and the public. Legal adequacy is characterized by:

- All required contents must be included;
- Objective, good-faith effort at full disclosure;
- Absolute perfection is not required;
- Exhaustive treatment of issues is not required;
- Minor technical defects are not necessarily fatal; and
- Disagreement among experts is acceptable.

Environmental Review Recommendation:

Staff recommends the Planning Commission make a recommendation to the City Council that the proposed Final EIR, consisting of the DEIR, comments received on the DEIR, responses to comments received and a list of persons and public agencies commenting on the DEIR, meets the requirements of CEQA both in content and format. The Draft Program and Final EIR documents and technical appendices can be viewed on the project website (see Attachment 8 for link) and in the DEIR and FEIR documents (links to the DEIR and FEIR are in Attachments 4, 5, and 6).

If the Planning Commission determines the Project EIR is not adequate, a statement must be made to express how the document is deficient with a recommendation that additional analysis be prepared prior to certification. A change to a mitigation measure in the EIR may affect the accompanying determination of significance (e.g. a change may result in a determination of a significant unavoidable impact where a significant impact was mitigated to a less than significant level). If a mitigation measure is changed that creates a significant unavoidable impact, a Statement of Overriding Considerations would be required and a new hearing would need to be conducted. No project related actions may be taken until the EIR is certified. As noted earlier, certification of the EIR, in itself, does not adopt the Civic Center Modernization Master Plan or future development proposals.

Environmental Public Contact:

All public notification procedures for the EIR were followed. The EIR was distributed to the State Clearinghouse and required agencies on April 23, 2018 for the required 45-day public review period. The Notice of Availability of the EIR was sent to public agencies, stakeholders and mailed to property owners and tenants within 2,000 feet of the project area on Aril 23, 2018. Public hearings were held

to accept oral comments from the Heritage Preservation Commission on May 2, 2018, and the Planning Commission on May 29, 2018.

FISCAL IMPACT

City Council will be considering the entirety of the Civic Center Modernization Master Plan, EIR and Fiscal Impact as part of their review.

PUBLIC CONTACT

Public contact regarding this item was made in the following ways:

1. Posting the Planning Commission agenda on the City's official-notice bulletin board outside City Hall and by making the agenda and report available at the Sunnyvale Public Library and on the City's website;
2. Publication in the *Sun* newspaper, at least 10 days prior to the hearing;
3. Mailed notice sent to property owners within 2,000 feet of the Civic Center area; and
4. E-mail notification of the hearing dates sent to all interested parties and neighborhood associations.

ALTERNATIVES

Recommend to City Council:

1. Adopt a Resolution (Attachment 2) to:
    a. Certify the EIR;
    b. Make the Findings Required by the California Environmental Quality Act; and
    c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
2. Adopt the Resolution as stated in Alternative 1 with modification(s).
3. Do not Adopt a Resolution and provide direction to staff on necessary revisions.

STAFF RECOMMENDATION

Recommendation to City Council to:

1. Adopt a **Resolution** to:
    a. Certify the Environmental Impact Report;
    b. Make the Findings Required by the California Environmental Quality Act; and
    c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Prepared by: Momoko Ishijima, Associate Planner
Reviewed by: Andrew Miner, Assistant Director, Community Development
Reviewed by: Trudi Ryan, Director, Community Development
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Not used (*Reserved for Report to Council)*
2. Draft Resolution to Certify the EIR and related actions
3. Civic Center District and Noticing Map
4. Link to the Draft Program Environmental Impact Report (DEIR)

5. Link to DEIR Appendices
6. Link to the Final Environmental Impact Report (FEIR) and Appendices
7. Mitigation Monitoring and Reporting Program (MMRP)
8. Link to the Civic Center Modernization Project Webpage
9. Link to the Civic Center Master Plan Booklet

RESOLUTION ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE CERTIFYING THE PROGRAM ENVIRONMENTAL IMPACT REPORT, MAKING FINDINGS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING THE MITIGATION AND MONITORING REPORTING PROGRAM, AND STATING OVERRIDING CONSIDERATIONS IN THE APPROVAL OF THE CIVIC CENTER MASTER PLAN

WHEREAS, the Sunnyvale Civic Center was originally planned in 1955 and constructed between 1957-1985, with only minor renovations and expansions since the 1980s; and

WHEREAS, the primary buildings that comprise the Sunnyvale Civic Center are now thirty to sixty years old, including City Hall (completed in 1958), the Sunnyvale Public Library (1960), Sunnyvale Office Complex (1963), City Hall Annex (1970), and Public Safety Building (1985); and

WHEREAS, the Sunnyvale Civic Center buildings are obsolete and lack the functionality and space required to meet the City's needs for modern and efficient administrative, public safety, library, workforce investment, and other community services; and

WHEREAS, at a Strategic Planning Meeting on September 2, 2014, the City Council prioritized the modernization of the Civic Center Campus as a topic for further exploration; and

WHEREAS, on October 28, 2014 (RTC No. 14-0746), the City Council appropriated funds for the preparation of a Civic Center Modernization Project including development of a community engagement plan, space assessment, and market analysis; and

WHEREAS, on February 24, 2015 (RTC No. 15-0111), the City Council approved a community engagement plan and range of project alternatives for further study; and

WHEREAS, on September 29, 2015 (RTC No. 16-0776), the City Council adopted a Vision Statement, Success Criteria, and Needs Assessment for the Civic Center Project; and

WHEREAS, the City Council gave further direction with regard to aspects of the Project on December 15, 2015 (RTC No. 15-0445), May 17, 2016 (RTC No. 16-0077), October 25, 2016 (RTC No. 16-0072), and July 25, 2017 (RTC No. 17-0617); and

WHEREAS, on May 23, 2017 (RTC No. 17-0136), the City Council awarded a contract for development of the Civic Center Master Plan and associated environmental review; and

WHEREAS, the City engaged in extensive community outreach between June 2017 and November 2017, including focus groups, a community workshop, and presentations at six City boards and commissions; and

WHEREAS, on November 7, 2017 (RTC No. 17-0835), the City Council reviewed two design alternatives and selected the preferred option for purposes of finalizing the Master Plan and Environmental Impact Report; and

WHEREAS, in accordance with the City Council's direction, the Civic Center Master Plan has been prepared, as described and depicted in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of the Civil Center Modernization Project is to replace and/or renovate the existing undersized, functionally deficient buildings and create a Civic Center campus that is efficient, functional, flexible, modern, environmentally sustainable, and capable of meeting the City's needs for space, modern technology, and services, while also inspiring community pride and civic engagement, incorporating more open space and trees, and offering a wide range of indoor and outdoor services; and

WHEREAS, the California Environmental Quality Act (Public Resources Code Sections 21000 *et seq*., ("CEQA") and the Guidelines for Implementation of the California Environmental Quality Act (14 California Code of Regulations, Sections 15000 *et seq*.) (the "CEQA Guidelines") requires local agencies to consider environmental consequences of projects for which they have discretionary authority; and

WHEREAS, a programmatic Draft Environmental Impact Report ("DEIR") and Final Environmental Impact Report ("FEIR", collectively, the "EIR") have been prepared for and by the City of Sunnyvale for the Project pursuant to CEQA and the CEQA Guidelines; and

WHEREAS, the Program EIR addresses the environmental impacts of the Project, which is further described in Sections VII of Exhibit B attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to CEQA Guidelines Section 15043 the City Council has the authority to approve this project even though it may cause significant effects on the environment so long as the City Council makes a fully informed and publicly disclosed decision that there is no feasible way to lessen or avoid the significant impacts (CEQA Guideline Section 15091) and that there are specifically identified expected benefits from the project that outweigh the policy of reducing or avoiding significant environmental impacts of the projects (CEQA Guidelines Section 15093); and

WHEREAS, in conformance with CEQA, the City has issued notices, held public hearings, and taken other actions as described in Section III of Exhibit B attached hereto; and

WHEREAS, the Program EIR is incorporated by this reference in this Resolution, and consists of those documents referenced in Section III of Exhibit B attached hereto; and

WHEREAS, by motion adopted September 5, 2018, the Sunnyvale Heritage Commission recommended that the City Council certify the Program EIR and adopt to Civic Center Master Plan; and

WHEREAS, by motion adopted September 10, 2018, the Sunnyvale Planning Commission recommended that the City Council certify the Program EIR and adopt to Civic Center Master Plan; and

WHEREAS, a public hearing was held by the City Council on September 25, 2018 regarding the Project and the Program EIR, following notice duly and regularly given as required by law, and all interested persons expressing a desire to comment thereon or object thereto were heard, and the EIR was considered; and

WHEREAS, by this Resolution, the City Council, as the lead agency under CEQA for preparing the Program EIR and the entity responsible for approving the Project, desires to comply with the requirements of CEQA and the CEQA Guidelines for consideration, certification, and use of the EIR in connection with the approval of the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sunnyvale as follows:

1. EIR CERTIFICATION. The City Council hereby finds and certifies that the Program EIR has been completed in compliance with CEQA and the CEQA Guidelines; that the Program EIR adequately addresses the environmental issues of the Project; that the Program EIR was presented to the City Council; that the City Council has reviewed and considered the information contained in the Program EIR prior to approving the Project; and that the EIR reflects the independent judgment and analysis of the City Council.

2. MITIGATION MONITORING AND OVERRIDING CONSIDERATIONS. The City Council hereby identifies the significant effects, adopts the mitigation measures, adopts the monitoring Mitigation Monitoring and Reporting Plan to be implemented for each mitigation measure, makes the findings, and adopts a statement of overriding considerations set forth in detail in the attached Exhibit B, which is incorporated in this Resolution by this reference. The statements, findings and determinations set forth in Exhibit B attached hereto are based on the above certified Program EIR and other information available to the City Council, and are made in compliance with Sections 15091, 15092, 15093, and 15096 of the CEQA Guidelines and Sections 21081 and 21081.6 of CEQA.

3. ADOPTION OF THE CIVIC CENTER MASTER PLAN. Based on the foregoing findings, the City Council finds and determines that adoption of the Civic Center Master Plan constitutes a suitable and logical change in the plan for the physical development of the City of Sunnyvale, and it is in the public interest to approve the Civic Center Master Plan. The City Council finds that the Civic Center Master Plan is consistent with the City's General Plan, and supports the City's long-term goals for the area. Based upon the Civic Center Master Plan’s consistency with the General Plan, and subject to the implementation of the Mitigation

Monitoring and Reporting Program, the City Council approves and adopts the Civic Center Master Plan.

Adopted as a Resolution of the City of Sunnyvale at a regular meeting of the City Council held on _____, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

_____
City Clerk
(SEAL)

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

EXHIBIT A

CIVIC CENTER MASTER PLAN

See link to Civic Center Master Plan:
https://sunnyvale.ca.gov/business/projects/civic.htm

EXHIBIT B

CITY OF SUNNYVALE

SUNNYVALE CIVIC CENTER MODERNIZATION MASTER PLAN

SIGNIFICANT ENVIRONMENTAL IMPACTS, FINDINGS OF FACT, MITIGATION MEASURES, MONITORING PROGRAM, AND STATEMENT OF OVERRIDING CONSIDERATIONS

I. INTRODUCTION

The Draft Program Environmental Impact Report (EIR) prepared by the City of Sunnyvale (City) for the Sunnyvale Civic Center Modernization Master Plan ("Master Plan" or "proposed project") identified several significant environmental impacts that could occur from implementation of the proposed project. Some of these significant impacts can be avoided through the adoption of feasible mitigation measures. Others cannot be avoided by the adoption of such measures or feasible environmentally superior alternatives. However, these significant impacts are outweighed by the overriding considerations, as further described herein.

II. PURPOSE OF THE FINDINGS

The purpose of these findings is to satisfy the requirement of Public Resources Code Section 21000, et seq., and Sections 15091, 15092, 15093 and 15097 of the CEQA Guidelines, 14 Cal. Code Regs. Sections 15000, et seq., associated with approval of the proposed project. These findings provide the written analysis and conclusions of the City Council regarding the proposed project. They are divided into general sections, each of which is further divided into subsections. Each addressed a particular impact topic and/or requirement of law.

III. THE CEQA PROCESS

CEQA requires state and local government agencies to consider the environmental consequences of projects for which they have discretionary authority. This document, which has been prepared in compliance with the requirements of CEQA and the CEQA Guidelines, sets forth the findings of the City as the lead agency under CEQA, regarding the proposed project.

As a first step in complying with the procedural requirements of CEQA, the City implemented a public scoping process consistent with Section 15083 of the CEQA Guidelines. The public was provided opportunities to comment on the scope of the Draft Program EIR a Notice of Preparation (NOP) released on September 26, 2017. Due to the selection of a preferred Master Plan option after the release of the NOP, a revised NOP was circulated for thirty days starting

on December 11, 2017. The NOP and revised NOP were distributed to federal, state, county, and City agencies, neighborhood groups, and owners and occupants in the proposed project vicinity. The City also held a public Scoping Hearing on October 18, 2017, and public comments on the NOP were received until October 26, 2017 (CEQA Guidelines §15082). The public scoping period for the revised NOP began on December 11, 2017 and ended on January 10, 2018. The scoping process assisted the City in determining if any aspect of the proposed project may cause a significant effect on the environment and, based on that determination, to narrow the focus (or scope) of the environmental analysis in the Draft Program EIR for the proposed project.

The Program EIR for the proposed project consists of the following:

a. Draft Program EIR, issued April 23, 2018;
b. All appendices to the Draft Program EIR;
c. Final Program EIR, issued August 23, 2018, containing all written comments and responses on the Draft Program EIR, refinements and clarifications to the Draft Program EIR, the mitigation monitoring and reporting program, and technical appendices; and
d. All of the comments and staff responses entered into the record orally and in writing, as well as accompanying technical memoranda or evidence entered into the record.

The Final Program EIR did not provide any significant new information regarding proposed project or cumulative impacts or mitigation measures beyond that contained in the Draft Program EIR. The City, therefore, properly decided not to recirculate the Final Program EIR for additional public review.

In conformance with CEQA, the City has taken the following actions in relation to the Draft Program EIR:

a. On September 5, 2018, the Heritage Preservation Commission conducted a duly and properly noticed public hearing on the proposed project and the Draft Program EIR.
b. On September 10, 2018, the Planning Commission conducted a duly and properly noticed public hearing on the proposed project and the Draft Program EIR.
c. On September 25, 2018, at a duly and properly noticed public hearing, the City Council certified the Final Program EIR and adopted findings, Mitigation and Reporting Program, and Statement of Overriding Considerations related to the proposed project.

IV. FINDINGS ARE DETERMINATIVE

Pursuant to Title 14, California Code of Regulations, Section 15090, the City Council hereby certifies that the Final Program EIR for proposed project:

a. Has been completed in compliance with the California Environmental Quality Act, Public Resources Code (PRC) Section 21000 et seq. (CEQA) and the State CEQA Guidelines (14 Cal. Code of Regulations, Sections 15000 et seq.);
b. That the Final Program EIR was presented to and reviewed by the City; and
c. That the City has reviewed and considered the information contained in the Final Program EIR prior to approving the proposed project, as set forth below.

In so certifying, the City Council recognizes that there may be differences in and among the different sources of information and opinions offered in the documents and testimony that make up the Final Program EIR and the administrative record; that experts disagree; and that the City Council must base its decision and these findings on the substantial evidence in the record that it finds most compelling. Therefore, by these findings, the City Council ratifies, clarifies, and/or makes non-substantive modifications to the Final Program EIR and resolves that these findings shall control and are determinative of the significant impacts of the proposed project. The City hereby finds that the Final Program EIR reflects the independent judgment and analysis of the City and approves the Final Program EIR.

The mitigation measures proposed in the Final Program EIR are adopted in this document, substantially in the form proposed in the Final Program EIR, with such clarifications and non-substantive modifications as the City Council has deemed appropriate to implement the mitigation measures. Further, the mitigation measures adopted in this document are expressly incorporated into the proposed project pursuant to the Sunnyvale Civic Center Modernization Master Plan.

The findings and determinations in this document are to be considered as an integrated whole and, whether or not any subdivision of this document to cross-reference or incorporate by reference any other subdivision of this document, that any finding or determination required or permitted to be made shall be deemed made if it appears in any portion of this document. All of the text included in this document constitutes findings and determinations, whether or not any particular caption, sentence, or clause includes a statement to that effect.

Each finding herein is based on the entire record. The omission of any relevant fact from the summary discussions below is not an indication that a particular finding is not based in part on the omitted fact.

Many of the mitigation measures imposed or adopted pursuant to this document to mitigate the environmental impacts identified in the administrative record may have the effect of mitigating multiple impacts (e.g., measures imposed primarily to mitigate traffic impacts may also secondarily mitigate air quality impacts, etc.). The City Council has not attempted to exhaustively cross-reference all potential impacts mitigated by the imposition of a particular

mitigation measure; however, such failure to cross-reference shall not be construed as a limitation on the potential scope or effect of any such mitigation measure.

V. PROJECT OBJECTIVES

Pursuant to CEQA Guidelines Section 15124, an EIR must identify the objectives sought by the project. As noted in Section 2.3.1 of the Draft Program EIR for the proposed project, the proposed project objectives are to:

- Provide efficient, functional, flexible, and modern facilities to meet the future service delivery needs of the City through replacement and/or renovation of the existing, undersized, functionally deficient buildings within the Civic Center Campus
- Create an environment that inspires community pride, promotes civic engagement, incorporates more open space and trees, and offers a wide range of indoor and outdoor services
- Design the buildings and landscaping within the Civic Center Campus to support participatory governance and be a model of fiscal and environmental sustainability
- Expand or replace the Sunnyvale Library to meet or exceed the regional average service ratio of 0.76 square feet of library space per capita and to provide innovative technology for library users
- Develop a modern City Hall with an effective layout and allocation of space, and integrates modern technology into meeting spaces
- Develop a Public Safety Headquarters with dedicated space for the Emergency Operations Center, an upgraded crime lab facility, and space for evidence storage and processing

VI. PROJECT DESCRIPTION

A. Project Location

The project site includes the existing 24.5-acre Civic Center Campus, which is divided into eight parcels ranging from 0.2 to 6.9 acres in size. The project site is approximately2 miles to the south of U.S. Highway 101 and approximately half a mile south of the Sunnyvale Caltrain station. The project site is roughly bounded by South Pastoria Avenue to the west, West El Camino Real to the south, South Mathilda Avenue to the East, and West Iowa Avenue to the north. West Olive Avenue passes through the center of the project site.

B. Project Area Characteristics

The project site is developed with six main buildings; the City Hall, City Hall Annex, South City Hall Annex, Library, Public Safety Headquarters, and Sunnyvale Office Complex. Emergency generators are present to serve the City Hall, City Hall Annex, Library, and Public Safety Headquarters. The City Hall fuel dock, located in the southeast corner of the project site, is used for fueling City vehicles. A public garden is located along the northern edge of the project site.

Surface parking lots, with a total of 952 parking spaces are located throughout the project site. A secured lot with 98 parking spaces serves the Public Safety Headquarters. The project site is designated as Civic Center (CC) and Office (OF) by the Sunnyvale General Plan and is within the Administrative and Professional Office zoning/Planned Development combining district (O-PD), Public Facilities zoning district (PF), and Public Facilities zoning/Precise Plan for El Camino Real combining district (PF-ECR).

C. Project Characteristics and Components

The City would implement the Master Plan, in several phases, over several decades, to modernize and expand the City Civic Center.

Phase I would involve construction of a new, four-story, up to 109,000-square-foot (sf) City Hall and a stand-alone, up to 12,000-sf, building to house the Emergency Operations Center (EOC). An underground parking garage with 110 stalls would be constructed beneath the new City Hall. New emergency generators would be installed to serve the City Hall and the Public Safety Building Addition. Following completion of the new City Hall, the existing City Hall, City Hall Annex, South City Hall Annex, and the Sunnyvale Office Complex buildings would be demolished. The area where the Sunnyvale Office Center is currently located would be landscaped.

Future phases of the Master Plan would involve construction of a two-story, up to 120,000-sf Library and a two-story, up to 65,000-sf Public Safety Headquarters. New emergency generators would be installed to serve the Library and the Public Safety Headquarters. The existing Public Safety Headquarters, Public Safety Building Addition, and Library would be demolished, and the existing City Hall fuel dock would be removed. Alternatively, the existing Library would be renovated and up to 59,000 sf of additional space would be constructed.

VII. IMPACTS, MITIGATION MEASURES, AND FINDINGS

In conformance with Section 15091 of the State CEQA Guidelines, this section of the findings lists each significant environmental impact of the proposed project listed in the Final Program EIR; describes those mitigation measures recommended in the Final Program EIR; and, as required by Section 15091(a), finds that either: the adopted mitigation measures have substantially lessened the significant impact; the adopted mitigation measures, though implemented, do not substantially lessen the significant impact; the mitigation measures cannot be adopted and implemented because they are the responsibility of another public agency; or that specific considerations make infeasible the mitigation measures identified in the Final Program EIR. Proposed project impacts that are determined to be less than significant and do not require mitigation are not included in the list below.

All feasible mitigation measures listed below have been incorporated into the Mitigation Monitoring and Reporting Program ("MMRP") which sets forth specific monitoring actions, timing requirements and monitoring/verification entities for each mitigation measure adopted herein. The MMRP is adopted with the proposed project, and the implementation of the

proposed project will incorporate all conditions contained in the MMRP for as long as the Sunnyvale Civic Center Modernization Master Plan is adopted by the City.

1. Aesthetics

Impact
Aesthetics-4 The proposed project could create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Mitigation
MM Aesthetics-1: Shield Night Lighting

Stationary lighting used during nighttime construction shall be shielded and directed downward or oriented such that the light source is not directed toward residential areas or into streets where glare could impact motorists or pedestrians.

Finding
The mitigation measure would reduce the potential aesthetic impact (Impact Aesthetics-4) to a **less than significant** level.

2. Air Quality and Greenhouse Gas Emissions

Impact
Air Quality-1 The proposed project could conflict with or obstruct implementation of the applicable air quality plan.

Air Quality-2 The proposed project could violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Air Quality-3 The proposed project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal, State, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Air Quality-4 The proposed project could expose sensitive receptors to substantial pollutant concentrations.

Air Quality-6 The proposed project could result in significant impacts on air quality in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation
MM Air Quality-1: Fugitive Dust Control

At a minimum the flowing control measures must be implemented during construction:

- When moisture content is low enough to create dust, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads)

shall be watered two times per day, or as often as needed to control dust emissions.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Post a publicly visible sign with the telephone number and person to contact at the City of Sunnyvale regarding dust complaints. The City of Sunnyvale shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- Construction equipment shall be properly maintained by a certified mechanic.

MM Air Quality-2: Exhaust Controls

All construction equipment used during Phase I construction shall be fitted with Level 3 Diesel Particulate Filters (DPF) and engines shall meet or exceed the U.S. Environmental Protection Agency Certified Tier 3 emission standards.

Prior to issuance of any construction permit, the construction contractor shall ensure that all construction plans submitted to the City of Sunnyvale clearly show the requirement for Level 3 DPF and Tier 3 or higher emission standards for construction equipment.

The construction contractor shall maintain a list of all operating equipment in use on the project site for verification by the City of Sunnyvale Building Division official or their designee. The construction equipment list shall state the makes, models, and number of construction equipment onsite to verify compliance with the requirement for equipment to have Level 3 DPF and Tier 3 or higher emission standards.

Finding
Implementation of the above Final Program EIR mitigation measures would reduce five potentially significant impacts (Impacts Air Quality-1, 2, 3, 4, and 6) on air quality to a **less than significant** level.

3. Biological Resources

Impact

Biology-1. The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

Biology-4. The proposed project could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Biology-5. The proposed project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Biology-7. The proposed project could result in significant impacts on biological resources in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation

MM Biology-1: Nesting Bird Measures

Pre-Construction Survey

- Use of heavy equipment, grading, demolition, construction, and/or tree removal, shall avoid the nesting season to the greatest extent feasible.
- If construction activities occur during the nesting season, a pre-construction survey for active bird nests in the project site shall be conducted on the project site and within 500 feet of the project site by a qualified biologist within 3 days prior to construction start.
  - If no nesting or breeding behavior is observed, construction may proceed.
  - If an active nest is detected, a determination shall be made by a qualified biologist as to whether construction work could affect the active nest. If it is determined that construction would not affect an active nest, work may proceed.
  - If it is determined that construction activities are likely to impair the successful rearing of the young, a 'no-disturbance buffer' in the form of orange mesh Environmentally Sensitive Area (ESA) fencing shall be established around occupied nests to prevent destruction of the nest and to prevent disruption of breeding or rearing behavior.
- The extent of the 'no-disturbance buffer' shall be determined by a qualified biologist in consultation with CDFW and shall depend on the level of noise or disturbance, line of sight between the nest and the disturbance area, the type of bird, ambient levels of noise and other disturbances, and other topographic or artificial barriers.

- 'No-disturbance buffers' shall be maintained until the end of the breeding season or until a qualified wildlife biologist has determined that the nestlings have fledged.
- A qualified wildlife biologist shall inspect the active nest to determine whether construction activities are disturbing to the nesting birds or nestlings. If the qualified wildlife biologist determines that construction activities pose a disturbance to nesting, construction work shall be stopped in the area of the nest, and the 'no-disturbance buffer' expanded.

Inspections

- Construction workers shall conduct daily inspections for nests. If a nest is discovered by workers on the project site during daily inspections, work shall stop and the qualified wildlife biologist shall be called to the site., who shall determine whether construction activities could affect nesting and establish a "no-disturbance buffer', if necessary, as described above.

Lighting

- Lighting shall be limited to areas required for operations or safety, shall be directed on-site to avoid backscatter, and shall be shielded from public view to the extent practical. Lighting that is not required to be on during nighttime hours shall be controlled with sensors or switches operated such that lighting shall be on only when needed.

MM Biology-2: New Trees

New trees shall be sourced from certified disease-free stock.

MM Biology-3: Trees Protection Plan

The Tree Protection Plan, prepared in accordance with § 19.94.110 and incorporating the techniques identified in § 19.94.120, will also include the following requirements:

Project Arborist. The Project Arborist identified to assist with removal of protected trees, relocation of protected trees, and construction activities in the vicinity of protected trees throughout construction shall be certified by the International Society of Arboriculture.

Ground-Disturbing Activities. Ground-disturbing activities shall be conducted outside of the dripline of protected trees. When ground-disturbing activities (i.e., trenching, excavating) encounters roots smaller than two inches occurs outside of the dripline of protected trees, the roots shall be hand trimmed, making clear, clean cuts. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where, this is not possible, the side of the trench/excavation area adjacent to the protected trees shall be shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots two inches or larger, when encountered, shall be reported immediately to the Project Arborist, who shall decide whether the applicant

may cut the roots as mentioned above or shall excavate by hand or with compressed air under the root. The root shall be protected with dampened burlap.

In addition, the top two feet of the foundation closest to the protected trees shall be air spaded or hand dug under supervision of the Project Arborist to locate and evaluate any significant roots prior to mechanical excavation. The Project Arborist shall be required to submit a report to the City regarding the findings of the excavation and recommend any additional actions needed to protect the roots to preserve the health and structure of both the redwood and oak trees.

Underground Utilities. To avoid conflict with roots, underground utilities shall be routed outside of an area, ten times the diameter of a protected tree. In addition, where it is not possible to reroute pipes or trenches, the utility shall be routed beneath the dripline of the tree. The boring shall take place not less than three feet below the surface of the soil in order to avoid encountering feeder roots.

Protected Tree Replacement. Protected trees removed during construction shall be replaced using a ratio of between 1:1 and 1:4, depending on the size of the protected tree removed and the size of the replacement tree, in accordance with the City of Sunnyvale Community Development Department Tree Replacement Standards.

Monitoring. The planted replacement trees shall be monitored by the City to ensure that the trees have survived, and shall replace any trees that die.

Finding
Implementation of the above Final Program EIR mitigation measures would reduce four potentially significant impacts (Impacts Biology-1, 4, 5, and 7) on biological resources to a **less than significant** level.

4. Cultural and Tribal Cultural Resources

Impact
Cultural-1. The proposed project could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

Cultural-2. The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

Cultural-3. The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Cultural-4. The proposed project could disturb any human remains, including those interred outside of formal cemeteries.

Cultural-5. The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC §21074 as either a site, feature, place, cultural

landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC §5020.1(k), or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC §5024.1. In applying the criteria set forth in subdivision (c) of PRC §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Cultural-6. The proposed project could result in significant impacts on cultural resources in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation

MM Cultural-1: Documentation of the Sunnyvale Civic Center Historic District

Documentation of the Sunnyvale Civic Center Historic District using the standards and guidelines provided by the Historic American Landscapes Survey (HALS) should be prepared. The documentation shall, at a minimum, include (1) a historical narrative and descriptive report using the standard HALS outline format; (2) a plan that identifies the key building and cultural landscape features (to be attached as supplemental material to the report); and (3) large format photographs that show general views to illustrate the overall setting of the historic district's buildings and landscape and individual views of key features such as the buildings, entrance plazas and other circulation features, structures (such as arbors or walls), streets, the central lawn and the character of the vegetation, and details.

Photographs and other field work associated with the documentation must be completed prior to any demolition or alteration of the buildings and cultural landscape features within the Sunnyvale Civic Center Historic District.

The documentation shall be prepared under the oversight of a person with experience in HALS documentation and one who meets the National Park Service's qualifications standards for Historical Landscape Architect.

Copies of the documentation (report, plan, digital prints of the large format photographs, and index to photographs) shall be provided in hard copy and in portable document format (pdf) to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.

MM Cultural-2: Documentation of the City Hall

Documentation of City Hall using the Historic American Buildings Survey (HABS) guidelines for the Outline Format Report and HABS photography of representative views of the interior and exterior shall be prepared. The documentation shall be prepared by a person with experience in preparing HABS documentation and one who meets the Secretary of the Interior's

Historic Preservation Professional Qualifications for Architectural History. Copies of the outline report (both a hard copy and as a pdf) should be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.

MM Cultural-3: Documentation of the Sunnyvale Office Center

Documentation of the Sunnyvale Office Center using the Historic American Buildings Survey (HABS) guidelines for the Outline Format Report and HABS photography of representative views of the interior and exterior shall be prepared. The documentation shall be prepared by a person with experience in preparing HABS documentation and one who meets the Secretary of the Interior's Historic Preservation Professional Qualifications for Architectural History. Copies of the outline report (both a hard copy and as a pdf) should be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.

MM Cultural-4: Archival of the Historical Plans

Digital (pdf) copies of the historical plans of the Sunnyvale Civic Center Historic District's buildings (City Hall, City Hall Annex, Library, and Sunnyvale Office Center) and landscapes on file with the City shall be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.

MM Cultural-5: Cultural Resources Sensitivity Training and Inadvertent Discovery

A professional archaeologist shall provide sensitivity training to supervisory staff prior to initiation of site preparation and/or construction, to alert construction workers to the possibility of exposing significant historic and/or prehistoric archaeological resources within the proposed project area. The training shall include a discussion of the types of prehistoric or historic objects that could be exposed and how to recognize them, the need to stop excavation at a discovery and within 50 feet of a discovery, and the procedures to follow regarding discovery protection and notification. An "Alert Sheet" shall be posted in staging areas, such as in construction trailers, to alert personnel to the procedures and protocols to follow for the discovery of a potentially significant historic and/or prehistoric archaeological resource.[a]

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[a] Significant prehistoric cultural resources may include:

a. Human bone, either isolated or intact burials.
b. Habitation, occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).

In the event that an archaeological resource is discovered, ground disturbing work shall be halted within 50 feet of the find, and a qualified cultural resources specialist/archaeologist shall be brought to the site. The qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA) and/or (2) a unique archaeological resource as defined by CEQA. If the resource is determined to be neither a unique archaeological nor a historical resource, work may commence in the area.

If the resource meets the criteria for either a historical or unique archaeological resource, work shall remain halted within 50 feet of the find, and the qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA) and/or (2) a unique archaeological resource as defined by CEQA. If the resource meets the criteria for either a historical or unique archaeological resource, work shall remain halted within 50 feet of the area of the find and the qualified cultural resource specialist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA Guidelines Section 15064.5(b). Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on cultural resources. If preservation-in-place and avoidance is not possible, data recovery shall be undertaken. The methods and results of data recovery work at an archaeological find shall be documented in a professional-level technical report to be filed with the California Historical Resources Information System (CHRIS). Work in the area may commence upon completion of treatment, as approved by the City.

MM Cultural-6: Paleontological Resources Sensitivity Training and Inadvertent Discovery

A professional paleontologist shall provide sensitivity training to supervisory staff to alert construction workers to the possibility of exposing significant paleontological resources within the proposed project area. The training shall be conducted as defined by the Society of

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c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.
e. Isolated prehistoric artifacts (Basin Research Associates, 2015)

Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee (1995), to recognize fossil materials in the event that any are uncovered during construction.

In the event that a paleontological resource is uncovered during project implementation, all ground-disturbing work within a 50-foot radius shall be halted. A qualified paleontologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts shall occur, no further effort shall be required. If the resource cannot be avoided and may be subject to further impact, a qualified paleontologist shall evaluate the resource and determine whether it is "unique"[b] under CEQA, Appendix G, part V. If the resource is determined not to be unique, work may commence in the area. If the resource is determined to be a unique paleontological resource, work shall remain halted, and the paleontologist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA. Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts to paleontological resources. If preservation-in-place is not feasible and avoidance is not possible, the fossils shall be recovered, prepared, identified, catalogued, and analyzed according to current professional standards under the direction of a qualified paleontologist. All recovered fossils shall be curated at an accredited and permanent scientific institution according to Society of Vertebrate Paleontology (SVP) standard guidelines. Work may commence upon completion of treatment.

MM Cultural-7: Human Remains

If human remains are encountered during construction, ground disturbing work shall halt within 50 feet of any area where human remains, or suspected human remains, are encountered in compliance with California law (Health and Safety Code section 7050.5; PRC sections 5097.94, 5097.98, and 5097.99). The City shall contact the Medical Examiner at the county coroner's office. The Medical Examiner has two (2) working days to examine the remains after being

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[b] A unique paleontological resource is any fossil or assemblage of fossils, or paleontological resource site or formation that meets any one of the following criteria:

- Is the best example of its kind locally or regionally;
- Illustrates a paleontological or evolutionary principle (e.g. faunal succession; plant or animal relationships);
- Provides a critical piece of paleobiological data (illustrates a portion of geologic history or provides evolutionary, paleoclimatic, paleoecological, paleoenvironmental or biochronological data);
- Encompasses any part of a "type locality" of a fossil or formation;
- Contains a unique or particularly unusual assemblage of fossils;
- Occupies a unique position stratigraphically within a formation; or
- Occupies a unique position, proximally, distally or laterally within a formation's extent or distribution (County of San Diego, 2007)

notified by the City. When the remains are determined to be Native American, the Medical Examiner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC shall immediately notify the identified Most Likely Descendant (MLD), and the MLD has 48 hours, from the time that access to the project site is granted, to make recommendations to the landowner or representative for the respectful treatment or disposition of the remains and grave goods. If the MLD does not make recommendations within 24 hours, the area of the property must be secured from further disturbance. If there are disputes between the landowner and the MLD, the NAHC shall mediate the dispute to attempt to find a resolution. If mediation fails to provide measures acceptable to the landowner, the landowner or his/her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

MM Cultural-8: Tribal Cultural Resources Inadvertent Discovery

The training and Alert Sheet identified under MM Cultural-1 shall encompass tribal cultural resources as well.

In the event that an archaeological resource is discovered, ground disturbing work shall be halted within 50 feet of the find, and a qualified cultural resources specialist/archaeologist shall be brought to the site. The qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is of special importance to a California Native American Tribe. If the resource is determined to not be of importance to the tribe, work may commence in the area.

If the resource meets the criteria for an important tribal resource, work shall remain halted within 50 feet of the find, and the qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is an important resource to the local Native American Tribe. If the resource is important to the tribe, work shall remain halted within 50 feet of the area of the find and the qualified cultural resource specialist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the tribal cultural resource pursuant to PRC section 21084.3. Methods may include the following:

- Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on tribal cultural resources.
- Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    1. Protecting the cultural character and integrity of the resource
    2. Protecting the traditional use of the resource
    3. Protecting the confidentiality of the resource

- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Protecting the resource.
- Work in the area may commence upon completion of treatment, as approved by the City.

Finding
Eight mitigation measures would reduce six potentially significant impacts on cultural and tribal cultural resources; one impact (Impact Cultural-1) would remain **significant and avoidable** and five impacts (Impact Cultural-2 through Impact Cultural-6) would be reduced to a **less than significant** level.

5. Geology and Soils

Impact
Geology-3. The proposed project could be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Geology-4. The proposed project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), or a corrosive soil creating substantial risks to life or property.

Mitigation
MM Geology-1: Geotechnical Investigation

The City shall conduct a design-level geotechnical investigation for the project site to identify and evaluate soil conditions and geologic hazards. Where potential soil or geologic hazards are found to occur, appropriate engineering design and construction measures shall be identified in the geotechnical investigation. These recommendations shall be incorporated into the design of Phase I and of future phases, as deemed appropriate by a California licensed Geotechnical Engineer or Certified Engineering Geologist. Appropriate design measures shall include, but are not limited to removal of unstable materials and replacement with stable materials, and avoidance of highly unstable areas, if found.

Finding
Implementation of the above Final Program EIR mitigation measure would reduce two potentially significant impacts (Impact Geology-3 and Impact Geology-4) on geology and soils to a **less than significant** level.

6. Hazards and Hazardous Materials

Impact
Hazards-1. The proposed project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Hazards-2. The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Hazards-3: The proposed project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

Mitigation

MM Hazards-1: Hazardous Building Materials Survey, Notification, Removal, and Disposal

Survey: A lead-based paint and asbestos survey shall be performed prior to any construction and demolition activities.

- The asbestos survey shall adhere to Asbestos Hazard Emergency Response Act (AHERA) sampling protocol and should be performed prior to any activities that may disturb suspect asbestos-containing materials (ACMs).
- The lead-based paint survey will require the project sponsor to collect and test material samples or perform an X-Ray Fluorescence (XRF) survey to determine the presence of lead-based paint.

Asbestos Notification: USEPA and BAAQMD shall be notified using the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) Notification Form, at least ten working days prior to the start of building demolition and demolition shall comply with 40 CFR 61, Subpart M (National Emission Standard for Asbestos), under the Health & Safety Code § 39658(b)(l).

Removal and Disposal: Disposal of contaminated waste shall comply with applicable regulations.

- Removal and disposal of asbestos-containing materials shall comply with BAAQMD Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation, and Manufacturing.
- Disposal of building materials from structures built prior to 1978 shall comply with CalOSHA Lead Construction Standard, Title 8, California Code of Regulation 1532, which requires development and implementation of a lead compliance plan when materials that contain lead would be disturbed during construction.

MM Hazards-2: Soil Testing and UST Investigation

Soil Testing. Soil that is intended to be imported, disturbed during grading or construction, disposed of, or removed from the project site shall be tested for hazardous contaminants (i.e., pesticides or petroleum hydrocarbons), with the test results compared to regulatory standards such as Federal (RCRATCLP) and State (Title 22-STLC, TTLC) hazardous waste criteria, and other applicable health-based screening levels established by the California Environmental Protection Agency prior to import, disposal, or removal.

UST Investigation. An investigation shall verify that the historical UST to the north of the existing City Hall (former Public Safety Building) was removed prior to any future excavation in this area. An investigation of potential subsurface impacts related to the historic gasoline service station and automobile repair facilities formerly located on the southeast corner of the project site shall be conducted prior to any future excavation in this area.

MM Hazards-3: Soil Management Plan

A Soil Management Plan (SMP) shall be prepared for the project site following testing of soil, in accordance with MM Hazards-2. The City shall seek regulatory approval of the SMP if soil samples are found to exceed regulatory standards. The SMP shall include the following measures at a minimum:

- **Management:** If project site soil is found to be contaminated, the soil shall either be properly disposed of based on the results of testing or encapsulated beneath an engineered cap of clean soil or concrete and/or asphalt for areas beneath new impervious surfaces (i.e., parking lots or garages).
- **Import:** If a soil/fill source is found to be contaminated, a new soil/fill source shall be selected.
- **Handling:** Handling of soil or earthen material that could be contaminated with pesticides shall be performed in accordance with all applicable federal, State, and local laws in order to protect worker health and minimize current or future exposure.
- **Health and Safety:** Health and safety procedures shall be prepared and implemented in the event that contaminated soil, undocumented USTs, or other subsurface structures of environmental concern are encountered during construction.

MM Hazards-4: Spill Prevention and Response

The City shall, at a minimum, implement best management practices that address the following procedures related to the use of hazardous materials during construction:

- Proper disposal or management of contaminated soils and materials (i.e., clean up materials)
- Daily inspection of vehicles and equipment for leaks and spill containment procedures
- Emergency response and reporting procedures to address hazardous material releases
- Fuels and lubricating oils for vehicles and heavy equipment will not be stored or transferred within 100 feet of any storm drains
- Emergency spill supplies and equipment shall be available to respond in a timely manner if an incident should occur

- Response materials such as oil-absorbent material, tarps, and storage drums shall be available in the plan area at all times during management activities and shall be used as needed to contain and control any minor releases
- The absorbent material shall be removed promptly and disposed of properly
- Placement of as needed, minor amounts of fuel, lubricants, and hydraulic fluid for equipment operation in appropriate storage tanks on the bed of fueling vehicles
- Use of secondary containment and spill rags when fueling
- Discourage "topping-off" fuel tanks
- Spill kits for all fuel trucks and fueling areas
- All workers shall be trained on the specific procedures for hazardous materials and emergency response as an element of the required worker environmental training prior to working in the plan area.

Finding
Implementation of the above Final Program EIR mitigation measures would reduce three potentially significant impacts (Impact Hazards-1 through Impact Hazards-3) on hazards and hazardous materials to a **less than significant** level.

7. Hydrology and Water Quality

Impact
Hydrology-1. The proposed project could violate any water quality standards or waste discharge requirements.

Hydrology-4. The proposed project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Hydrology-5. The proposed project could create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Hydrology-11. The proposed project could result in significant impacts on water resources in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation
MM Hazards-2 Soil Testing and UST Investigation (see above)

MM Hazards-3: Soil Management Plan (see above)

MM Hazards-4: Spill Prevention and Response (see above)

MM Hydrology-1: Construction Stormwater Management

If construction occurs during the rainy season (i.e., November to April[c]), temporary detention basins shall be installed to ensure that stormwater flows from the project site into the stormwater collection system do not increase during construction.

Finding
Implementation of the above Final Program EIR mitigation measures would reduce four potentially significant impacts (Impacts Hydrology-1, 4, 5, and 11) on hydrology and water quality to a **less than significant** level.

8. Noise

Impact
Noise-1. The proposed project could expose persons to or generate noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies.

Noise-3. The proposed project could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Noise-4. The proposed project could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project.

Noise-7. The proposed project could result in significant impacts on noise in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation
MM Noise-1: Noise Management Plan

The City shall prepare a Noise Management Plan that includes the following elements at a minimum:

- **Best Management Practices.** The plan shall identify noise best management practices to be implemented during construction, including but not limited to:
  1. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
  2. Construct solid plywood fences (minimum 8 feet in height) or erect noise control blanket barriers between on-site demolition/construction sites and receptors (e.g., residences and library) as defined below. Noise barriers shall also be installed around the perimeter of all staging areas to reduce noise impacts on receptors (e.g., residences, library, and Little Tree Montessori International School of Sunnyvale).

Receptor	Distances within which Noise Blanket or Barrier is Required

[c] Determined as months with an average of one inch or more of rainfall (City of Sunnyvale, 2016)

	Demolitions & Site Preparation	Foundation Construction	Building Construction & Finishing
Residence	80 feet	60 feet	N/A
Library	200 feet	140 feet	80 feet

3. Position stationary noise-generating equipment as far as possible from receptors (preschool, residences and the library)

- **Construction Schedule.** The plan shall include a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent noise-sensitive land uses, including residences, Little Tree Montessori International School of Sunnyvale, and the Sunnyvale Library, so that construction activities can be scheduled to minimize noise disturbance during noise-sensitive periods (nighttime, preschool nap times, library events, etc.). The schedule shall identify noise-sensitive periods and define noise reduction techniques.
- **Community Liaison.** The plan shall designate a "Community Liaison" to ensure coordination between construction staff and neighbors to minimize disruptions due to construction noise and vibration.
- **Notices.** The plan shall identify receptors within 400 feet of the project that will receive construction notices. Construction notice details are identified below:
  1. A notice with the name and phone number of the Community Liaison shall be posted on the fencing surrounding the construction work site on the project site.
  2. Residents and schools shall be sent a notice at least 7 days prior to the start of construction.
  3. Residences within 500 feet of nighttime construction shall receive additional notice 7 days prior to each occurrence of nighttime construction.
  4. Notices shall include details regarding the construction schedule and the phone number for the Community Liaison, in addition to tips for reducing noise.
- **Noise Complaints.** The Community Liaison shall respond to any local complaints regarding construction noise and vibration. The Community Liaison shall determine the cause of the noise or vibration complaint and implement reasonable measures to correct the problem. Reasonable measures could include the following:
  1. Installation of temporary sound absorption barriers (i.e., sound walls, noise control blankets)
  2. Use of mufflers on heavy equipment
  3. Locating of stationary noise sources (i.e., generators) as far as feasible from existing residences and Little Tree Montessori International School of Sunnyvale

MM Noise-2: Mechanical Equipment

A qualified acoustical consultant shall be retained to review the projected mechanical noise and design specific noise reduction techniques accordingly. Exterior mechanical equipment shall be selected and designed to not exceed 50 dBA at neighboring residential properties.

MM Noise-3: Construction Impacts on the Library

The City shall post notices of project construction at the Sunnyvale Library at least 1 month prior to construction. Notices shall identify activities that would impact library noise levels and alert library users to the potential of vibration impacts that may occur as part of project construction.

The City shall coordinate with library staff at least a week prior to conducting site preparation, demolition, construction, or staging activities within 200 feet of the library, and shall accommodate any special events or noise sensitivities expressed by library staff, as feasible

MM Noise-4: Noise at Schools

The City shall coordinate with administrators at the Little Tree Montessori International School of Sunnyvale to identify noise-sensitive periods (such as nap times) as required by MM Noise-1 and restrict construction activities that have the potential to generate noise levels over 73 dBA at the school (staging activity such as generator use or movement of materials with heavy equipment) within 59 feet of the school during these noise-sensitive periods.

MM Traffic-3: Transportation Demand Management Program (see below)

Finding
Five mitigation measures would reduce four potentially significant impacts on noise, but all four impacts (Impacts Noise-1, 3, 4, and 7) would remain **significant and avoidable**.

9. Traffic and Transportation

Impact
Traffic-1. The proposed project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulations system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

Traffic-4: The proposed project could substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Traffic-5: The proposed project could result in inadequate emergency access.

Traffic-6: The proposed project could conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Traffic-7: The proposed project could result in significant impacts on the transportation network and level of traffic in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation
MM Traffic-1: Temporary Traffic Control Measures

The following traffic control measures shall be incorporated into the Temporary Traffic Control plan prepared as required by the City:

- **Road and Lane Closures**
  - Time road and lane closures to avoid peak (AM and PM) commuting hours.
  - Road closures along West Olive Avenue shall be prohibited during construction. Two lanes of traffic shall be retained at all times on West Olive Avenue.
- **Construction Traffic and Safety**
  - Time construction worker commute and haul truck trips to avoid peak (AM and PM) commuting hours.
  - Construction traffic routes shall avoid the intersection of Mary Avenue/ West Olive Avenue.
  - Flaggers shall be posted to control the traffic into and out of the construction site.
- **Notification**
  - The City shall notify local emergency personnel (i.e., fire departments, police departments, ambulance, and paramedic services), employees at the Civic Center Campus, and residents within 300 feet at least 7 days prior to road or lane closures. The notice shall include location(s), date(s), time(s), and duration of closure(s), and a contact number for the construction contractor.

MM Traffic-2: Maintain Line of Sight

The City shall evaluate site entrance and underground parking garage driveway designs according to the Caltrans Highway Design Manual and modify designs to ensure that appropriate recommendations for maintaining sight distance are incorporated. The City shall trim trees and other landscaping to ensure that line of sight for drivers entering and exiting site access points and underground parking garages is maintained. If entrances to and exits from the project site or underground parking garages are moved during the final design of each phase, they shall only be moved into positions that allow for adequate lines of sight for ingress and egress.

MM Traffic-3: Public Transit, Bicycle, and Pedestrian Facilities

The following measures shall be implemented during construction:

- The City shall coordinate with Santa Clara Valley Transportation Agency to re-locate bus stops and/or re-route affected transit services via parallel streets during construction when affected transit service is subject to delays resulting from partial or full street closure.
- The City shall post signs at the affected bus stops on West Olive Avenue. The signs will be posted at least 2 weeks in advance of lane closures and shall indicate when the bus stops along West Olive Avenue would be unavailable and where the nearest bus stop for Route 54 is located.
- The City shall post signs at pedestrian intersections at least 2 weeks in advance of construction that are anticipated to be affected by detours. These signs shall state the date range of construction and shall indicate the route of pedestrian detours during construction.
- Warning signs shall be posted on sidewalks where construction limits pedestrian access and to identify which side of the street can be safely accessed at intersections prior to construction zones.
- The City or its construction contractors shall use "share the road" signs within the construction zones where partial closures would occur and provide clear signs using the bicycle symbol to guide bicyclists to detour routes.

Finding

Five impacts on traffic and transportation would be potentially significant. Three mitigation measures would reduce all five impacts (Impacts Traffic-1, 4, 5, 6, and 7) to a **less than significant** level.

10. Utilities and Service Systems

Impact

Utilities-3. The proposed project could require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Utilities-7. The proposed project could conflict with federal, State, and local statutes and regulations related to solid waste.

Utilities-8. The proposed project could result in significant impacts on utilities and service systems in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation

MM Hydrology-1: Construction Stormwater Management (see above)

MM Hazards-1: Hazardous Building Materials Survey, Notification, Removal, and Disposal (see above)

MM Hazards-3: Soil Management Plan (see above)

Finding
Implementation of the above Final Program EIR mitigation measures would address three potentially significant impact (Impacts Utilities-3, 7, and 8) related to utilities and service systems; the impact would be reduced to a **less than significant** level.

VIII. SUMMARY OF SIGNIFICANT AND UNAVOIDABLE ADVERSE EFFECTS

With respect to the foregoing findings and in recognition of those facts that are included in the record, the City has determined that the proposed project will result in significant unmitigated impacts to Cultural and Tribal Cultural Resources and Noise, as follows:

1. Cultural and Tribal Cultural Resources:
   a. Implementation of Phase I would involve demolition and project construction activities that could alter the physical characteristics of the historical significance of properties eligible for listing in the California Register of Historic Places.

2. Noise:
   a. Implementation of the proposed project could expose persons to noise levels that exceed local standards.
   b. Implementation of the proposed project could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
   c. Implementation of the proposed project could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
   d. Implementation of the proposed project could result in significant impacts on noise in combination with past, present, and probable future development in the cumulative analysis study area.

IX. PROJECT ALTERNATIVES

Legal Requirement

Section 15126.6(a) of the State CEQA Guidelines requires that an EIR include a "reasonable range of alternatives to the project, or to the location of the project, which would avoid or substantially lessen any significant effects of the project." Based on the analysis in the Program EIR, the proposed project would be expected to result in significant and unavoidable impacts to Cultural and Tribal Cultural Resources and Noise. The Program EIR alternatives were designed to avoid or reduce these significant unavoidable impacts, while attaining at least some of the proposed objectives of the project. The City Council has reviewed the significant impacts associated with the reasonable range of alternatives as compared to the proposed project, and in

evaluating the alternatives has also considered each alternative's feasibility, taking into account a range of economic, environmental, social, legal, and other factors. In evaluating the alternatives, the City Council has also considered the important factors listed in the Statement of Overriding Considerations listed in Section X below.

Public Resources Code Section 21081(a)(3) provides that when approving a project for which an EIR has been prepared, a public agency may find that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report and, pursuant to Section 21081(b) with respect to significant impacts which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the proposed project outweigh the significant effects on the environment as more fully set forth in Article IX below.

Alternative 1. No Project Alternative

Description

Pursuant to CEQA Guidelines Section 15126.6(e), an EIR must include an evaluation of a No Project Alternative so decision makers can compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The evaluation of the No Project Alternative must discuss the existing conditions at the time the NOP was published (i.e., revised NOP, December 2017) as well as "what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services" (CEQA Guidelines Section 15126.6(e)(2)). Therefore, the No Project Alternative considers the reasonably foreseeable actions that would be implemented by the City if the proposed project is not approved.

Under the No Project Alternative, the proposed project would not be implemented. It is reasonable to assume that minor maintenance activities of the buildings and landscaping as well as upgrades within the existing facilities could occur. When the leases of the private tenants expire, City services could expand into the Sunnyvale Office Complex.

Comparison to the Proposed Project Impacts

The No Project Alternative would result in greater environmental impacts than the proposed project on seismic hazards, public services, stormwater runoff, water use, wastewater generation, and energy resources but would reduce impacts on other resource topics. The proposed project would involve construction of efficient, larger, multi-story buildings, minimizing utility and energy use as well as meeting the service ratios for public services. The proposed project would have greater environmental impacts on other resources topics primarily due to construction activities and relocation of the secured lot for police dispatch.

Finding

Implementation of the No Project Alternative would result in less adverse environmental impacts on some resources topics. However, the No Project Alternative would not meet any of

the project objectives. Although the City could expand into the Sunnyvale Office Complex to serve the public, the existing buildings would not be replaced or renovated to meet future service delivery needs, nor would they be modernized. The library is currently undersized and the existing EOC, housed in the Public Safety Headquarters, is too small and the layout is not adequate to meet the needs of the City. The future service needs of the City would not be met. New indoor and outdoor services would not be offered, and the buildings would not be a model of sustainability.

Alternative 2. Maintenance of Existing Public Safety Headquarters Location Alternative

Description

The location of the existing Public Safety Headquarters and secured parking lot would be maintained. Phase I construction, involving the new City Hall and the Public Safety Building Addition, would remain the same as for the proposed project. The new Library would be constructed during future phases. The new Public Safety Headquarters and secured lot would be constructed in generally the same location as the existing Public Safety Headquarters. Instead of an entirely new Public Safety Headquarters, the existing Public Safety Headquarters and Public Safety Building Addition may be expanded and renovated to achieve the size of up to 65,000 sf. An underground garage could be constructed during future phases beneath the new Public Safety Headquarters.

Comparison to the Proposed Project Impacts

Alternative 2 would avoid the significant and unavoidable impact on periodic increases to ambient noise as the secured lot would remain in the same location as existing conditions. Alternative 2 would meet all basic project objectives.

Finding

Implementation of Alternative 2: Maintenance of Existing Public Safety Headquarters Location Alternative would result in less adverse environmental impacts than the proposed project and was identified as the environmentally superior alternative. Alternative 2 would reduce the significant and unavoidable impacts from conflict with noise standards and from periodic increases in ambient noise of the proposed project, while still meeting the basic objectives.

X. STATEMENT OF OVERRIDING CONSIDERATIONS

As set forth in the preceding sections, the City's approval of the proposed project will result in environmental impacts that cannot be substantially lessened or avoided. While mitigation measures would reduce these impacts, impacts would remain significant and unavoidable.

Section 15093 of the CEQA Guidelines requires the decision-making agency to balance the economic, legal, social, technological, or other benefits of a proposed project against its significant and unavoidable impacts. When the lead agency approves a project that will result in significant impacts identified in the Final Program EIR that are not avoided or substantially lessened, the agency must state in writing the reasons in support of its action based on the Final Program EIR and the information in the record. The statement of overriding considerations

shall be supported by substantial evidence in the record. Accordingly, the following Statement of Overriding Considerations with respect to the proposed project's significant unavoidable impacts is hereby adopted.

The City Council has balanced the benefits of the proposed project against its unavoidable environmental risks in determining whether to approve the proposed project, and has determined that the benefits of the proposed project outweigh the unavoidable adverse environmental impacts, for the following reasons:

- The proposed project would create an environment that inspires community pride and promotes civic engagement.
- The proposed project would increase the quantity of public open spaces on the Civic Center Campus.
- The proposed project would increase the space available to provide City Hall and Sunnyvale Library services to the meet the current and future needs of City residents.
- The proposed project would replace older buildings with modern, efficient buildings reducing energy and water use on the Civic Center Campus.
- The proposed project would provide dedicated space for the Emergency Operations Center enabling faster emergency response.
- The proposed project would upgrade the crime lab facility and provide dedicated space for evidence storage and processing, increasing the efficacy of the Public Safety Headquarters.

The City Council finds that to modernize and expand the City Civic Center would be consistent with the City's General Plan.

The City Council finds that the social and other benefits that would result from development of this proposed project outweigh the unavoidable environmental impacts identified above. These considerations are described below. In making this finding, the City Council has balanced the benefits of the proposed project against its unavoidable environmental impacts and has indicated its willingness to accept these risks.

The above statements of overriding considerations are consistent with, and substantially advance, the following goals and policies of the City's General Plan:

General Plan

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.*

Action Statement CC-4.1b:	*Consider implementing ways to increase the visibility of the Civic Center on Mathilda Avenue and El Camino Real and consider better identification for the Community Center along Remington.*
Policy CC-4.2:	*Maintain beautiful and comfortable outdoor public places which provide a shared sense of ownership and belonging for Sunnyvale residents, businessowners and visitors.*
Goal CC-7:	*Appreciate library facilities. Maintain library facility and purchases materials that are easily obtainable and appropriate based on changing community needs.*
Policy CC-7.2:	*Maintain a full-service Library adequate to meet community needs.*
Policy SN-3.1:	*Provide rapid and timely response to all emergencies.*
Policy LT-4.2:	*Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.*
Action LT-4.2a:	*Promote the development of signature buildings and monuments that provide visual landmarks and create a more distinctive and positive impression of Sunnyvale within the greater Bay Area.*
Action LT-4.2b:	*Allow for innovative architectural design.*

The Council hereby finds that each of the reasons stated above constitutes a separate and independent basis of justification for the Statement of Overriding Considerations, and each is able to independently support the Statement of Overriding Considerations and override the proposed project's unavoidable environmental impacts. In addition, each reason is independently supported by substantial evidence contained in the administrative record. All proposed project impacts, including the effects of previously identified cumulative impacts, are covered by this Statement of Overriding Considerations.

XI. MITIGATION MONITORING AND REPORTING PROGRAM

The City Council recognizes that any approval of the proposed project would require concurrent approval of a Mitigation Monitoring and Reporting Program (MMRP), which ensures performance of identified mitigation measures. Such an MMRP would identify the entity responsible for monitoring and implementation, and the timing of such activities. The City will use the MMRP to track compliance with proposed project mitigation measures. The MMRP will remain available for public review during the compliance period. The MMRP is included as part of the Final Program EIR and is hereby incorporated by reference.

XII. ADMINISTRATIVE RECORD

The environmental analysis provided in the Program EIR and these findings are based on and are supported by the following documents, materials and other evidence, which constitute the administrative record for the approval of the proposed project:

a. The Sunnyvale Civic Center Modernization Master Plan document and supporting documents prepared by the City.
b. The NOPs, comments received on the NOPs and all other public notices issued by the City in relation to the Draft Program EIR (e.g., Notice of Availability).
c. The Draft Program EIR, the Final Program EIR, all appendices to any part of the Program EIR, all technical materials cited in any part of the Program EIR, comment letters, oral testimony, responses to comments, as well as all of the comments and staff responses entered into the record orally and in writing between April 23, 2018 and June 7, 2018.
d. All non-draft and/or non-confidential reports and memoranda prepared by the City and consultants related to the Program EIR, its analysis and findings.
e. Minutes and transcripts of the discussions regarding the proposed project and/or proposed project components at public hearings or scoping meetings held by the City, including the Planning Commission and the City Council.
f. Staff reports associated with Planning Commission and Council Meetings on the proposed project and supporting technical memoranda and any letters or other material submitted into the record by any party.
g. Matters of common knowledge to the City Council which they consider, such as the Sunnyvale General Plan, any other applicable specific plans or other similar plans, and the Sunnyvale Municipal Code.

XIII. LOCATION AND CUSTODIAN OF RECORDS

The documents and other materials that constitute the record of proceedings on which the Council findings regarding the mitigation measures and statement of overriding considerations are based are located and in the custody of the One Stop Permit Center, City Hall, 456 West Olive Avenue, Sunnyvale, California 94086. The location and custodian of these documents is provided in compliance with Public Resources Code Section 21081.6(a) (2) and CEQA Guidelines Section 15091(e).

XIV. FILING NOTICE OF DETERMINATION

The Council hereby directs the Planning Division to file a Notice of Determination regarding the approval of the proposed project within five business days of adoption of the resolution.

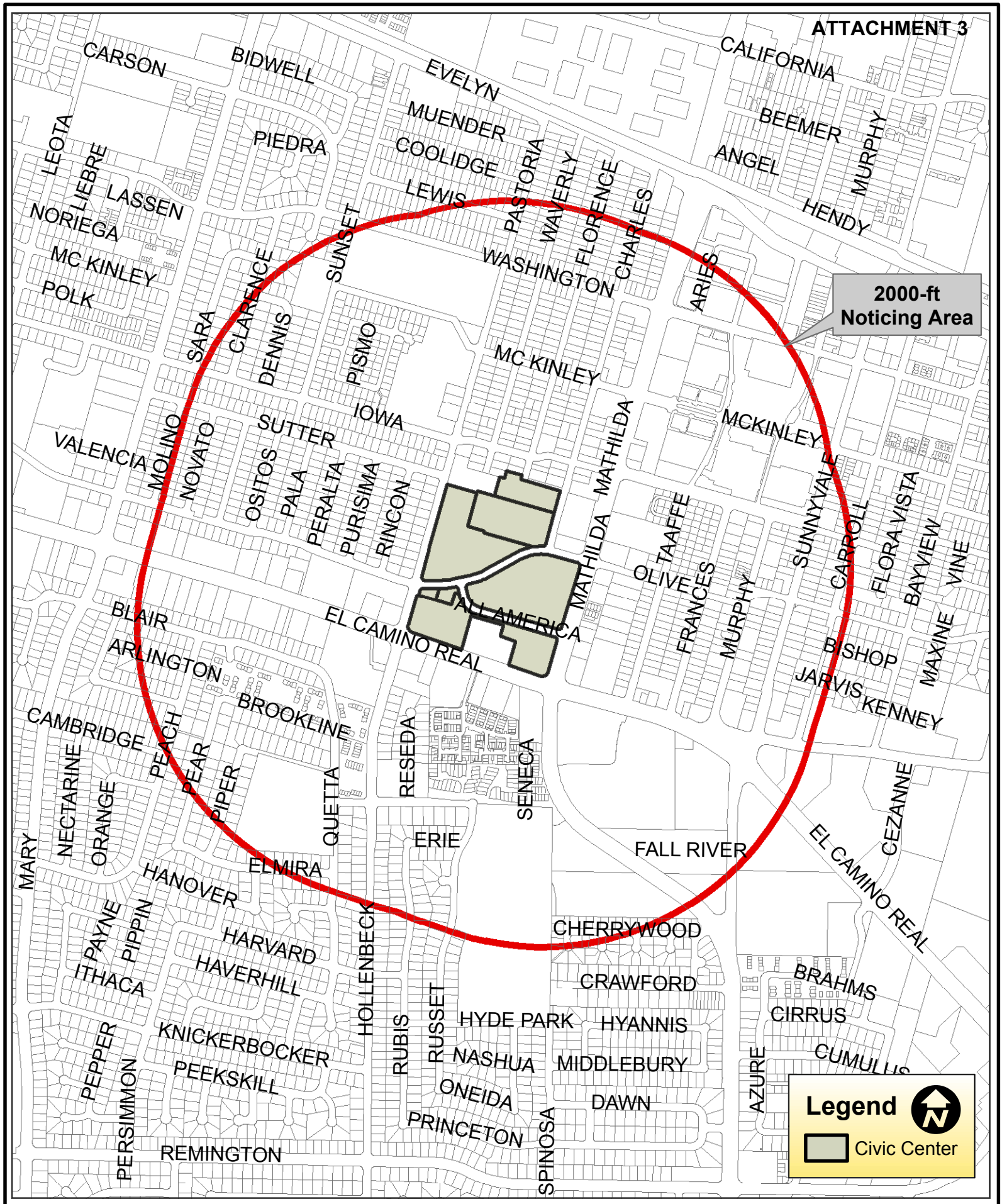
XV. REFERENCES

Basin Research Associates. (2015, October). Cultural Resources Report Alameda-North Bay Farm Island Pipeline Crossings Project.

City of Sunnyvale. (2016, June). City of Sunnyvale 2015 Urban Water Management Plan.

County of San Diego. (2007, March 19). Guidelines for Determining Significance and Report Format and Content Requirements.

ATTACHMENT 3



Sunnyvale

Civic Center
2000-ft Noticing Area Map

0 500 1,000 2,000 Feet

Link to the Draft Program Environmental Impact Report (DEIR)

https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25531

Link to DEIR Appendices

https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25530

Link to the Final Environmental Impact Report (FEIR) and Appendices

https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25846

4 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

When approving projects with mitigation measures that if implemented would avoid or lessen significant impacts, CEQA requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project may be made conditions of project approval as set forth in a Mitigation Monitoring and Reporting Program (MMRP), detailed in Table 4.3-1. The program must be designed to ensure project compliance with mitigation measures during project implementation.

4.2 FORMAT

This MMRP is organized in a table format, keyed to each significant impact and mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows:

- **Mitigation Measure.** This column presents the significant impact and full mitigation measure.
- **Implementation Responsibility.** This column assigns the party responsible for implementation of the measures
- **Monitoring Responsibility.** This column assigns the party responsible for monitoring implementation.
- **Timing and Performance Standards:** Identifies at which stage of the project, mitigation must be completed. Performance standards are identified that must occur during the specified stage of project implementation to determine that the objectives of the mitigation are met.

4.3 ENFORCEMENT

This MMRP will be incorporated as a condition of project approval. All mitigation measures must be carried out to fulfill the requirements of approval.

4 MITIGATION MONITORING AND REPORTING PROGRAM

Table 4.3-1 Civic Center Modernization Master Plan Mitigation, Monitoring, and Reporting Program

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
Aesthetics				
Impact Aesthetics-5 **MM Aesthetics-1: Shield Night Lighting** Construction lighting shall not generally be used except when necessary such as for utility connections in roadways or when natural light during regular construction hours (Monday through Friday from 7:00 am to 6:00 pm and on Saturday from 8:00 am and 5:00 pm) is limited. Stationary lighting used during construction shall be shielded and directed downward or oriented such that the light source is not directed toward residential areas or into streets where glare could impact motorists or pedestrians.	Contractor	City of Sunnyvale Community Development Department	**Prior to Construction:** N/A **During Construction:** Install shielded lighting **After Construction:** N/A	
Air Quality and Greenhouse Gas Emissions				
Impact Air Quality-1 **MM Air Quality-1: Fugitive Dust Control** At a minimum the following control measures must be implemented during construction: • When moisture content is low enough to create dust, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or as often as needed to control dust emissions. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be	Contractor	City of Sunnyvale Community Development Department and Building Division	**Prior to Construction:** Post a publicly visible dust complaint sign **During Construction:** Implement fugitive dust control measures **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
laid as soon as possible after grading unless seeding or soil binders are used. • Post a publicly visible sign with the telephone number and person to contact at the City of Sunnyvale regarding dust complaints. The City of Sunnyvale shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • Construction equipment shall be properly maintained by a certified mechanic.				
Impact Air Quality-1 **MM Air Quality-2: Exhaust Controls** All construction equipment used during Phase I construction shall be fitted with Level 3 Diesel Particulate Filters (DPF) and engines shall meet or exceed the U.S. Environmental Protection Agency Certified Tier 3 emission standards. Prior to issuance of any construction permit, the construction contractor shall ensure that all construction plans submitted to the City of Sunnyvale clearly show the requirement for Level 3 DPF and Tier 3 or higher emission standards for construction equipment. The construction contractor shall maintain a list of all operating equipment in use on the project site for verification by the City of Sunnyvale Building Division official or their designee. The construction equipment list shall state the makes, models, and number of construction equipment onsite to verify compliance with the requirement for equipment to have Level 3 DPF and Tier 3 or higher emission standards.	Contractor	City of Sunnyvale Community Development Department and Building Division	**Prior to Construction:** Identify use of Tier 3 engines and Level 3 DPF on construction plans **During Construction:** Implement exhaust control standards **After Construction:** N/A	
Impact Air Quality-2: Implement Mitigation Measure MM Air Quality-1 (see above)				

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
Impact Air Quality-3: Implement Mitigation Measure MM Air Quality-1 and Air Quality-2 (see above)				
Impact Air Quality-4: Implement Mitigation Measure MM Air Quality-1 and Air Quality-2 (see above)				
Impact Air Quality-6: Implement Mitigation Measure MM Air Quality-1 and Air Quality-2 (see above)				
Biological Resources				
Impact Biology-1 **MM Biology-1: Nesting Bird Measures** **Pre-Construction Survey** • Use of heavy equipment, grading, demolition, construction, and/or tree removal, shall avoid the nesting season to the greatest extent feasible. • If construction activities occur during the nesting season, a pre-construction survey for active bird nests in the project site shall be conducted on the project site and within 500 feet of the project site by a qualified biologist within 3 days prior to construction start. 1. If no nesting or breeding behavior is observed, construction may proceed. 2. If an active nest is detected, a determination shall be made by a qualified biologist as to whether construction work could affect the active nest. If it is determined that construction would not affect an active nest, work may proceed. 3. If it is determined that construction activities are likely to impair the successful rearing of the young, a 'no-disturbance buffer' in the form of orange mesh Environmentally Sensitive Area (ESA) fencing shall be established around occupied nests to prevent destruction of the nest and to prevent disruption of breeding or rearing behavior. • The extent of the 'no-disturbance buffer' shall be determined by a qualified biologist in consultation with CDFW and shall depend on the level of noise or disturbance, line of sight between the nest and the	Contractor working with qualified wildlife biologist	City of Sunnyvale Community Development Department and Building Division	**Prior to Construction:** Conduct nesting bird survey; Identify and implement no disturbance buffer, as necessary **During Construction:** Conduct daily inspections for birds and limit lighting **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
disturbance area, the type of bird, ambient levels of noise and other disturbances, and other topographic or artificial barriers. • 'No-disturbance buffers' shall be maintained until the end of the breeding season or until a qualified wildlife biologist has determined that the nestlings have fledged. • A qualified wildlife biologist shall inspect the active nest to determine whether construction activities are disturbing to the nesting birds or nestlings. If the qualified wildlife biologist determines that construction activities pose a disturbance to nesting, construction work shall be stopped in the area of the nest, and the 'no-disturbance buffer' expanded. **Inspections** • Construction workers shall conduct daily inspections for nests. If a nest is discovered by workers on the project site during daily inspections, work shall stop and the qualified wildlife biologist shall be called to the site, who shall determine whether construction activities could affect nesting and establish a "no-disturbance buffer', if necessary, as described above. **Lighting** • Lighting shall be limited to areas required for operations or safety, shall be directed on-site to avoid backscatter, and shall be shielded from public view to the extent practical. Lighting that is not required to be on during nighttime hours shall be controlled with sensors or switches operated such that lighting shall be on only when needed.				
Impact Biology-4: Implement Mitigation Measure MM Biology-1 (see above)				
Impact Biology-5 **MM Biology-2: New Trees** New trees shall be sourced from certified disease-free stock.	Contractor	City of Sunnyvale Community Development Department and	**Prior to Construction:** Identify tree source as certified disease-free prior to purchase **During Construction:** Plant trees	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
		Department of Public Works	**After Construction:** N/A	
Impact Biology-5 **MM Biology-3: Tree Protection Plan** The Tree Protection Plan, prepared in accordance with § 19.94.110 and incorporating the techniques identified in § 19.94.120, will also include the following requirements: **Project Arborist** The Project Arborist identified to assist with removal of protected trees, relocation of protected trees, and construction activities in the vicinity of protected trees throughout construction shall be certified by the International Society of Arboriculture. **Ground-Disturbing Activities** Ground-disturbing activities shall be conducted outside of the dripline of protected trees. When ground-disturbing activities (i.e., trenching, excavating) encounters roots smaller than two inches occurs outside of the dripline of protected trees, the roots shall be hand trimmed, making clear, clean cuts. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where, this is not possible, the side of the trench/excavation area adjacent to the protected trees shall be shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots two inches or larger, when encountered, shall be reported immediately to the Project Arborist, who shall decide whether the applicant may cut the roots as mentioned above or shall excavate by hand or with compressed air under the root. The root shall be protected with dampened burlap. In addition, the top two feet of the foundation closest to the protected trees shall be air spaded or hand dug under supervision of the Project Arborist to locate and evaluate any significant roots prior to mechanical excavation. The Project Arborist shall be required to submit a report to the City regarding the findings of the excavation and recommend any	Contractor working with Project Arborist	City of Sunnyvale Community Development Department and Department of Public Works	**Prior to Construction:** Complete Tree Protection Plan prior to removal of protected trees **During Construction:** Implement tree protection restrictions; Plant trees in accordance with approved replacement ratio **After Construction:** Monitor replacement trees	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
additional actions needed to protect the roots to preserve the health and structure of both the redwood and oak trees. **Underground Utilities** To avoid conflict with roots, underground utilities shall be routed outside of an area, ten times the diameter of a protected tree. In addition, where it is not possible to reroute pipes or trenches, the utility shall be routed beneath the dripline of the tree. The boring shall take place not less than three feet below the surface of the soil in order to avoid encountering feeder roots. **Protected Tree Replacement** Protected trees removed during construction shall be replaced using a ratio of between 1:1 and 1:4, depending on the size of the protected tree removed and the size of the replacement tree, in accordance with the City of Sunnyvale Community Development Department Tree Replacement Standards. **Monitoring** The planted replacement trees shall be monitored by the City to ensure that the trees have survived, and shall replace any trees that die.				
Impact Biology-7: Implement Mitigation Measure MM Biology-1 (see above)				
Cultural and Tribal Cultural Resources				
Impact Cultural-1 **MM Cultural-1: Documentation of the Sunnyvale Civic Center Historic District** Documentation of the Sunnyvale Civic Center Historic District using the standards and guidelines provided by the Historic American Landscapes Survey (HALS) should be prepared. The documentation shall, at a minimum, include (1) a historical narrative and descriptive report using the standard HALS outline format; (2) a plan that identifies the key building and cultural landscape features (to be attached as supplemental material to the report); and (3) large format photographs that show general views to illustrate the overall setting of the historic district's buildings and landscape and individual views of key	City of Sunnyvale working with experienced HALS documentation personnel	City of Sunnyvale Community Development Department	**Prior to Construction:** Conduct historic documentation prior **During Construction:** N/A **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
features such as the buildings, entrance plazas and other circulation features, structures (such as arbors or walls), streets, the central lawn and the character of the vegetation, and details. Photographs and other field work associated with the documentation must be completed prior to any demolition or alteration of the buildings and cultural landscape features within the Sunnyvale Civic Center Historic District. The documentation shall be prepared under the oversight of a person with experience in HALS documentation and one who meets the National Park Service's qualifications standards for Historical Landscape Architect. Copies of the documentation (report, plan, digital prints of the large format photographs, and index to photographs) shall be provided in hard copy and in portable document format (pdf) to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.				
Impact Cultural-1 **MM Cultural-2: Documentation of the City Hall** Documentation of City Hall using the Historic American Buildings Survey (HABS) guidelines for the Outline Format Report and HABS photography of representative views of the interior and exterior shall be prepared. The documentation shall be prepared by a person with experience in preparing HABS documentation and one who meets the Secretary of the Interior's Historic Preservation Professional Qualifications for Architectural History. Copies of the outline report (both a hard copy and as a pdf) should be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.	City of Sunnyvale working with experienced HABS documentation personnel	City of Sunnyvale Community Development Department	**Prior to Construction:** Conduct historic documentation prior **During Construction:** N/A **After Construction:** N/A	
Impact Cultural-1 **MM Cultural-3: Documentation of the Sunnyvale Office Center**	City of Sunnyvale working with experienced	City of Sunnyvale Community	**Prior to Construction:** Conduct historic documentation prior	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
Documentation of the Sunnyvale Office Center using the Historic American Buildings Survey (HABS) guidelines for the Outline Format Report and HABS photography of representative views of the interior and exterior shall be prepared. The documentation shall be prepared by a person with experience in preparing HABS documentation and one who meets the Secretary of the Interior's Historic Preservation Professional Qualifications for Architectural History. Copies of the outline report (both a hard copy and as a pdf) should be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.	HABS documentation personnel	Development Department	**During Construction:** N/A **After Construction:** N/A	
Impact Cultural-1 **MM Cultural-4: Archival of the Historical Plans** Digital (pdf) copies of the historical plans of the Sunnyvale Civic Center Historic District's buildings (City Hall, City Hall Annex, Sunnyvale Library, and Sunnyvale Office Center) and landscapes on file with the City shall be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.	City of Sunnyvale	City of Sunnyvale Community Development Department	**Prior to Construction:** Archive the Historical Plans **During Construction:** N/A **After Construction:** N/A	
Impact Cultural-2 **MM Cultural-5: Cultural Resources Sensitivity Training and Inadvertent Discovery** A professional archaeologist shall provide sensitivity training to supervisory staff prior to initiation of site preparation and/or construction, to alert construction workers to the possibility of exposing significant historic and/or prehistoric archaeological resources within the proposed project area. The training shall include a discussion of the types of prehistoric or historic objects that could be exposed and how to recognize them, the need to stop excavation at a discovery and within 50 feet of a discovery, and the procedures to follow regarding discovery protection and notification. An "Alert Sheet" shall be posted in staging areas, such as in construction trailers, to alert personnel to the procedures and protocols to follow for the discovery of a	Contractor working with professional archaeologist	City of Sunnyvale Community Development Department	**Prior to Construction:** Conduct sensitivity training **During Construction:** Halt ground disturbing activities if a cultural resource is uncovered **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
potentially significant historic and/or prehistoric archaeological resource. [a] In the event that an archaeological resource is discovered, ground disturbing work shall be halted within 50 feet of the find, and a qualified cultural resources specialist/archaeologist shall be brought to the site. The qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA) and/or (2) a unique archaeological resource as defined by CEQA. If the resource is determined to be neither a unique archaeological nor a historical resource, work may commence in the area. If the resource meets the criteria for either a historical or unique archaeological resource, work shall remain halted within 50 feet of the find, and the qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA) and/or (2) a unique archaeological resource as defined by CEQA. If the resource meets the criteria for either a historical or unique archaeological resource, work shall remain halted within 50 feet of the area of the find and the qualified cultural resource specialist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA Guidelines Section 15064.5(b). Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on cultural resources. If preservation-in-place and avoidance is not possible, data recovery shall be undertaken. The methods and results of data recovery work at an archaeological find shall be documented in a professional-level technical report to be filed with the California Historical Resources Information System (CHRIS). Work in the area may commence upon completion of treatment, as approved by the City.				
Impact Cultural-3	Contractor working with	City of Sunnyvale Community	**Prior to Construction:** Conduct sensitivity training	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
MM Cultural-6: Paleontological Resources Sensitivity Training and Inadvertent Discovery A professional paleontologist shall provide sensitivity training to supervisory staff to alert construction workers to the possibility of exposing significant paleontological resources within the proposed project area. The training shall be conducted as defined by the Society of Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee (1995), to recognize fossil materials in the event that any are uncovered during construction. In the event that a paleontological resource is uncovered during project implementation, all ground-disturbing work within a 50-foot radius shall be halted. A qualified paleontologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts shall occur, no further effort shall be required. If the resource cannot be avoided and may be subject to further impact, a qualified paleontologist shall evaluate the resource and determine whether it is "unique" [b] under CEQA, Appendix G, part V. If the resource is determined not to be unique, work may commence in the area. If the resource is determined to be a unique paleontological resource, work shall remain halted, and the paleontologist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA. Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts to paleontological resources. If preservation-in-place is not feasible and avoidance is not possible, the fossils shall be recovered, prepared, identified, catalogued, and analyzed according to current professional standards under the direction of a qualified paleontologist. All recovered fossils shall be curated at an accredited and permanent scientific institution according to Society of Vertebrate Paleontology (SVP) standard guidelines. Work may commence upon completion of treatment.	professional paleontologist	Development Department	**During Construction:** Halt ground disturbing activities if a paleontological resource is uncovered **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
Impact Cultural-4 **MM Cultural-7: Human Remains** If human remains are encountered during construction, ground disturbing work shall halt within 50 feet of any area where human remains, or suspected human remains, are encountered in compliance with California law (Health and Safety Code section 7050.5; PRC sections 5097.94, 5097.98, and 5097.99). The City shall contact the Medical Examiner at the county coroner's office. The Medical Examiner has two (2) working days to examine the remains after being notified by the City. When the remains are determined to be Native American, the Medical Examiner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall immediately notify the identified Most Likely Descendant (MLD), and the MLD has 48 hours, from the time that access to the project site is granted, to make recommendations to the landowner or representative for the respectful treatment or disposition of the remains and grave goods. If the MLD does not make recommendations within 24 hours, the area of the property must be secured from further disturbance. If there are disputes between the landowner and the MLD, the NAHC shall mediate the dispute to attempt to find a resolution. If mediation fails to provide measures acceptable to the landowner, the landowner or his/her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.	Contractor	City of Sunnyvale Community Development Department	**Prior to Construction:** N/A **During Construction:** Halt ground disturbing activities if human remains are encountered **After Construction:** N/A	
Impact Cultural-5 **MM Cultural-8: Tribal Cultural Resources Inadvertent Discovery** The training and Alert Sheet identified under MM Cultural-1 shall encompass tribal cultural resources as well. In the event that an archaeological resource is discovered, ground disturbing work shall be halted within 50 feet of the find, and a qualified cultural resources specialist/archaeologist shall be brought to the site. The qualified cultural resources	Contractor working with cultural resources specialist	City of Sunnyvale Community Development Department	**Prior to Construction:** N/A **During Construction:** Halt ground disturbing activities if a tribal cultural resource is encountered **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
specialist/archaeologist shall evaluate the resource and determine whether it is of special importance to a California Native American Tribe. If the resource is determined to not be of importance to the tribe, work may commence in the area. If the resource meets the criteria for an important tribal resource, work shall remain halted within 50 feet of the find, and the qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is an important resource to the local Native American Tribe. If the resource is important to the tribe, work shall remain halted within 50 feet of the area of the find and the qualified cultural resource specialist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the tribal cultural resource pursuant to PRC section 21084.3. Methods may include the following: • Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on tribal cultural resources. • Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: – Protecting the cultural character and integrity of the resource – Protecting the traditional use of the resource – Protecting the confidentiality of the resource • Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places. • Protecting the resource. • Work in the area may commence upon completion of treatment, as approved by the City.				
Impact Culutral-6: Implement Mitigation Measure MM Cultural-5, MM Cultural-6, and MM Cultural-8 (see above)				

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
Geology and Soils				
Impact Geology-3 **MM Geology-1: Geotechnical Investigation** The City shall conduct a design-level geotechnical investigation for the project site to identify and evaluate soil conditions and geologic hazards. Where potential soil or geologic hazards are found to occur, appropriate engineering design and construction measures shall be identified in the geotechnical investigation. These recommendations shall be incorporated into the design of Phase I and of future phases, as deemed appropriate by a California licensed Geotechnical Engineer or Certified Engineering Geologist. Appropriate design measures shall include, but are not limited to removal of unstable materials and replacement with stable materials, and avoidance of highly unstable areas, if found.	City of Sunnyvale	City of Sunnyvale Community Development Department and Building Division	**Prior to Construction:** Conduct geotechnical investigation; Incorporate recommendations into final designs **During Construction:** N/A **After Construction:** N/A	
Impact Geology-4: Implement Mitigation Measure MM Geology-1 (see above)				
Hazards and Hazardous Materials				
Impact Hazards-1 **MM Hazards-1: Hazardous Building Materials Survey, Notification, Removal, and Disposal** **Survey:** A lead-based paint and asbestos survey shall be performed prior to any construction and demolition activities. • The asbestos survey shall adhere to Asbestos Hazard Emergency Response Act (AHERA) sampling protocol and should be performed prior to any activities that may disturb suspect asbestos-containing materials (ACMs). • The lead-based paint survey will require the project sponsor to collect and test material samples or perform an X-Ray Fluorescence (XRF) survey to determine the presence of lead-based paint. **Asbestos Notification:** USEPA and BAAQMD shall be notified using the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) Notification Form, at least ten working	City of Sunnyvale and Contractor	City of Sunnyvale Community Development Department and Building Division	**Prior to Construction:** Conduct lead-based paint and asbestos survey; Post asbestos notification at least ten working days prior to construction **During Construction:** Dispose of contaminated waste in compliance with regulations **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
days prior to the start of building demolition and demolition shall comply with 40 CFR 61, Subpart M (National Emission Standard for Asbestos), under the Health & Safety Code § 39658(b)(l). **Removal and Disposal**: Disposal of contaminated waste shall comply with applicable regulations. • Removal and disposal of asbestos-containing materials shall comply with BAAQMD Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation, and Manufacturing. • Disposal of building materials from structures built prior to 1978 shall comply with CalOSHA Lead Construction Standard, Title 8, California Code of Regulation 1532, which requires development and implementation of a lead compliance plan when materials that contain lead would be disturbed during construction.				
Impact Hazards-1 **MM Hazards-2: Soil Testing and UST Investigation** **Soil Testing** Soil that is intended to be imported, disturbed during grading or construction, disposed of, or removed from the project site shall be tested for hazardous contaminants (i.e., pesticides or petroleum hydrocarbons), with the test results compared to regulatory standards such as Federal (RCRATCLP) and State (Title 22-STLC, TTLC) hazardous waste criteria, and other applicable health-based screening levels established by the California Environmental Protection Agency prior to import, disposal, or removal. **UST Investigation** An investigation shall verify that the historical UST to the north of the existing City Hall (former Public Safety Building) was removed prior to any future excavation in this area. An investigation of potential subsurface impacts related to the historic gasoline service station and automobile repair facilities	City of Sunnyvale	City of Sunnyvale Community Development Department and Building Division	**Prior to Construction:** Conduct soil testing UST and investigation **During Construction:** N/A **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
formerly located on the southeast corner of the project site shall be conducted prior to any future excavation in this area.				
Impact Hazards-1 **MM Hazards-3: Soil Management Plan** A Soil Management Plan (SMP) shall be prepared for the project site following testing of soil, in accordance with MM Hazards-2. The City shall seek regulatory approval of the SMP if soil samples are found to exceed regulatory standards. The SMP shall include the following measures at a minimum: • **Management:** If project site soil is found to be contaminated, the soil shall either be properly disposed of based on the results of testing or encapsulated beneath an engineered cap of clean soil or concrete and/or asphalt for areas beneath new impervious surfaces (i.e., parking lots or garages). • **Import:** If a soil/fill source is found to be contaminated, a new soil/fill source shall be selected. • **Handling:** Handling of soil or earthen material that could be contaminated with pesticides shall be performed in accordance with all applicable federal, State, and local laws in order to protect worker health and minimize current or future exposure. • **Health and Safety:** Health and safety procedures shall be prepared and implemented in the event that contaminated soil, undocumented USTs, or other subsurface structures of environmental concern are encountered during construction.	City of Sunnyvale and Contractor	City of Sunnyvale Community Development Department	**Prior to Construction:** Prepare, review, and approve the Soil Management Plan **During Construction:** Implement Soil Management Plan **After Construction:** N/A	
Impact Hazards-2: Implement Mitigation Measure MM Hazards-1, MM Hazards-2, MM Hazards-3 (see above) and MM Hazards-4 **MM Hazards-4: Spill Prevention and Response** The City shall, at a minimum, implement best management practices that address the following procedures related to the use of hazardous materials during construction:	City of Sunnyvale and Contractor	City of Sunnyvale Building Division	**Prior to Construction:** N/A **During Construction:** Implement best management practices for Spill Prevention and Response	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
• Proper disposal or management of contaminated soils and materials (i.e., clean up materials) • Daily inspection of vehicles and equipment for leaks and spill containment procedures • Emergency response and reporting procedures to address hazardous material releases • Fuels and lubricating oils for vehicles and heavy equipment will not be stored or transferred within 100 feet of any storm drains • Emergency spill supplies and equipment shall be available to respond in a timely manner if an incident should occur • Response materials such as oil-absorbent material, tarps, and storage drums shall be available in the plan area at all times during management activities and shall be used as needed to contain and control any minor releases • The absorbent material shall be removed promptly and disposed of properly • Placement of as needed, minor amounts of fuel, lubricants, and hydraulic fluid for equipment operation in appropriate storage tanks on the bed of fueling vehicles • Use of secondary containment and spill rags when fueling • Discourage "topping-off" fuel tanks • Spill kits for all fuel trucks and fueling areas • All workers shall be trained on the specific procedures for hazardous materials and emergency response as an element of the required worker environmental training prior to working in the plan area.			**After Construction:** N/A	
Impact Hazards-3: Implement Mitigation Measure MM Hazards -1, MM Hazards -2, MM Hazards -3 and MM Hazards -4 (see above)				
Hydrology and Water Quality				
Impact Hydrology-1: Implement Mitigation Measure MM Hazards -2 and MM Hazards -3 (see above)				
Impact Hydrology-4 **MM Hydrology-1: Construction Stormwater Management**	Contractor	City of Sunnyvale Community	**Prior to Construction:** Install temporary detention basins, if	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
If construction occurs during the rainy season (i.e., November to April [c]), temporary detention basins shall be installed to ensure that stormwater flows from the project site into the stormwater collection system do not increase during construction.		Development Department	construction occurs during rainy season **During Construction:** N/A **After Construction:** N/A	
Impact Hydrology-5: Implement Mitigation Measure MM Hydrology-1 and MM Hazards-4 (see above)				
Impact Hydrology-11: Implement Mitigation Measure MM Hazards-2 and MM Hazards-3 (see above)				
Noise				
Impact Noise-1 **MM Noise-1: Noise Management Plan** The City shall prepare a Noise Management Plan that includes the following elements at a minimum: • **Best Management Practices.** The plan shall identify noise best management practices to be implemented during construction, including but not limited to: - Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. - Construct solid plywood fences (minimum 8 feet in height) or erect noise control blanket barriers between on-site demolition/construction sites and receptors (e.g., residences and library) as defined below. Noise barriers shall also be installed around the perimeter of all staging areas to reduce noise impacts on receptors (e.g., residences, library, and Little Tree Montessori International School of Sunnyvale).	City of Sunnyvale working with acoustical consultant	City of Sunnyvale Community Development Department	**Prior to Construction:** Prepare Noise Management Plan **During Construction:** Implement Noise Management Plan **After Construction:** N/A	

Receptor	Distances within which Noise Blanket or Barrier is Required		
	Demolitions & Site Preparation	**Foundation Construction**	**Building Construction & Finishing**
Residence	80 feet	60 feet	N/A

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification

Library	200 feet	140 feet	80 feet

- Position stationary noise-generating equipment as far as possible from receptors (preschool, residences and the library).

- **Construction Schedule.** The plan shall include a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent noise-sensitive land uses, including residences, Little Tree Montessori International School of Sunnyvale, and the Sunnyvale Library, so that construction activities can be scheduled to minimize noise disturbance during noise-sensitive periods (nighttime, preschool nap times, library events, etc.). The schedule shall identify noise-sensitive periods and define noise reduction techniques.
- **Community Liaison.** The plan shall designate a "Community Liaison" to ensure coordination between construction staff and neighbors to minimize disruptions due to construction noise and vibration.
- **Notices.** The plan shall identify receptors within 400 feet of the project that will receive construction notices. Construction notice details are identified below:
  - A notice with the name and phone number of the Community Liaison shall be posted on the fencing surrounding the construction work site on the project site.
  - Residents and schools shall be sent a notice at least 7 days prior to the start of construction.
  - Residences within 500 feet of nighttime construction shall receive additional notice 7 days prior to each occurrence of nighttime construction.
  - Notices shall include details regarding the construction schedule and the phone number for the Community Liaison, in addition to tips for reducing noise.
- **Noise Complaints.** The Community Liaison shall respond to any local complaints regarding construction noise and vibration. The Community Liaison shall determine the cause

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
of the noise or vibration complaint and implement reasonable measures to correct the problem. Reasonable measures could include the following: - Installation of temporary sound absorption barriers (i.e., sound walls, noise control blankets) - Use of mufflers on heavy equipment. – Locating of stationary noise sources (i.e., generators) as far as feasible from existing residences and Little Tree Montessori International School of Sunnyvale.				
Impact Noise-1 **MM Noise-2: Mechanical Equipment** A qualified acoustical consultant shall be retained to review the projected mechanical noise and design specific noise reduction techniques accordingly. Exterior mechanical equipment shall be selected and designed to not exceed 50 dBA at neighboring residential properties.	City of Sunnyvale working with acoustical consultant	City of Sunnyvale Community Development Department	**Prior to Construction:** Identify projected mechanical noise and design noise reduction techniques; Incorporate reduction techniques into designs **During Construction:** N/A **After Construction:** N/A	
Impact Noise-3: Implement Mitigation Measure MM Noise-2 (see above)				
Impact Noise-4: Implement Mitigation Measure MM Noise-2 (see above), MM Noise-3 and MM Noise-4 (see below) **MM Noise-3: Construction Impacts on the Library** The City shall post notices of project construction at the Sunnyvale Library at least 1 month prior to construction. Notices shall identify activities that would impact library noise levels and alert library users to the potential of vibration impacts that may occur as part of project construction. The City shall coordinate with library staff at least a week prior to conducting site preparation, demolition, construction, or staging activities within 200 feet of the library, and shall accommodate any special events or noise sensitivities expressed by library staff, as feasible.	City of Sunnyvale	City of Sunnyvale Community Development Department	**Prior to Construction:** Post notification at library 1 month prior to construction; Coordinate with library staff at least 1 week prior to construction **During Construction:** N/A **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
Impact Noise-4 **MM Noise-4: Noise at Schools** The City shall coordinate with administrators at the Little Tree Montessori International School of Sunnyvale to identify noise-sensitive periods (such as nap times) as required by MM Noise-1 and restrict construction activities that have the potential to generate noise levels over 73 dBA at the school (staging activity such as generator use or movement of materials with heavy equipment) within 59 feet of the school during these noise-sensitive periods.	City of Sunnyvale	City of Sunnyvale Community Development Department	**Prior to Construction:** Coordinate with Little Tree Montessori International School of Sunnyvale administrators to identify noise sensitive time periods **During Construction:** N/A **After Construction:** N/A	
Impact Noise-7: Implement Mitigation Measure MM Noise-1, MM Noise-3 and MM Noise-4 (see above)				
Traffic and Transportation				
Impact Traffice-1 **MM Traffic-1: Temporary Traffic Control Plan Measures** The following traffic control measures shall be incorporated into the Temporary Traffic Control plan prepared as required by the City: • **Road and Lane Closures** – Time road and lane closures to avoid peak (AM and PM) commuting hours. – Road closures along West Olive Avenue shall be prohibited during construction. Two lanes of traffic shall be retained at all times on West Olive Avenue. • **Construction Traffic and Safety** – Time construction worker commute and haul truck trips to avoid peak (AM and PM) commuting hours. – Construction traffic routes shall avoid the intersection of Mary Avenue/ West Olive Avenue. – Flaggers shall be posted to control the traffic into and out of the construction site. • **Notification**	City of Sunnyvale and Contractor	City of Sunnyvale Community Development Department and City Traffic Engineer	**Prior to Construction:** Prepare Temporary Traffic Control Plan **During Construction:** Implement measures identified in Temporary Traffic Control Plan **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
– The City shall notify local emergency personnel (i.e., fire departments, police departments, ambulance, and paramedic services), employees at the Civic Center Campus, and residents within 300 feet at least 7 days prior to road or lane closures. The notice shall include location(s), date(s), time(s), and duration of closure(s), and a contact number for the construction contractor.				
Impact Traffic-4: Implement Mitigation Measure MM Traffic-1 (see above) and MM Traffic-2 **MM Traffic-2: Maintain Line of Sight** The City shall evaluate site entrance and underground parking garage driveway designs according to the Caltrans Highway Design Manual and modify designs to ensure that appropriate recommendations for maintaining sight distance are incorporated. The City shall trim trees and other landscaping to ensure that line of sight for drivers entering and exiting site access points and underground parking garages is maintained. If entrances to and exits from the project site or underground parking garages are moved during the final design of each phase, they shall only be moved into positions that allow for adequate lines of sight for ingress and egress.	City of Sunnyvale	City of Sunnyvale Community Development Department working with Sunnyvale Department of Public Safety	**Prior to Construction:** Evaluate driveway designs according to the Caltrans Highway Design Manual and modify, as appropriate **During Construction:** Modify landscaping to ensure safe entering and exiting sites access points are maintained after construction **After Construction:** N/A	
Impact Traffic-5: Implement Mitigation Measure MM Traffic-1 (see above)				
Impact Traffic-6: Implement Mitigation Measure MM Traffic-1 (see above) and MM Traffic-3 **MM Traffic-3: Public Transit, Bicycle, and Pedestrian Facilities** The following measures shall be implemented during construction: • The City shall coordinate with Santa Clara Valley Transportation Agency to re-locate bus stops and/or re-route affected transit services via parallel streets during construction when affected transit service is subject to delays resulting from partial or full street closure. • The City shall post signs at the affected bus stops on West Olive Avenue. The signs will be posted at least 2 weeks in advance of lane closures and shall indicate when the bus	City of Sunnyvale	City of Sunnyvale Community Development Department and City Traffic Engineer	**Prior to Construction:** Coordinate with the Santa Clara Valley Transportation Agency; Post signs at bus stops and pedestrian intersections **During Construction:** N/A **After Construction:** N/A	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing and Performance Standards	Compliance Verification
stops along West Olive Avenue would be unavailable and where the nearest bus stop for Route 54 is located. • The City shall post signs at pedestrian intersections at least 2 weeks in advance of construction that are anticipated to be affected by detours. These signs shall state the date range of construction and shall indicate the route of pedestrian detours during construction. • Warning signs shall be posted on sidewalks where construction limits pedestrian access and to identify which side of the street can be safely accessed at intersections prior to construction zones. • The City or its construction contractors shall use "share the road" signs within the construction zones where partial closures would occur and provide clear signs using the bicycle symbol to guide bicyclists to detour routes.				
Impact Traffic-7: Implement Mitigation Measure MM Traffic-1 (see above)				

Link to the Civic Center Modernization Master Plan

https://sunnyvale.ca.gov/business/projects/civic.htm

CITY OF SUNNYVALE

SUNNYVALE CIVIC CENTER MODERNIZATION MASTER PLAN

SIGNIFICANT ENVIRONMENTAL IMPACTS, FINDINGS OF FACT, MITIGATION MEASURES, MONITORING PROGRAM, AND STATEMENT OF OVERRIDING CONSIDERATIONS

I. INTRODUCTION

The Draft Program Environmental Impact Report (EIR) prepared by the City of Sunnyvale (City) for the Sunnyvale Civic Center Modernization Master Plan ("Master Plan" or "proposed project") identified several significant environmental impacts that could occur from implementation of the proposed project. Some of these significant impacts can be avoided through the adoption of feasible mitigation measures. Others cannot be avoided by the adoption of such measures or feasible environmentally superior alternatives. However, these significant impacts are outweighed by the overriding considerations, as further described herein.

II. PURPOSE OF THE FINDINGS

The purpose of these findings is to satisfy the requirement of Public Resources Code Section 21000, et seq., and Sections 15091, 15092, 15093 and 15097 of the CEQA Guidelines, 14 Cal. Code Regs. Sections 15000, et seq., associated with approval of the proposed project. These findings provide the written analysis and conclusions of the City Council regarding the proposed project. They are divided into general sections, each of which is further divided into subsections. Each addressed a particular impact topic and/or requirement of law.

III. THE CEQA PROCESS

CEQA requires state and local government agencies to consider the environmental consequences of projects for which they have discretionary authority. This document, which has been prepared in compliance with the requirements of CEQA and the CEQA Guidelines, sets forth the findings of the City as the lead agency under CEQA, regarding the proposed project.

As a first step in complying with the procedural requirements of CEQA, the City implemented a public scoping process consistent with Section 15083 of the CEQA Guidelines. The public was provided opportunities to comment on the scope of the Draft Program EIR a Notice of Preparation (NOP) released on September 26, 2017. Due to the selection of a preferred Master Plan option after the release of the NOP, a revised NOP was circulated for thirty days starting

on December 11, 2017. The NOP and revised NOP were distributed to federal, state, county, and City agencies, neighborhood groups, and owners and occupants in the proposed project vicinity. The City also held a public Scoping Hearing on October 18, 2017, and public comments on the NOP were received until October 26, 2017 (CEQA Guidelines §15082). The public scoping period for the revised NOP began on December 11, 2017 and ended on January 10, 2018. The scoping process assisted the City in determining if any aspect of the proposed project may cause a significant effect on the environment and, based on that determination, to narrow the focus (or scope) of the environmental analysis in the Draft Program EIR for the proposed project.

The Program EIR for the proposed project consists of the following:

a. Draft Program EIR, issued April 23, 2018;
b. All appendices to the Draft Program EIR;
c. Final Program EIR, issued August 23, 2018, containing all written comments and responses on the Draft Program EIR, refinements and clarifications to the Draft Program EIR, the mitigation monitoring and reporting program, and technical appendices; and
d. All of the comments and staff responses entered into the record orally and in writing, as well as accompanying technical memoranda or evidence entered into the record.

The Final Program EIR did not provide any significant new information regarding proposed project or cumulative impacts or mitigation measures beyond that contained in the Draft Program EIR. The City, therefore, properly decided not to recirculate the Final Program EIR for additional public review.

In conformance with CEQA, the City has taken the following actions in relation to the Draft Program EIR:

a. On September 5, 2018, the Heritage Preservation Commission conducted a duly and properly noticed public hearing on the proposed project and the Draft Program EIR.
b. On September 10, 2018, the Planning Commission conducted a duly and properly noticed public hearing on the proposed project and the Draft Program EIR.
c. On September 25, 2018, at a duly and properly noticed public hearing, the City Council certified the Final Program EIR and adopted findings, Mitigation and Reporting Program, and Statement of Overriding Considerations related to the proposed project.

IV. FINDINGS ARE DETERMINATIVE

Pursuant to Title 14, California Code of Regulations, Section 15090, the City Council hereby certifies that the Final Program EIR for proposed project:

a. Has been completed in compliance with the California Environmental Quality Act, Public Resources Code (PRC) Section 21000 et seq. (CEQA) and the State CEQA Guidelines (14 Cal. Code of Regulations, Sections 15000 et seq.);
b. That the Final Program EIR was presented to and reviewed by the City; and
c. That the City has reviewed and considered the information contained in the Final Program EIR prior to approving the proposed project, as set forth below.

In so certifying, the City Council recognizes that there may be differences in and among the different sources of information and opinions offered in the documents and testimony that make up the Final Program EIR and the administrative record; that experts disagree; and that the City Council must base its decision and these findings on the substantial evidence in the record that it finds most compelling. Therefore, by these findings, the City Council ratifies, clarifies, and/or makes non-substantive modifications to the Final Program EIR and resolves that these findings shall control and are determinative of the significant impacts of the proposed project. The City hereby finds that the Final Program EIR reflects the independent judgment and analysis of the City and approves the Final Program EIR.

The mitigation measures proposed in the Final Program EIR are adopted in this document, substantially in the form proposed in the Final Program EIR, with such clarifications and non-substantive modifications as the City Council has deemed appropriate to implement the mitigation measures. Further, the mitigation measures adopted in this document are expressly incorporated into the proposed project pursuant to the Sunnyvale Civic Center Modernization Master Plan.

The findings and determinations in this document are to be considered as an integrated whole and, whether or not any subdivision of this document to cross-reference or incorporate by reference any other subdivision of this document, that any finding or determination required or permitted to be made shall be deemed made if it appears in any portion of this document. All of the text included in this document constitutes findings and determinations, whether or not any particular caption, sentence, or clause includes a statement to that effect.

Each finding herein is based on the entire record. The omission of any relevant fact from the summary discussions below is not an indication that a particular finding is not based in part on the omitted fact.

Many of the mitigation measures imposed or adopted pursuant to this document to mitigate the environmental impacts identified in the administrative record may have the effect of mitigating multiple impacts (e.g., measures imposed primarily to mitigate traffic impacts may also secondarily mitigate air quality impacts, etc.). The City Council has not attempted to exhaustively cross-reference all potential impacts mitigated by the imposition of a particular

mitigation measure; however, such failure to cross-reference shall not be construed as a limitation on the potential scope or effect of any such mitigation measure.

V. PROJECT OBJECTIVES

Pursuant to CEQA Guidelines Section 15124, an EIR must identify the objectives sought by the project. As noted in Section 2.3.1 of the Draft Program EIR for the proposed project, the proposed project objectives are to:

- Provide efficient, functional, flexible, and modern facilities to meet the future service delivery needs of the City through replacement and/or renovation of the existing, undersized, functionally deficient buildings within the Civic Center Campus
- Create an environment that inspires community pride, promotes civic engagement, incorporates more open space and trees, and offers a wide range of indoor and outdoor services
- Design the buildings and landscaping within the Civic Center Campus to support participatory governance and be a model of fiscal and environmental sustainability
- Expand or replace the Sunnyvale Library to meet or exceed the regional average service ratio of 0.76 square feet of library space per capita and to provide innovative technology for library users
- Develop a modern City Hall with an effective layout and allocation of space, and integrates modern technology into meeting spaces
- Develop a Public Safety Headquarters with dedicated space for the Emergency Operations Center, an upgraded crime lab facility, and space for evidence storage and processing

VI. PROJECT DESCRIPTION

A. Project Location

The project site includes the existing 24.5-acre Civic Center Campus, which is divided into eight parcels ranging from 0.2 to 6.9 acres in size. The project site is approximately2 miles to the south of U.S. Highway 101 and approximately half a mile south of the Sunnyvale Caltrain station. The project site is roughly bounded by South Pastoria Avenue to the west, West El Camino Real to the south, South Mathilda Avenue to the East, and West Iowa Avenue to the north. West Olive Avenue passes through the center of the project site.

B. Project Area Characteristics

The project site is developed with six main buildings; the City Hall, City Hall Annex, South City Hall Annex, Library, Public Safety Headquarters, and Sunnyvale Office Complex. Emergency generators are present to serve the City Hall, City Hall Annex, Library, and Public Safety Headquarters. The City Hall fuel dock, located in the southeast corner of the project site, is used for fueling City vehicles. A public garden is located along the northern edge of the project site.

Surface parking lots, with a total of 952 parking spaces are located throughout the project site. A secured lot with 98 parking spaces serves the Public Safety Headquarters. The project site is designated as Civic Center (CC) and Office (OF) by the Sunnyvale General Plan and is within the Administrative and Professional Office zoning/Planned Development combining district (O-PD), Public Facilities zoning district (PF), and Public Facilities zoning/Precise Plan for El Camino Real combining district (PF-ECR).

C. Project Characteristics and Components

The City would implement the Master Plan, in several phases, over several decades, to modernize and expand the City Civic Center.

Phase I would involve construction of a new, four-story, up to 109,000-square-foot (sf) City Hall and a stand-alone, up to 12,000-sf, building to house the Emergency Operations Center (EOC). An underground parking garage with 110 stalls would be constructed beneath the new City Hall. New emergency generators would be installed to serve the City Hall and the Public Safety Building Addition. Following completion of the new City Hall, the existing City Hall, City Hall Annex, South City Hall Annex, and the Sunnyvale Office Complex buildings would be demolished. The area where the Sunnyvale Office Center is currently located would be landscaped.

Future phases of the Master Plan would involve construction of a two-story, up to 120,000-sf Library and a two-story, up to 65,000-sf Public Safety Headquarters. New emergency generators would be installed to serve the Library and the Public Safety Headquarters. The existing Public Safety Headquarters, Public Safety Building Addition, and Library would be demolished, and the existing City Hall fuel dock would be removed. Alternatively, the existing Library would be renovated and up to 59,000 sf of additional space would be constructed.

VII. IMPACTS, MITIGATION MEASURES, AND FINDINGS

In conformance with Section 15091 of the State CEQA Guidelines, this section of the findings lists each significant environmental impact of the proposed project listed in the Final Program EIR; describes those mitigation measures recommended in the Final Program EIR; and, as required by Section 15091(a), finds that either: the adopted mitigation measures have substantially lessened the significant impact; the adopted mitigation measures, though implemented, do not substantially lessen the significant impact; the mitigation measures cannot be adopted and implemented because they are the responsibility of another public agency; or that specific considerations make infeasible the mitigation measures identified in the Final Program EIR. Proposed project impacts that are determined to be less than significant and do not require mitigation are not included in the list below.

All feasible mitigation measures listed below have been incorporated into the Mitigation Monitoring and Reporting Program ("MMRP") which sets forth specific monitoring actions, timing requirements and monitoring/verification entities for each mitigation measure adopted herein. The MMRP is adopted with the proposed project, and the implementation of the

proposed project will incorporate all conditions contained in the MMRP for as long as the Sunnyvale Civic Center Modernization Master Plan is adopted by the City.

1. Aesthetics

Impact
Aesthetics-4 The proposed project could create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

Mitigation
MM Aesthetics-1: Shield Night Lighting

Stationary lighting used during nighttime construction shall be shielded and directed downward or oriented such that the light source is not directed toward residential areas or into streets where glare could impact motorists or pedestrians.

Finding
The mitigation measure would reduce the potential aesthetic impact (Impact Aesthetics-4) to a **less than significant** level.

2. Air Quality and Greenhouse Gas Emissions

Impact
Air Quality-1 The proposed project could conflict with or obstruct implementation of the applicable air quality plan.

Air Quality-2 The proposed project could violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Air Quality-3 The proposed project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal, State, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Air Quality-4 The proposed project could expose sensitive receptors to substantial pollutant concentrations.

Air Quality-6 The proposed project could result in significant impacts on air quality in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation
MM Air Quality-1: Fugitive Dust Control

At a minimum the flowing control measures must be implemented during construction:

- When moisture content is low enough to create dust, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads)

shall be watered two times per day, or as often as needed to control dust emissions.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Post a publicly visible sign with the telephone number and person to contact at the City of Sunnyvale regarding dust complaints. The City of Sunnyvale shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- Construction equipment shall be properly maintained by a certified mechanic.

MM Air Quality-2: Exhaust Controls

All construction equipment used during Phase I construction shall be fitted with Level 3 Diesel Particulate Filters (DPF) and engines shall meet or exceed the U.S. Environmental Protection Agency Certified Tier 3 emission standards.

Prior to issuance of any construction permit, the construction contractor shall ensure that all construction plans submitted to the City of Sunnyvale clearly show the requirement for Level 3 DPF and Tier 3 or higher emission standards for construction equipment.

The construction contractor shall maintain a list of all operating equipment in use on the project site for verification by the City of Sunnyvale Building Division official or their designee. The construction equipment list shall state the makes, models, and number of construction equipment onsite to verify compliance with the requirement for equipment to have Level 3 DPF and Tier 3 or higher emission standards.

Finding
Implementation of the above Final Program EIR mitigation measures would reduce five potentially significant impacts (Impacts Air Quality-1, 2, 3, 4, and 6) on air quality to a **less than significant** level.

3. Biological Resources

Impact

Biology-1. The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

Biology-4. The proposed project could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Biology-5. The proposed project could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Biology-7. The proposed project could result in significant impacts on biological resources in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation

MM Biology-1: Nesting Bird Measures

Pre-Construction Survey

- Use of heavy equipment, grading, demolition, construction, and/or tree removal, shall avoid the nesting season to the greatest extent feasible.
- If construction activities occur during the nesting season, a pre-construction survey for active bird nests in the project site shall be conducted on the project site and within 500 feet of the project site by a qualified biologist within 3 days prior to construction start.
  - If no nesting or breeding behavior is observed, construction may proceed.
  - If an active nest is detected, a determination shall be made by a qualified biologist as to whether construction work could affect the active nest. If it is determined that construction would not affect an active nest, work may proceed.
  - If it is determined that construction activities are likely to impair the successful rearing of the young, a 'no-disturbance buffer' in the form of orange mesh Environmentally Sensitive Area (ESA) fencing shall be established around occupied nests to prevent destruction of the nest and to prevent disruption of breeding or rearing behavior.
- The extent of the 'no-disturbance buffer' shall be determined by a qualified biologist in consultation with CDFW and shall depend on the level of noise or disturbance, line of sight between the nest and the disturbance area, the type of bird, ambient levels of noise and other disturbances, and other topographic or artificial barriers.

- 'No-disturbance buffers' shall be maintained until the end of the breeding season or until a qualified wildlife biologist has determined that the nestlings have fledged.
- A qualified wildlife biologist shall inspect the active nest to determine whether construction activities are disturbing to the nesting birds or nestlings. If the qualified wildlife biologist determines that construction activities pose a disturbance to nesting, construction work shall be stopped in the area of the nest, and the 'no-disturbance buffer' expanded.

Inspections

- Construction workers shall conduct daily inspections for nests. If a nest is discovered by workers on the project site during daily inspections, work shall stop and the qualified wildlife biologist shall be called to the site., who shall determine whether construction activities could affect nesting and establish a "no-disturbance buffer', if necessary, as described above.

Lighting

- Lighting shall be limited to areas required for operations or safety, shall be directed on-site to avoid backscatter, and shall be shielded from public view to the extent practical. Lighting that is not required to be on during nighttime hours shall be controlled with sensors or switches operated such that lighting shall be on only when needed.

MM Biology-2: New Trees

New trees shall be sourced from certified disease-free stock.

MM Biology-3: Trees Protection Plan

The Tree Protection Plan, prepared in accordance with § 19.94.110 and incorporating the techniques identified in § 19.94.120, will also include the following requirements:

Project Arborist. The Project Arborist identified to assist with removal of protected trees, relocation of protected trees, and construction activities in the vicinity of protected trees throughout construction shall be certified by the International Society of Arboriculture.

Ground-Disturbing Activities. Ground-disturbing activities shall be conducted outside of the dripline of protected trees. When ground-disturbing activities (i.e., trenching, excavating) encounters roots smaller than two inches occurs outside of the dripline of protected trees, the roots shall be hand trimmed, making clear, clean cuts. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where, this is not possible, the side of the trench/excavation area adjacent to the protected trees shall be shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots two inches or larger, when encountered, shall be reported immediately to the Project Arborist, who shall decide whether the applicant

may cut the roots as mentioned above or shall excavate by hand or with compressed air under the root. The root shall be protected with dampened burlap.

In addition, the top two feet of the foundation closest to the protected trees shall be air spaded or hand dug under supervision of the Project Arborist to locate and evaluate any significant roots prior to mechanical excavation. The Project Arborist shall be required to submit a report to the City regarding the findings of the excavation and recommend any additional actions needed to protect the roots to preserve the health and structure of both the redwood and oak trees.

Underground Utilities. To avoid conflict with roots, underground utilities shall be routed outside of an area, ten times the diameter of a protected tree. In addition, where it is not possible to reroute pipes or trenches, the utility shall be routed beneath the dripline of the tree. The boring shall take place not less than three feet below the surface of the soil in order to avoid encountering feeder roots.

Protected Tree Replacement. Protected trees removed during construction shall be replaced using a ratio of between 1:1 and 1:4, depending on the size of the protected tree removed and the size of the replacement tree, in accordance with the City of Sunnyvale Community Development Department Tree Replacement Standards.

Monitoring. The planted replacement trees shall be monitored by the City to ensure that the trees have survived, and shall replace any trees that die.

Finding
Implementation of the above Final Program EIR mitigation measures would reduce four potentially significant impacts (Impacts Biology-1, 4, 5, and 7) on biological resources to a **less than significant** level.

4. Cultural and Tribal Cultural Resources

Impact
Cultural-1. The proposed project could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

Cultural-2. The proposed project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.

Cultural-3. The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Cultural-4. The proposed project could disturb any human remains, including those interred outside of formal cemeteries.

Cultural-5. The proposed project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC §21074 as either a site, feature, place, cultural

landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC §5020.1(k), or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC §5024.1. In applying the criteria set forth in subdivision (c) of PRC §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Cultural-6. The proposed project could result in significant impacts on cultural resources in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation

MM Cultural-1: Documentation of the Sunnyvale Civic Center Historic District

Documentation of the Sunnyvale Civic Center Historic District using the standards and guidelines provided by the Historic American Landscapes Survey (HALS) should be prepared. The documentation shall, at a minimum, include (1) a historical narrative and descriptive report using the standard HALS outline format; (2) a plan that identifies the key building and cultural landscape features (to be attached as supplemental material to the report); and (3) large format photographs that show general views to illustrate the overall setting of the historic district's buildings and landscape and individual views of key features such as the buildings, entrance plazas and other circulation features, structures (such as arbors or walls), streets, the central lawn and the character of the vegetation, and details.

Photographs and other field work associated with the documentation must be completed prior to any demolition or alteration of the buildings and cultural landscape features within the Sunnyvale Civic Center Historic District.

The documentation shall be prepared under the oversight of a person with experience in HALS documentation and one who meets the National Park Service's qualifications standards for Historical Landscape Architect.

Copies of the documentation (report, plan, digital prints of the large format photographs, and index to photographs) shall be provided in hard copy and in portable document format (pdf) to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.

MM Cultural-2: Documentation of the City Hall

Documentation of City Hall using the Historic American Buildings Survey (HABS) guidelines for the Outline Format Report and HABS photography of representative views of the interior and exterior shall be prepared. The documentation shall be prepared by a person with experience in preparing HABS documentation and one who meets the Secretary of the Interior's

Historic Preservation Professional Qualifications for Architectural History. Copies of the outline report (both a hard copy and as a pdf) should be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.

MM Cultural-3: Documentation of the Sunnyvale Office Center

Documentation of the Sunnyvale Office Center using the Historic American Buildings Survey (HABS) guidelines for the Outline Format Report and HABS photography of representative views of the interior and exterior shall be prepared. The documentation shall be prepared by a person with experience in preparing HABS documentation and one who meets the Secretary of the Interior's Historic Preservation Professional Qualifications for Architectural History. Copies of the outline report (both a hard copy and as a pdf) should be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.

MM Cultural-4: Archival of the Historical Plans

Digital (pdf) copies of the historical plans of the Sunnyvale Civic Center Historic District's buildings (City Hall, City Hall Annex, Library, and Sunnyvale Office Center) and landscapes on file with the City shall be provided to local repositories (such as the Sunnyvale Library and the Sunnyvale Historical Society) and the Environmental Design Archive at the University of California, Berkeley.

MM Cultural-5: Cultural Resources Sensitivity Training and Inadvertent Discovery

A professional archaeologist shall provide sensitivity training to supervisory staff prior to initiation of site preparation and/or construction, to alert construction workers to the possibility of exposing significant historic and/or prehistoric archaeological resources within the proposed project area. The training shall include a discussion of the types of prehistoric or historic objects that could be exposed and how to recognize them, the need to stop excavation at a discovery and within 50 feet of a discovery, and the procedures to follow regarding discovery protection and notification. An "Alert Sheet" shall be posted in staging areas, such as in construction trailers, to alert personnel to the procedures and protocols to follow for the discovery of a potentially significant historic and/or prehistoric archaeological resource.[a]

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[a] Significant prehistoric cultural resources may include:

a. Human bone, either isolated or intact burials.
b. Habitation, occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).

In the event that an archaeological resource is discovered, ground disturbing work shall be halted within 50 feet of the find, and a qualified cultural resources specialist/archaeologist shall be brought to the site. The qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA) and/or (2) a unique archaeological resource as defined by CEQA. If the resource is determined to be neither a unique archaeological nor a historical resource, work may commence in the area.

If the resource meets the criteria for either a historical or unique archaeological resource, work shall remain halted within 50 feet of the find, and the qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is (1) eligible for the CRHR (and thus a historic resource for purposes of CEQA) and/or (2) a unique archaeological resource as defined by CEQA. If the resource meets the criteria for either a historical or unique archaeological resource, work shall remain halted within 50 feet of the area of the find and the qualified cultural resource specialist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA Guidelines Section 15064.5(b). Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on cultural resources. If preservation-in-place and avoidance is not possible, data recovery shall be undertaken. The methods and results of data recovery work at an archaeological find shall be documented in a professional-level technical report to be filed with the California Historical Resources Information System (CHRIS). Work in the area may commence upon completion of treatment, as approved by the City.

MM Cultural-6: Paleontological Resources Sensitivity Training and Inadvertent Discovery

A professional paleontologist shall provide sensitivity training to supervisory staff to alert construction workers to the possibility of exposing significant paleontological resources within the proposed project area. The training shall be conducted as defined by the Society of

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c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.
e. Isolated prehistoric artifacts (Basin Research Associates, 2015)

Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee (1995), to recognize fossil materials in the event that any are uncovered during construction.

In the event that a paleontological resource is uncovered during project implementation, all ground-disturbing work within a 50-foot radius shall be halted. A qualified paleontologist shall inspect the discovery and determine whether further investigation is required. If the discovery can be avoided and no further impacts shall occur, no further effort shall be required. If the resource cannot be avoided and may be subject to further impact, a qualified paleontologist shall evaluate the resource and determine whether it is "unique"[b] under CEQA, Appendix G, part V. If the resource is determined not to be unique, work may commence in the area. If the resource is determined to be a unique paleontological resource, work shall remain halted, and the paleontologist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the resource pursuant to CEQA. Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts to paleontological resources. If preservation-in-place is not feasible and avoidance is not possible, the fossils shall be recovered, prepared, identified, catalogued, and analyzed according to current professional standards under the direction of a qualified paleontologist. All recovered fossils shall be curated at an accredited and permanent scientific institution according to Society of Vertebrate Paleontology (SVP) standard guidelines. Work may commence upon completion of treatment.

MM Cultural-7: Human Remains

If human remains are encountered during construction, ground disturbing work shall halt within 50 feet of any area where human remains, or suspected human remains, are encountered in compliance with California law (Health and Safety Code section 7050.5; PRC sections 5097.94, 5097.98, and 5097.99). The City shall contact the Medical Examiner at the county coroner's office. The Medical Examiner has two (2) working days to examine the remains after being

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[b] A unique paleontological resource is any fossil or assemblage of fossils, or paleontological resource site or formation that meets any one of the following criteria:

- Is the best example of its kind locally or regionally;
- Illustrates a paleontological or evolutionary principle (e.g. faunal succession; plant or animal relationships);
- Provides a critical piece of paleobiological data (illustrates a portion of geologic history or provides evolutionary, paleoclimatic, paleoecological, paleoenvironmental or biochronological data);
- Encompasses any part of a "type locality" of a fossil or formation;
- Contains a unique or particularly unusual assemblage of fossils;
- Occupies a unique position stratigraphically within a formation; or
- Occupies a unique position, proximally, distally or laterally within a formation's extent or distribution (County of San Diego, 2007)

notified by the City. When the remains are determined to be Native American, the Medical Examiner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC shall immediately notify the identified Most Likely Descendant (MLD), and the MLD has 48 hours, from the time that access to the project site is granted, to make recommendations to the landowner or representative for the respectful treatment or disposition of the remains and grave goods. If the MLD does not make recommendations within 24 hours, the area of the property must be secured from further disturbance. If there are disputes between the landowner and the MLD, the NAHC shall mediate the dispute to attempt to find a resolution. If mediation fails to provide measures acceptable to the landowner, the landowner or his/her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

MM Cultural-8: Tribal Cultural Resources Inadvertent Discovery

The training and Alert Sheet identified under MM Cultural-1 shall encompass tribal cultural resources as well.

In the event that an archaeological resource is discovered, ground disturbing work shall be halted within 50 feet of the find, and a qualified cultural resources specialist/archaeologist shall be brought to the site. The qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is of special importance to a California Native American Tribe. If the resource is determined to not be of importance to the tribe, work may commence in the area.

If the resource meets the criteria for an important tribal resource, work shall remain halted within 50 feet of the find, and the qualified cultural resources specialist/archaeologist shall evaluate the resource and determine whether it is an important resource to the local Native American Tribe. If the resource is important to the tribe, work shall remain halted within 50 feet of the area of the find and the qualified cultural resource specialist shall consult with City staff regarding methods to ensure that no substantial adverse change would occur to the significance of the tribal cultural resource pursuant to PRC section 21084.3. Methods may include the following:

- Preservation-in-place (i.e., avoidance) is the preferred method of mitigation for impacts on tribal cultural resources.
- Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    1. Protecting the cultural character and integrity of the resource
    2. Protecting the traditional use of the resource
    3. Protecting the confidentiality of the resource

- Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- Protecting the resource.
- Work in the area may commence upon completion of treatment, as approved by the City.

Finding
Eight mitigation measures would reduce six potentially significant impacts on cultural and tribal cultural resources; one impact (Impact Cultural-1) would remain **significant and avoidable** and five impacts (Impact Cultural-2 through Impact Cultural-6) would be reduced to a **less than significant** level.

5. Geology and Soils

Impact
Geology-3. The proposed project could be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Geology-4. The proposed project could be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), or a corrosive soil creating substantial risks to life or property.

Mitigation
MM Geology-1: Geotechnical Investigation

The City shall conduct a design-level geotechnical investigation for the project site to identify and evaluate soil conditions and geologic hazards. Where potential soil or geologic hazards are found to occur, appropriate engineering design and construction measures shall be identified in the geotechnical investigation. These recommendations shall be incorporated into the design of Phase I and of future phases, as deemed appropriate by a California licensed Geotechnical Engineer or Certified Engineering Geologist. Appropriate design measures shall include, but are not limited to removal of unstable materials and replacement with stable materials, and avoidance of highly unstable areas, if found.

Finding
Implementation of the above Final Program EIR mitigation measure would reduce two potentially significant impacts (Impact Geology-3 and Impact Geology-4) on geology and soils to a **less than significant** level.

6. Hazards and Hazardous Materials

Impact
Hazards-1. The proposed project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Hazards-2. The proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Hazards-3: The proposed project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

Mitigation

MM Hazards-1: Hazardous Building Materials Survey, Notification, Removal, and Disposal

Survey: A lead-based paint and asbestos survey shall be performed prior to any construction and demolition activities.

- The asbestos survey shall adhere to Asbestos Hazard Emergency Response Act (AHERA) sampling protocol and should be performed prior to any activities that may disturb suspect asbestos-containing materials (ACMs).
- The lead-based paint survey will require the project sponsor to collect and test material samples or perform an X-Ray Fluorescence (XRF) survey to determine the presence of lead-based paint.

Asbestos Notification: USEPA and BAAQMD shall be notified using the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) Notification Form, at least ten working days prior to the start of building demolition and demolition shall comply with 40 CFR 61, Subpart M (National Emission Standard for Asbestos), under the Health & Safety Code § 39658(b)(l).

Removal and Disposal: Disposal of contaminated waste shall comply with applicable regulations.

- Removal and disposal of asbestos-containing materials shall comply with BAAQMD Regulation 11 Hazardous Pollutants, Rule 2 Asbestos Demolition, Renovation, and Manufacturing.
- Disposal of building materials from structures built prior to 1978 shall comply with CalOSHA Lead Construction Standard, Title 8, California Code of Regulation 1532, which requires development and implementation of a lead compliance plan when materials that contain lead would be disturbed during construction.

MM Hazards-2: Soil Testing and UST Investigation

Soil Testing. Soil that is intended to be imported, disturbed during grading or construction, disposed of, or removed from the project site shall be tested for hazardous contaminants (i.e., pesticides or petroleum hydrocarbons), with the test results compared to regulatory standards such as Federal (RCRATCLP) and State (Title 22-STLC, TTLC) hazardous waste criteria, and other applicable health-based screening levels established by the California Environmental Protection Agency prior to import, disposal, or removal.

UST Investigation. An investigation shall verify that the historical UST to the north of the existing City Hall (former Public Safety Building) was removed prior to any future excavation in this area. An investigation of potential subsurface impacts related to the historic gasoline service station and automobile repair facilities formerly located on the southeast corner of the project site shall be conducted prior to any future excavation in this area.

MM Hazards-3: Soil Management Plan

A Soil Management Plan (SMP) shall be prepared for the project site following testing of soil, in accordance with MM Hazards-2. The City shall seek regulatory approval of the SMP if soil samples are found to exceed regulatory standards. The SMP shall include the following measures at a minimum:

- **Management:** If project site soil is found to be contaminated, the soil shall either be properly disposed of based on the results of testing or encapsulated beneath an engineered cap of clean soil or concrete and/or asphalt for areas beneath new impervious surfaces (i.e., parking lots or garages).
- **Import:** If a soil/fill source is found to be contaminated, a new soil/fill source shall be selected.
- **Handling:** Handling of soil or earthen material that could be contaminated with pesticides shall be performed in accordance with all applicable federal, State, and local laws in order to protect worker health and minimize current or future exposure.
- **Health and Safety:** Health and safety procedures shall be prepared and implemented in the event that contaminated soil, undocumented USTs, or other subsurface structures of environmental concern are encountered during construction.

MM Hazards-4: Spill Prevention and Response

The City shall, at a minimum, implement best management practices that address the following procedures related to the use of hazardous materials during construction:

- Proper disposal or management of contaminated soils and materials (i.e., clean up materials)
- Daily inspection of vehicles and equipment for leaks and spill containment procedures
- Emergency response and reporting procedures to address hazardous material releases
- Fuels and lubricating oils for vehicles and heavy equipment will not be stored or transferred within 100 feet of any storm drains
- Emergency spill supplies and equipment shall be available to respond in a timely manner if an incident should occur

- Response materials such as oil-absorbent material, tarps, and storage drums shall be available in the plan area at all times during management activities and shall be used as needed to contain and control any minor releases
- The absorbent material shall be removed promptly and disposed of properly
- Placement of as needed, minor amounts of fuel, lubricants, and hydraulic fluid for equipment operation in appropriate storage tanks on the bed of fueling vehicles
- Use of secondary containment and spill rags when fueling
- Discourage "topping-off" fuel tanks
- Spill kits for all fuel trucks and fueling areas
- All workers shall be trained on the specific procedures for hazardous materials and emergency response as an element of the required worker environmental training prior to working in the plan area.

Finding
Implementation of the above Final Program EIR mitigation measures would reduce three potentially significant impacts (Impact Hazards-1 through Impact Hazards-3) on hazards and hazardous materials to a **less than significant** level.

7. Hydrology and Water Quality

Impact
Hydrology-1. The proposed project could violate any water quality standards or waste discharge requirements.

Hydrology-4. The proposed project could substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Hydrology-5. The proposed project could create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Hydrology-11. The proposed project could result in significant impacts on water resources in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation
MM Hazards-2 Soil Testing and UST Investigation (see above)

MM Hazards-3: Soil Management Plan (see above)

MM Hazards-4: Spill Prevention and Response (see above)

MM Hydrology-1: Construction Stormwater Management

If construction occurs during the rainy season (i.e., November to April[c]), temporary detention basins shall be installed to ensure that stormwater flows from the project site into the stormwater collection system do not increase during construction.

Finding
Implementation of the above Final Program EIR mitigation measures would reduce four potentially significant impacts (Impacts Hydrology-1, 4, 5, and 11) on hydrology and water quality to a **less than significant** level.

8. Noise

Impact
Noise-1. The proposed project could expose persons to or generate noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies.

Noise-3. The proposed project could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Noise-4. The proposed project could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project.

Noise-7. The proposed project could result in significant impacts on noise in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation
MM Noise-1: Noise Management Plan

The City shall prepare a Noise Management Plan that includes the following elements at a minimum:

- **Best Management Practices.** The plan shall identify noise best management practices to be implemented during construction, including but not limited to:
  1. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
  2. Construct solid plywood fences (minimum 8 feet in height) or erect noise control blanket barriers between on-site demolition/construction sites and receptors (e.g., residences and library) as defined below. Noise barriers shall also be installed around the perimeter of all staging areas to reduce noise impacts on receptors (e.g., residences, library, and Little Tree Montessori International School of Sunnyvale).

Receptor	Distances within which Noise Blanket or Barrier is Required

[c] Determined as months with an average of one inch or more of rainfall (City of Sunnyvale, 2016)

	Demolitions & Site Preparation	Foundation Construction	Building Construction & Finishing
Residence	80 feet	60 feet	N/A
Library	200 feet	140 feet	80 feet

3. Position stationary noise-generating equipment as far as possible from receptors (preschool, residences and the library)

- **Construction Schedule.** The plan shall include a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent noise-sensitive land uses, including residences, Little Tree Montessori International School of Sunnyvale, and the Sunnyvale Library, so that construction activities can be scheduled to minimize noise disturbance during noise-sensitive periods (nighttime, preschool nap times, library events, etc.). The schedule shall identify noise-sensitive periods and define noise reduction techniques.
- **Community Liaison.** The plan shall designate a "Community Liaison" to ensure coordination between construction staff and neighbors to minimize disruptions due to construction noise and vibration.
- **Notices.** The plan shall identify receptors within 400 feet of the project that will receive construction notices. Construction notice details are identified below:
  1. A notice with the name and phone number of the Community Liaison shall be posted on the fencing surrounding the construction work site on the project site.
  2. Residents and schools shall be sent a notice at least 7 days prior to the start of construction.
  3. Residences within 500 feet of nighttime construction shall receive additional notice 7 days prior to each occurrence of nighttime construction.
  4. Notices shall include details regarding the construction schedule and the phone number for the Community Liaison, in addition to tips for reducing noise.
- **Noise Complaints.** The Community Liaison shall respond to any local complaints regarding construction noise and vibration. The Community Liaison shall determine the cause of the noise or vibration complaint and implement reasonable measures to correct the problem. Reasonable measures could include the following:
  1. Installation of temporary sound absorption barriers (i.e., sound walls, noise control blankets)
  2. Use of mufflers on heavy equipment
  3. Locating of stationary noise sources (i.e., generators) as far as feasible from existing residences and Little Tree Montessori International School of Sunnyvale

MM Noise-2: Mechanical Equipment

A qualified acoustical consultant shall be retained to review the projected mechanical noise and design specific noise reduction techniques accordingly. Exterior mechanical equipment shall be selected and designed to not exceed 50 dBA at neighboring residential properties.

MM Noise-3: Construction Impacts on the Library

The City shall post notices of project construction at the Sunnyvale Library at least 1 month prior to construction. Notices shall identify activities that would impact library noise levels and alert library users to the potential of vibration impacts that may occur as part of project construction.

The City shall coordinate with library staff at least a week prior to conducting site preparation, demolition, construction, or staging activities within 200 feet of the library, and shall accommodate any special events or noise sensitivities expressed by library staff, as feasible

MM Noise-4: Noise at Schools

The City shall coordinate with administrators at the Little Tree Montessori International School of Sunnyvale to identify noise-sensitive periods (such as nap times) as required by MM Noise-1 and restrict construction activities that have the potential to generate noise levels over 73 dBA at the school (staging activity such as generator use or movement of materials with heavy equipment) within 59 feet of the school during these noise-sensitive periods.

MM Traffic-3: Transportation Demand Management Program (see below)

Finding
Five mitigation measures would reduce four potentially significant impacts on noise, but all four impacts (Impacts Noise-1, 3, 4, and 7) would remain **significant and avoidable**.

9. Traffic and Transportation

Impact
Traffic-1. The proposed project could conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulations system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

Traffic-4: The proposed project could substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Traffic-5: The proposed project could result in inadequate emergency access.

Traffic-6: The proposed project could conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Traffic-7: The proposed project could result in significant impacts on the transportation network and level of traffic in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation
MM Traffic-1: Temporary Traffic Control Measures

The following traffic control measures shall be incorporated into the Temporary Traffic Control plan prepared as required by the City:

- **Road and Lane Closures**
  - Time road and lane closures to avoid peak (AM and PM) commuting hours.
  - Road closures along West Olive Avenue shall be prohibited during construction. Two lanes of traffic shall be retained at all times on West Olive Avenue.
- **Construction Traffic and Safety**
  - Time construction worker commute and haul truck trips to avoid peak (AM and PM) commuting hours.
  - Construction traffic routes shall avoid the intersection of Mary Avenue/ West Olive Avenue.
  - Flaggers shall be posted to control the traffic into and out of the construction site.
- **Notification**
  - The City shall notify local emergency personnel (i.e., fire departments, police departments, ambulance, and paramedic services), employees at the Civic Center Campus, and residents within 300 feet at least 7 days prior to road or lane closures. The notice shall include location(s), date(s), time(s), and duration of closure(s), and a contact number for the construction contractor.

MM Traffic-2: Maintain Line of Sight

The City shall evaluate site entrance and underground parking garage driveway designs according to the Caltrans Highway Design Manual and modify designs to ensure that appropriate recommendations for maintaining sight distance are incorporated. The City shall trim trees and other landscaping to ensure that line of sight for drivers entering and exiting site access points and underground parking garages is maintained. If entrances to and exits from the project site or underground parking garages are moved during the final design of each phase, they shall only be moved into positions that allow for adequate lines of sight for ingress and egress.

MM Traffic-3: Public Transit, Bicycle, and Pedestrian Facilities

The following measures shall be implemented during construction:

- The City shall coordinate with Santa Clara Valley Transportation Agency to re-locate bus stops and/or re-route affected transit services via parallel streets during construction when affected transit service is subject to delays resulting from partial or full street closure.
- The City shall post signs at the affected bus stops on West Olive Avenue. The signs will be posted at least 2 weeks in advance of lane closures and shall indicate when the bus stops along West Olive Avenue would be unavailable and where the nearest bus stop for Route 54 is located.
- The City shall post signs at pedestrian intersections at least 2 weeks in advance of construction that are anticipated to be affected by detours. These signs shall state the date range of construction and shall indicate the route of pedestrian detours during construction.
- Warning signs shall be posted on sidewalks where construction limits pedestrian access and to identify which side of the street can be safely accessed at intersections prior to construction zones.
- The City or its construction contractors shall use "share the road" signs within the construction zones where partial closures would occur and provide clear signs using the bicycle symbol to guide bicyclists to detour routes.

Finding

Five impacts on traffic and transportation would be potentially significant. Three mitigation measures would reduce all five impacts (Impacts Traffic-1, 4, 5, 6, and 7) to a **less than significant** level.

10. Utilities and Service Systems

Impact

Utilities-3. The proposed project could require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Utilities-7. The proposed project could conflict with federal, State, and local statutes and regulations related to solid waste.

Utilities-8. The proposed project could result in significant impacts on utilities and service systems in combination with past, present, and probable future development in the cumulative analysis study area.

Mitigation

MM Hydrology-1: Construction Stormwater Management (see above)

MM Hazards-1: Hazardous Building Materials Survey, Notification, Removal, and Disposal (see above)

MM Hazards-3: Soil Management Plan (see above)

Finding
Implementation of the above Final Program EIR mitigation measures would address three potentially significant impact (Impacts Utilities-3, 7, and 8) related to utilities and service systems; the impact would be reduced to a **less than significant** level.

VIII. SUMMARY OF SIGNIFICANT AND UNAVOIDABLE ADVERSE EFFECTS

With respect to the foregoing findings and in recognition of those facts that are included in the record, the City has determined that the proposed project will result in significant unmitigated impacts to Cultural and Tribal Cultural Resources and Noise, as follows:

1. Cultural and Tribal Cultural Resources:
   a. Implementation of Phase I would involve demolition and project construction activities that could alter the physical characteristics of the historical significance of properties eligible for listing in the California Register of Historic Places.

2. Noise:
   a. Implementation of the proposed project could expose persons to noise levels that exceed local standards.
   b. Implementation of the proposed project could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
   c. Implementation of the proposed project could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
   d. Implementation of the proposed project could result in significant impacts on noise in combination with past, present, and probable future development in the cumulative analysis study area.

IX. PROJECT ALTERNATIVES

Legal Requirement

Section 15126.6(a) of the State CEQA Guidelines requires that an EIR include a "reasonable range of alternatives to the project, or to the location of the project, which would avoid or substantially lessen any significant effects of the project." Based on the analysis in the Program EIR, the proposed project would be expected to result in significant and unavoidable impacts to Cultural and Tribal Cultural Resources and Noise. The Program EIR alternatives were designed to avoid or reduce these significant unavoidable impacts, while attaining at least some of the proposed objectives of the project. The City Council has reviewed the significant impacts associated with the reasonable range of alternatives as compared to the proposed project, and in

evaluating the alternatives has also considered each alternative's feasibility, taking into account a range of economic, environmental, social, legal, and other factors. In evaluating the alternatives, the City Council has also considered the important factors listed in the Statement of Overriding Considerations listed in Section X below.

Public Resources Code Section 21081(a)(3) provides that when approving a project for which an EIR has been prepared, a public agency may find that specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report and, pursuant to Section 21081(b) with respect to significant impacts which were subject to a finding under paragraph (3) of subdivision (a), the public agency finds that specific overriding economic, legal, social, technological, or other benefits of the proposed project outweigh the significant effects on the environment as more fully set forth in Article IX below.

Alternative 1. No Project Alternative

Description

Pursuant to CEQA Guidelines Section 15126.6(e), an EIR must include an evaluation of a No Project Alternative so decision makers can compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The evaluation of the No Project Alternative must discuss the existing conditions at the time the NOP was published (i.e., revised NOP, December 2017) as well as "what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services" (CEQA Guidelines Section 15126.6(e)(2)). Therefore, the No Project Alternative considers the reasonably foreseeable actions that would be implemented by the City if the proposed project is not approved.

Under the No Project Alternative, the proposed project would not be implemented. It is reasonable to assume that minor maintenance activities of the buildings and landscaping as well as upgrades within the existing facilities could occur. When the leases of the private tenants expire, City services could expand into the Sunnyvale Office Complex.

Comparison to the Proposed Project Impacts

The No Project Alternative would result in greater environmental impacts than the proposed project on seismic hazards, public services, stormwater runoff, water use, wastewater generation, and energy resources but would reduce impacts on other resource topics. The proposed project would involve construction of efficient, larger, multi-story buildings, minimizing utility and energy use as well as meeting the service ratios for public services. The proposed project would have greater environmental impacts on other resources topics primarily due to construction activities and relocation of the secured lot for police dispatch.

Finding

Implementation of the No Project Alternative would result in less adverse environmental impacts on some resources topics. However, the No Project Alternative would not meet any of

the project objectives. Although the City could expand into the Sunnyvale Office Complex to serve the public, the existing buildings would not be replaced or renovated to meet future service delivery needs, nor would they be modernized. The library is currently undersized and the existing EOC, housed in the Public Safety Headquarters, is too small and the layout is not adequate to meet the needs of the City. The future service needs of the City would not be met. New indoor and outdoor services would not be offered, and the buildings would not be a model of sustainability.

Alternative 2. Maintenance of Existing Public Safety Headquarters Location Alternative

Description

The location of the existing Public Safety Headquarters and secured parking lot would be maintained. Phase I construction, involving the new City Hall and the Public Safety Building Addition, would remain the same as for the proposed project. The new Library would be constructed during future phases. The new Public Safety Headquarters and secured lot would be constructed in generally the same location as the existing Public Safety Headquarters. Instead of an entirely new Public Safety Headquarters, the existing Public Safety Headquarters and Public Safety Building Addition may be expanded and renovated to achieve the size of up to 65,000 sf. An underground garage could be constructed during future phases beneath the new Public Safety Headquarters.

Comparison to the Proposed Project Impacts

Alternative 2 would avoid the significant and unavoidable impact on periodic increases to ambient noise as the secured lot would remain in the same location as existing conditions. Alternative 2 would meet all basic project objectives.

Finding

Implementation of Alternative 2: Maintenance of Existing Public Safety Headquarters Location Alternative would result in less adverse environmental impacts than the proposed project and was identified as the environmentally superior alternative. Alternative 2 would reduce the significant and unavoidable impacts from conflict with noise standards and from periodic increases in ambient noise of the proposed project, while still meeting the basic objectives.

X. STATEMENT OF OVERRIDING CONSIDERATIONS

As set forth in the preceding sections, the City's approval of the proposed project will result in environmental impacts that cannot be substantially lessened or avoided. While mitigation measures would reduce these impacts, impacts would remain significant and unavoidable.

Section 15093 of the CEQA Guidelines requires the decision-making agency to balance the economic, legal, social, technological, or other benefits of a proposed project against its significant and unavoidable impacts. When the lead agency approves a project that will result in significant impacts identified in the Final Program EIR that are not avoided or substantially lessened, the agency must state in writing the reasons in support of its action based on the Final Program EIR and the information in the record. The statement of overriding considerations

shall be supported by substantial evidence in the record. Accordingly, the following Statement of Overriding Considerations with respect to the proposed project's significant unavoidable impacts is hereby adopted.

The City Council has balanced the benefits of the proposed project against its unavoidable environmental risks in determining whether to approve the proposed project, and has determined that the benefits of the proposed project outweigh the unavoidable adverse environmental impacts, for the following reasons:

- The proposed project would create an environment that inspires community pride and promotes civic engagement.
- The proposed project would increase the quantity of public open spaces on the Civic Center Campus.
- The proposed project would increase the space available to provide City Hall and Sunnyvale Library services to the meet the current and future needs of City residents.
- The proposed project would replace older buildings with modern, efficient buildings reducing energy and water use on the Civic Center Campus.
- The proposed project would provide dedicated space for the Emergency Operations Center enabling faster emergency response.
- The proposed project would upgrade the crime lab facility and provide dedicated space for evidence storage and processing, increasing the efficacy of the Public Safety Headquarters.

The City Council finds that to modernize and expand the City Civic Center would be consistent with the City's General Plan.

The City Council finds that the social and other benefits that would result from development of this proposed project outweigh the unavoidable environmental impacts identified above. These considerations are described below. In making this finding, the City Council has balanced the benefits of the proposed project against its unavoidable environmental impacts and has indicated its willingness to accept these risks.

The above statements of overriding considerations are consistent with, and substantially advance, the following goals and policies of the City's General Plan:

General Plan

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.*

Action Statement CC-4.1b:	*Consider implementing ways to increase the visibility of the Civic Center on Mathilda Avenue and El Camino Real and consider better identification for the Community Center along Remington.*
Policy CC-4.2:	*Maintain beautiful and comfortable outdoor public places which provide a shared sense of ownership and belonging for Sunnyvale residents, businessowners and visitors.*
Goal CC-7:	*Appreciate library facilities. Maintain library facility and purchases materials that are easily obtainable and appropriate based on changing community needs.*
Policy CC-7.2:	*Maintain a full-service Library adequate to meet community needs.*
Policy SN-3.1:	*Provide rapid and timely response to all emergencies.*
Policy LT-4.2:	*Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, signature commercial uses, and buildings and other desirable uses, locations, and physical attractions.*
Action LT-4.2a:	*Promote the development of signature buildings and monuments that provide visual landmarks and create a more distinctive and positive impression of Sunnyvale within the greater Bay Area.*
Action LT-4.2b:	*Allow for innovative architectural design.*

The Council hereby finds that each of the reasons stated above constitutes a separate and independent basis of justification for the Statement of Overriding Considerations, and each is able to independently support the Statement of Overriding Considerations and override the proposed project's unavoidable environmental impacts. In addition, each reason is independently supported by substantial evidence contained in the administrative record. All proposed project impacts, including the effects of previously identified cumulative impacts, are covered by this Statement of Overriding Considerations.

XI. MITIGATION MONITORING AND REPORTING PROGRAM

The City Council recognizes that any approval of the proposed project would require concurrent approval of a Mitigation Monitoring and Reporting Program (MMRP), which ensures performance of identified mitigation measures. Such an MMRP would identify the entity responsible for monitoring and implementation, and the timing of such activities. The City will use the MMRP to track compliance with proposed project mitigation measures. The MMRP will remain available for public review during the compliance period. The MMRP is included as part of the Final Program EIR and is hereby incorporated by reference.

XII. ADMINISTRATIVE RECORD

The environmental analysis provided in the Program EIR and these findings are based on and are supported by the following documents, materials and other evidence, which constitute the administrative record for the approval of the proposed project:

a. The Sunnyvale Civic Center Modernization Master Plan document and supporting documents prepared by the City.
b. The NOPs, comments received on the NOPs and all other public notices issued by the City in relation to the Draft Program EIR (e.g., Notice of Availability).
c. The Draft Program EIR, the Final Program EIR, all appendices to any part of the Program EIR, all technical materials cited in any part of the Program EIR, comment letters, oral testimony, responses to comments, as well as all of the comments and staff responses entered into the record orally and in writing between April 23, 2018 and June 7, 2018.
d. All non-draft and/or non-confidential reports and memoranda prepared by the City and consultants related to the Program EIR, its analysis and findings.
e. Minutes and transcripts of the discussions regarding the proposed project and/or proposed project components at public hearings or scoping meetings held by the City, including the Planning Commission and the City Council.
f. Staff reports associated with Planning Commission and Council Meetings on the proposed project and supporting technical memoranda and any letters or other material submitted into the record by any party.
g. Matters of common knowledge to the City Council which they consider, such as the Sunnyvale General Plan, any other applicable specific plans or other similar plans, and the Sunnyvale Municipal Code.

XIII. LOCATION AND CUSTODIAN OF RECORDS

The documents and other materials that constitute the record of proceedings on which the Council findings regarding the mitigation measures and statement of overriding considerations are based are located and in the custody of the One Stop Permit Center, City Hall, 456 West Olive Avenue, Sunnyvale, California 94086. The location and custodian of these documents is provided in compliance with Public Resources Code Section 21081.6(a) (2) and CEQA Guidelines Section 15091(e).

XIV. FILING NOTICE OF DETERMINATION

The Council hereby directs the Planning Division to file a Notice of Determination regarding the approval of the proposed project within five business days of adoption of the resolution.

XV. REFERENCES

Basin Research Associates. (2015, October). Cultural Resources Report Alameda-North Bay Farm Island Pipeline Crossings Project.

City of Sunnyvale. (2016, June). City of Sunnyvale 2015 Urban Water Management Plan.

County of San Diego. (2007, March 19). Guidelines for Determining Significance and Report Format and Content Requirements.

Civic Center Modernization Project
Existing City Assets and Potential Revenues
Preliminary Financing Plan

Description	Potential Revenue (in $ Millions)
Existing Revenue to be used for Debt Service • Infrastructure Fund - $1.5 M/year currently set a side – unallocated • Facilities Fund ~ $400 K /year for Civic Center repairs. A new or renovated Civic Center would reduce the need for repairs • NOVA Space rental – currently $352 K/year Assume from the three sources above an annual revenue stream of $2 M is pledged for debt service. Assume a 3.5% interest rate and 30 year term.	$37M
Land Sales • Former Onizuka Air Force Station (2 parcels 5.02 acres) $21 M • 1484 Kifer Road (4.74 acres) $18 M • Downtown Charles Street (9 Gen. Fund parcels 1.44 acres) $9 M Total $48 M	$48 M
Use of Current General Fund Reserves • Capital Projects reserve $4.4 M currently unallocated • Infrastructure Fund $8.5 M current balance at end of FY 2018-18 + $1.5 M FY 18-19 and 19-20 allocation = $11.5 total • Facilities Fund balance at end of 2017-18 = $1.3 M + $410 K for 2018-19 and $345 K in 2019-20 = $2.1 M	$18 M
Other Funding Sources • Park Dedication Fees – Phase 1 of both alternatives include approximately 10 acres of open space. Assume 80% of open areas are eligible for park dedication fees and 20% are for building access. Site development costs are $2.2 M/acre. • Enterprise Funds – This funding source would be available to fund a portion of City Hall. Staff dedicated to providing utility services or development review services are funded by separate enterprise funds. Enterprise funds should pay a fair share of costs related to office space to support those services and would result in increased utility rates and development service fees. ○ Costs for City Hall average $122 M including underground parking, and 20% of site development costs. Based on a preliminary analysis assume 50% of City Hall space is allocated to enterprise funds. • PEG (TV Broadcasting) – PEG funds are a revenue from cable TV providers for local television broadcasting and can be used to fund capital facilities and equipment.	$18 M $61 M $2 M
Total Estimated Potential Revenue	**$184 M**

Note: Other potential funding sources could include utility cost savings and public benefit contributions.

2. 18-0807 **Proposed Project:**

Forward Recommendations related to the Civic Center Modernization Master Plan Project to the City Council to:

1. Adopt a **Resolution** to:
    a. Certify the Environmental Impact Report;
    b. Make the Findings Required by the California Environmental Quality Act; and
    c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Location: City of Sunnyvale Civic Center Complex
File #: 2018-7219
Applicant / Owner: City of Sunnyvale
Environmental Review: Environmental Impact Report

Associate Planner, Momoko Ishijima presented the Civic Center Modernization Master Plan and EIR. She briefly summarized the phases of the Civic Center Modernization Plan, where Phase I includes the demolition of the current City Hall, City Hall Annex, the South Annex, the Sunnyvale Office Complex in replacement of a new City Hall building and the construction of a Public Safety Emergency Operations Center. She then noted that Phase II includes a new multi story library and a new public safety building. She noted significant and unavoidable impacts including that City Hall and the Sunnyvale Office Complex are individually eligible for listing in the California Register. Other known significant and unavoidable environmental impacts such as noise from construction and sirens were also stated. She discussed mitigation measures in the Environmental Impact Report and alternatives to the Civic Center Modernization Plan and noted that staff's recommendation is to certify the Environmental Impact Report, make the findings, and adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Vice Chair Larsen asked about the construction schedule and City Manager Kent Steffens noted that Phase 1 is scheduled for completion in roughly three years.

Commissioner Wu asked staff if there are any feedback from the Native American organizations and Ms. Ishijima responded that staff has sent certified letters requesting for comment and that staff had yet received any correspondence regarding this project.

Vice Chair Larsen asked if there were archeological findings when these buildings were originally built. Ms. Ishijima was not aware of findings or requirements at that time.

Senior Planner Noren Caliva Lepe noted that construction of the existing City Hall Campus predates CEQA..

Deborah Marks stated that she did not notice a CEQA alternative to maintain and renovate the existing buildings, instead of demolition. She noted the significance of the existing landscaping, and that workshops that took place in the 2015 acknowledged that renovating the existing buildings were an option.

Commissioner Wu asked if staff has considered renovation as an alternative. Ms. Ishijima responded that CEQA Alternative 3 in the DEIR includes an option to maintain and renovate the existing buildings.

City Manager Kent Steffens discussed the alternatives and noted that the environmental
analysis concluded that a new building is the best option to meet the City's goal.

Comm. Wu asked for cost comparisons between renovating and new construction.

Ms. Caliva Lepe reminded the Commission that they're responsibility is to comment on the adequacy of the EIR as it relates to heritage preservation and that comments on the merits of the project should be reserved for upcoming public hearings for the actual project.. Comm. Wu asked about artifacts, and how the on site construction workers are trained to know if they are artifacts. Senior Assistant City Attorney Rebecca Moon responded that there is standard training provided for construction workers and that this is a typical training topic on construction sites.

Senior Assistant City Attorney Rebecca Moon also outlined the responsibility of the Commission to determine if the EIR is adequate, and if the potential benefits of the project outweigh the loss of the heritage resource through adoption of the Statement of Overriding Considerations.

Ms. Caliva Lepe explained the Alternatives contained in the staff report.

Comm. Wu asked staff to elaborate on the potential Historic District designation.

MOTION:

Comm. Larsen moved and Comm. Valenzuela seconded the motion for Alternative 1;

to forward Recommendations concerning Heritage Preservation related to the Civic Center Modernization Master Plan Project to the City Council to Adopt a Resolution to Certify the Environmental Impact Report, Make the Findings Required by the California Environmental Quality Act, and Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Motion carried as follows:

Yes: 4 - Chair Hopkins
Vice Chair Larsen
Commissioner Valenzuela
Commissioner Wu

No: 0

Absent: 1 - Commissioner Michitaka

3. 18-0809 **Proposed Project:** **RESOURCE ALTERATION PERMIT** To allow a 100 square foot second-floor addition to the rear of an existing two-story home, resulting in 2,787 square feet and 42.9% floor area ratio.
Location: 550 South Frances Street (APN: 209-30-022)
File #: 2018-7525
Zoning: R-0
Applicant / Owner: Art Prindle Construction Inc. (applicant) / Justin and Kathy Welsh (owner)
Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).
Project Planner: Shila Behzadiaria, (408) 730-7456, sbehzadiaria@sunnyvale.ca.gov

Associate Planner Shila Behzadiaria presented the report.

Chair Hopkins opened the public hearing.

Commissioner Larsen asked if a shed is counted as living space. Commissioner Wu asked about the floor area and Ms. Caliva Lepe confirmed that the shed counts towards floor area ratio.

Comm. Larsen asked if the solar panels will remain if this proposal gets approved and property owner Justin Welsh owner responded yes.

Art Prindle, Applicant, welcomed the preservation efforts and stated that their project

approve the Consent Calendar. The motion carried by the following vote:

Yes: 5 - Chair Howard
Commissioner Howe
Vice Chair Simons
Commissioner Rheaume
Commissioner Harrison

No: 0

Absent: 2 - Commissioner Weiss
Commissioner Olevson

1.A 18-0793 Approve Planning Commission Meeting Minutes of August 27, 2018

PUBLIC HEARINGS/GENERAL BUSINESS

2. 18-0670 **Proposed Project:**

Forward Recommendations related to the Civic Center Modernization Master Plan Project to the City Council to:

1. Adopt a **Resolution** to:
   a. Certify the Environmental Impact Report;
   b. Make the Findings Required by the California Environmental Quality Act; and
   c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Location: City of Sunnyvale Civic Center Complex
File #: 2018-7219
Applicant / Owner: City of Sunnyvale
Environmental Review: Environmental Impact Report

Commissioner Howe disclosed that he met with City staff early in the Civic Center planning process and stated an opinion that he can objectively review this item.

Associate Planner Momoko Ishijima presented the staff report.

Vice Chair Simons commented on the difficulties of reading raw engineering data in the Environmental Impact Report (EIR) and asked staff about the potential inclusion of graphics to improve readability. Assistant Director Andrew Miner advised that the background data must be included in the EIR or EIR appendices but advised that staff is open to suggestions for future EIR's.

Vice Chair Simons discussed the potential for future changes to the Civic Center Modernization Master Plan Project and how compliance will be measured against

the EIR and a California Environmental Quality Act (CEQA) checklist with Assistant Director Miner.

Commissioner Harrison commented on the potential noise impacts due to the proposed relocation of the Department of Public Safety (DPS) Headquarters and confirmed with Associate Planner Ishijima that one mitigation measure could be to delay the use of sirens. Associate Planner Ishijima commented that typically officers are already in the field when called to respond to emergencies and that the DPS Headquarters will not produce the same noise level as a Fire Station.

Chair Howard opened the Public Hearing.

Deborah Marks commented on the Civic Center campus's eligibility for listing in the California Register as a historic district. Ms. Marks commented on the cost effectiveness of renovation over new construction and asked the Planning Commission to consider the merits of a historic district.

Mei-Ling Stefan requested retention of the existing fuel dock and noted her objection to the Phase I Public Safety Building addition. Ms. Stefan commented that residents want to preserve the Civic Center's heritage as expressed during community outreach meetings.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion for Alternative 1 – Adopt a Resolution (Attachment 2) to:
a. Certify the EIR;
b. Make the Findings Required by the California Environmental Quality Act; and,
c. Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

Commissioner Howe commented that the process for the proposed project included substantial communication with residents through online forums and outreach meetings. Commissioner Howe stated that the EIR is only one component of this complex project and stated an opinion that it's been handled exceptionally well. Commissioner Howe noted that sirens will always create a noise conflict with neighbors regardless of the location of the DPS Headquarters and commented on the critical functions that DPS provides for the City.

Vice Chair Simons stated his support for the EIR as it has been developed. Vice Chair Simons noted his concerns regarding preservation of the historical aspects of the Civic Center. Vice Chair Simons provided information about upgraded historic government buildings. Vice Chair Simons commented on the justification of the cost of maintaining the Civic Center campus. Vice Chair Simons stated an opinion that all long-term projects should be incorporated into the City's 20-year financial plan. Vice Chair Simons stated that he will be supporting the motion.

Chair Howard asked staff about the next steps if the City Council approves the EIR and the Civic Center Modernization Master Plan Project. City Manager Kent Steffens advised that the next steps would be to start the design for Phase I and then complete the public bidding process before starting construction.

Chair Howard stated that he will be supporting the motion. Chair Howard commented on his openness to the idea of the Civic Center's historical significance if an alternative argument was to be made. Chair Howard commented on the effectiveness of the Civic Center public hearings and the ongoing process.

The motion carried by the following vote:

Yes: 5 - Chair Howard
Commissioner Howe
Vice Chair Simons
Commissioner Rheaume
Commissioner Harrison

No: 0

Absent: 2 - Commissioner Weiss
Commissioner Olevson

Assistant Director Miner stated that the City Council will hold a Civic Center Study Session in the West Conference Room on September 11, 2018 and that this item goes to the City Council on September 25th, 2018.

3. 18-0802 **Proposed Project: DESIGN REVIEW** to allow Verizon wireless telecommunications facility on an existing wooden PG&E utility pole in the public right-of-way.
Location: Utility pole located in the public right-of-way near 737 San Juan Drive, between Blythe Avenue and Carmel Avenue.
File #: 2018-7410

City of Sunnyvale

Agenda Item

18-0693 **Agenda Date:** 9/25/2018

REPORT TO CITY COUNCIL

SUBJECT
File #: 2018-7190
Location: 1441 Norman Drive (APN: 313-14-041)
Zoning: R-1 (Low Density Residential)
Proposed Project: Appeal of a decision of the Planning Commission denying a **DESIGN REVIEW** to allow a new two-story, single-family home resulting in 5,480 square feet (3,492 square feet living area, 825 square feet garage, 465 covered patio, and a 698 square feet attached ADU) and (59%) floor area ratio. The FAR without the ADU is 51%. Existing home to be demolished.
Applicant Team2 Architecture + Design, Shilpa Pathare
Owner: Nirmal Sharma Trustee & et al
Appellant: Nirmal Sharma (property owner)
Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions includes construction of one-single family residence in a residential zone.
Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION
The Planning Commission considered this item on July 23, 2018 and voted 5-2 to deny the Design Review and provide direction to staff and the applicant where changes should be made. Specific direction was given that the proposed project should be near a 50% FAR (See Planning Commission minutes, Attachment 10).

BACKGROUND
The proposed project, at 59% FAR (floor area ratio), required Planning Commission review because single-family homes with an FAR greater than 45% or 3,600 sq. ft. require approval of Design Review by the Planning Commission. Staff recommended approval of the Design Review stating that the architecture is appropriate for the transitioning Raynor Park neighborhood and the high-quality materials and articulated design reduced the impact of the house on the neighborhood.

The Planning Commission voiced concern that at almost 60% FAR, the project would set a precedent in the neighborhood. Other design options, such as building a basement, are available to provide additional square footage. Dissenting opinions noted that the project meets the code requirements and the quality design reduces the massing and that it would fit the neighborhood. In addition, property is expensive and it is an imposition to restrict what owners can build on their lots (Attachment 10).

Staff and the applicant have discussed how the project could be modified to address concerns of the Planning Commission. The applicant is willing to move the house back an additional five feet, for a 25 -foot front yard setback where a minimum 20 feet is required; this modification still provides a large

rear yard setback of 32'7" feet where 20 feet minimum is required. Staff finds that this change addresses Planning Commission concerns that the home may appear too large from the street. Proposed revised condition of approval PS-7 requires the applicant to revise the plans to show an additional 5 ft. front setback. The front setback to the front porch column and garage will be 25 ft. instead of 20 ft. in the current plan.

In addition, the applicant has clarified that he will install a solar roof (See Attachment 8, Page A0). The current proposal (not counting the solar roof) indicates 132.5 Build It Green (BIG) points which exceeds the 80-point minimum. Proposed revised condition of approval PS-6 requires updating the BIG checklist to include the solar roof and any other additional sustainable items not included in the current BIG checklist.

APPEAL

Property Owner Appeal and Staff Comment

The property owner appealed the Planning Commission denial (See Attachment 12 - Property Owner Appeal Letter). The following are summaries of the appeal statements followed by staff responses:

1) The 59% FAR includes a back patio which is not a habitable area. Without the patio, the FAR would be about 53%. The appellant cites that neighboring cities such as San Jose and Cupertino do not include covered patios in the FAR.

   Staff Response - As per Sunnyvale Municipal Code (SMC) Section 19.12.080. "G", the floor areas of covered patios count toward the gross floor area of the property. Staff has not verified the floor area policies of neighboring cities.

2) Other high-FAR homes in the neighborhood do not include ADUs. This project is being unfairly penalized for having an ADU. The ADU provides affordable housing for Sunnyvale and a multi-generational family.

   Staff Response - Staff does not believe that the Planning Commission was penalizing the project for having an ADU. State law does not exempt newly constructed ADUs from otherwise applicable zoning standards such as FAR. The attached ADU increases the total FAR by about 7.5%. The house without the ADU would be 51.4% FAR, which would still require Planning Commission review. It would be possible to redesign the project to reduce the FAR while retaining an ADU. The ADU conforms to the SMC. Staff notes that there are other high-FAR homes in the neighborhood, some with and some without ADUs. Attachment 13 is a map of the largest homes in the Raynor R-1 neighborhood (indicating living area, gross floor area) and properties with accessory dwelling units.

3) The project on the Planning Commission agenda after their project also had a 59% FAR but was on a smaller lot and did not have an ADU but it was approved. This project is being penalized for having a larger lot.

   Staff Response - Each site and neighborhood are factored into the review and decision for design review applications. The referenced application is not comparable due to different site zoning (R-0), substandard lot (5,054 square feet where 6,000 square feet is the minimum); the design review was approved for a 2,963 square-foot house, including garage.

4) Neighbors did not object to the project.

   Staff Response
   Neighbors' Comments received prior to Planning Commission decision (See Attachment 11):
   - Received 7/23/18 - A comment which expressed the following four concerns:
     1) the high FAR could lead to other high FAR projects
     2) privacy concerns about the balcony
     3) asked for a higher fence and
     4) if screening landscaping that could be installed

     (*Comment was received on 7/23/18 and was provided to the Commissioners prior to the discussion on the item*)

     The same neighbor submitted a subsequent comment on 7/24/18 after the Planning Commission decision, and later again sent comments in opposition to the house (described below).

   - Planning Commission Hearing 7/23/18 - One neighbor spoke and expressed concern about the size of the master bedroom walk-in closet at the public hearing.

   Since the Planning Commission hearing nine comment letters have been received (Attachment 11):
   - One letter in support with four signatures of Raynor residents
   - Five letters in support from Raynor residents
   - Two letters in support from residents outside of Raynor area
   - One letter in opposition (referenced above) from a Raynor neighbor. The concerns stated were: FAR too high and house is too tall, would like a solid wall on the balcony to protect privacy, would like a taller fence and tall trees.

5) The project is being penalized for providing a dedicated garage space for the ADU. The garage space improves the neighborhood by parking the car inside instead of on the driveway or street.

   Staff Response - The project provides a tandem space within the garage. The parking space can be provided outside which would decrease the project FAR and increase the visibility of vehicles. Two covered spaces are required for the main unit, additional parking for the ADU is optional; the applicant has opted to provide covered parking for the ADU.

6) If the City is encouraging affordable ADUs, it should relax the FAR limit to make it easier for property owners to provide an ADU. The project is a reasonable size without the ADU. Some of the high FAR property owners in Raynor Park told the appellant that they did not pursue an ADU because it would have increased the FAR.

7) Staff Response - There are no provisions in the current SMC that allow FAR requirements to be relaxed for ADUs, and there is no expressed maximum FAR for single-family homes; the 45% FAR is a threshold that requires Planning Commission review. There is no requirement to impose affordability restrictions on ADUs.

8) Housing costs are expensive and having an ADU can help defray the cost of the house loan.

   Staff Response -A home can be designed to include an ADU without creating a high FAR.

ADDITIONAL STAFF COMMENTS

The City Council recently considered a rezoning request for two parcels in the Raynor neighborhood and during the deliberations there were several comments and questions about neighborhood character. Over twenty years ago when the area was rezoned to
R-1 there was an interest in maintaining the rural character, which may have a different meaning to past and current residents. In the past 15 years, there have been remarks that the neighborhood is in transition. Since 1996, of 190 homes in Raynor Park (zoned R-1), approximately 23% (43 homes) are new or significantly remodeled resulting in a variety of architectural styles (See Attachment 14). Features that help unify architectural styles in Raynor Park include larger front setbacks and mature trees in the front yards. The lack of curb, gutter and sidewalk also unify the neighborhood and maintain its rural character; however, comments were offered at the prior hearing that residents may want a to change the no-sidewalks feature.

The Planning Commission expressed concern about the overall size of the home and provided direction that a house on this lot closer to 50% FAR may be more compatible in this neighborhood. There are 26 homes in the neighborhood with living areas (not counting ADUs, garages and covered patios) greater than 3,300 sq. ft. The range of living areas of these larger homes is from 3,310 sq. ft. to 4,896 sq. ft.; the proposed project has 3,492 sq. ft. of living area (See Attachment 13).

The square feet and FAR for component parts of this project are:

Use	**Square Feet**	**FAR (%)**
Living Area	3492	37.5
3-car garage	825	9.0
ADU	698	7.5
Covered Patio	465	5.0
Total	**5480**	**59.0**

Staff finds that architecturally the home does not appear bulky primarily due to greater than minimum second story side yard setbacks, the use of quality building materials and a variety of materials to break the house into design elements, and a well-articulated front facade. Staff discussed the Planning Commission's design concerns with the applicant who has offered to set the house back an additional 5 feet to further minimize the potential appearance of bulk on the streetscape. Staff also notes that the house is expected to exceed the minimum Green Building program requirement of 80 Building It Green points by targeting 132.5 points (not counting the solar roof).

FISCAL IMPACT

No fiscal impacts other than the normal fees and taxes are expected.

PUBLIC CONTACT

Notice of Public Hearing

- 58 notices of the appeal were mailed to property owners and residents within 300 ft. of the project site

Staff Report

- Posted on the City's Website
- Provided at the Reference Section of the City's Public Library

Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's Website

Public Comments

- One neighbor in support of the project
- One Sunnyvale resident outside of 300 ft. noticing radius in support of the project
- One neighbor emailed two times opposing the project
- See "APPEAL" section for summary of comments and Attachment 11 for comments

ALTERNATIVES

1. Deny the appeal and uphold the decision of the Planning Commission.
2. Grant the appeal and approve the Design Review based on the Findings in Attachment 6 and subject to the Recommended Conditions of Approval as revised since the Planning Commission action (Attachment 7 to this report).
3. Grant the appeal and approve the Design Review with modified conditions.
4. Deny the appeal and uphold the decision of the Planning Commission. Provide direction to staff and the applicant where changes should be made.

STAFF RECOMMENDATION

Alternative 2: Grant the appeal and approve the Design Review based on the Findings in Attachment 6 to this report and subject to the Recommended Conditions of Approval, as revised since the Planning Commission action (Attachment 7 to the report).

There are not many single-family homes in Sunnyvale that are over 5,000 square feet, gross floor area; Raynor Park has two. Although the project has a high FAR, staff finds that the increased second story side setbacks and additional front setback, the high-quality materials, and well-articulated architecture are appropriate for the transitioning Raynor Park neighborhood. Staff is supportive of the ADU, the covered parking space provided for the ADU and the covered patio. Staff also notes that the exceptionally high green building ratings could serve as a model for achievement for other new single-family homes.

Prepared by: Teresa Zarrin, Associate Planner
Reviewed by: Andrew Miner, Assistant Director, Community Development
Reviewed by: Trudi Ryan, Director, Community Development
Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS

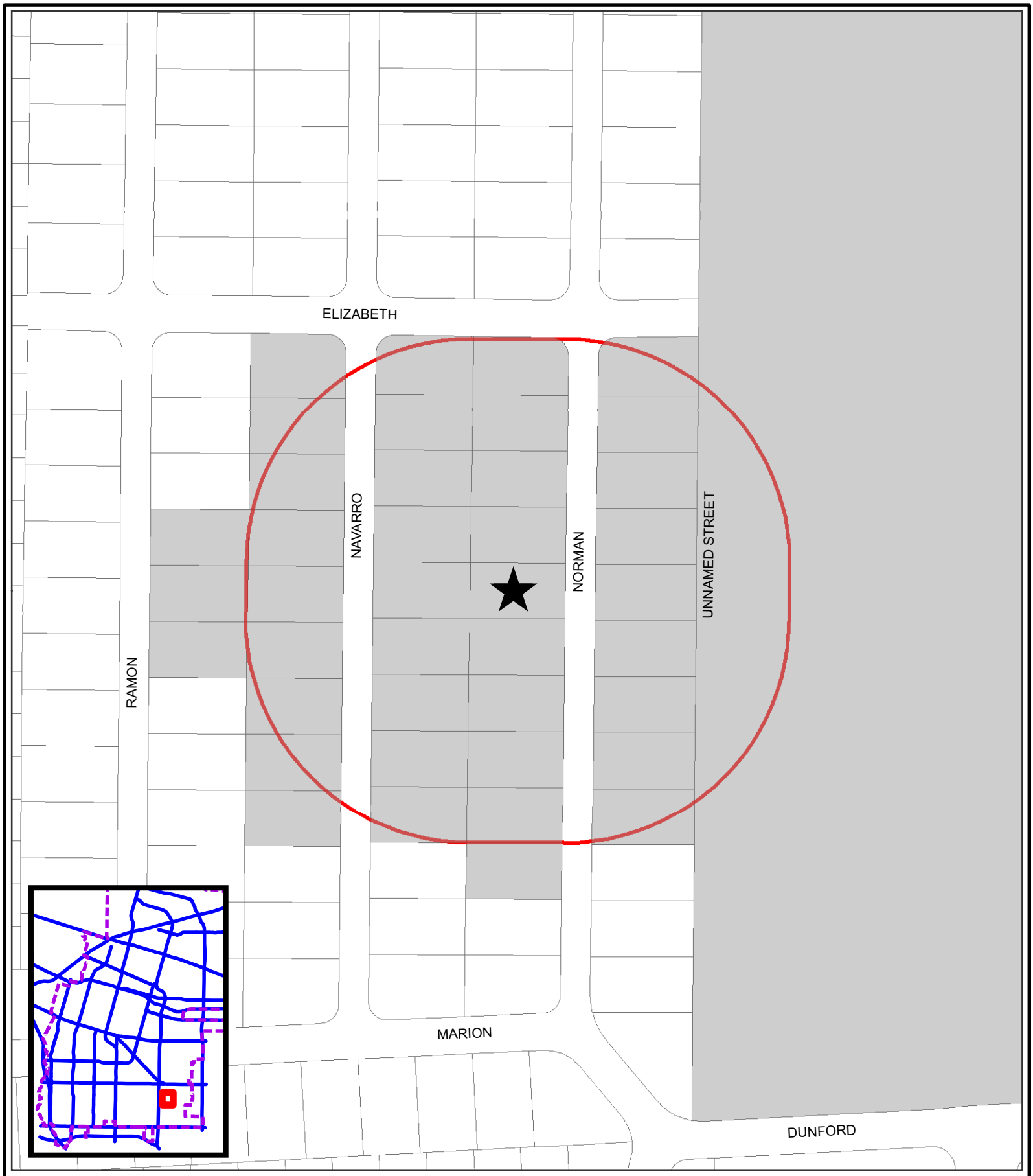
1. Vicinity and Noticing Map
2. Project Data Table

3. Raynor Park (R-1 only) FAR Data Table
4. Raynor Park (R-1 only) High FAR Properties
5. Raynor Park (R-1 only) Homes 27-29 Ft. in Height
6. Recommended Findings
7. Recommended Conditions of Approval
8. Site and Architectural Plans (*update for City Council*)

Additional Attachments for Report to Council

9. Planning Commission Report 18-0602, 7-23-18
10. Planning Commission Meeting Minutes Excerpt, 7-23-18
11. Neighbors' Comments
12. Property Owner Appeal Letter
13. Largest Homes in the Raynor Park R-1 Zone (by Living Area)
14. New and Substantially Remodeled R-1 Raynor Park Homes

ATTACHMENT 1



2018-7190
1441 Norman Dr. (APN: 313-14-041)
DESIGN REVIEW
300-ft Area Map

0 55 110 220 Feet

N W E S

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	-
Zoning District	R-1	Same	-
Lot Size (s.f.)	9,300	Same	8,000 min.
Gross Floor Area (s.f.)	2,476	5,480 with ADU 4,782 w/out ADU (698 – ADU)	3,600 [1]
Lot Coverage (%)	26.6 (2,530 s.f.)	39.6 (3,686 s.f.)	40% max.
Floor Area Ratio (FAR)(%)	26.6	58.9 with ADU 51.41 w/out ADU	45[1]
Building Height (ft.)	Approx. 13'5"	28'0"	30' max.
No. of Stories	One	Two	Two max.
Setbacks (Facing Property)			
Front (ft.)			
1st Floor	27'	20'	20' min.
2nd Floor	N/A	27'6"	25' min.
Left Side (ft.)			
1st Floor	13' (to house) 2'3" (to shed)	9'0"	9' min.
2nd Floor	N/A	12'0"	12' min.
Right Side (ft.)			
1st Floor	14.5' (to house) 2' (to det. garage)	6'0"	6' min.
2nd Floor	N/A	14'8"	9' min.
Side Total (ft.)			
1st Floor	32'	15'	15' min.
2nd Floor	N/A	26'8"	21' min.
Rear (ft.)			
1st Floor	15'3" (to det. garage) 2'6" (to shed)	37'7"	20' min.
2nd Floor	N/A	45'8"	20' min.
Parking			
Total Spaces	4	5	4 min.
Covered Spaces	2	3 (one tandem)	2 min.

[1] Threshold for Planning Commission review.

2018-7190 1441 Norman Drive

APN	Address			Lot Size Sq. Ft.	County Building (Sq. Ft.)	Garage (Sq. Ft.)	House Size (Sq. Ft.)	FAR (%)
31301033	1358	Hampton	Dr	9375	1168	435	1,603	17
31301034	932	Eleanor	Wy	13600	1272	567	1,839	14
31301035	1359	Ramon	Dr	14000	2655	842	3,497	25
31301036	1363	Ramon	Dr	9920	1016	0	1,016	10
31301037	1367	Ramon	Dr	9920	3225	200	3,425	35
31301038	1373	Ramon	Dr	9920	2606	392	2,998	30
31301039	1379	Ramon	Dr	9920	1300	0	1,300	13
31301040	1385	Ramon	Dr	9920	2897	735	3,632	37
31301041	1391	Ramon	Dr	9920	3389	600	3,989	40
31301042	1397	Ramon	Dr	10416	967	252	1,219	12
31301048	1345	Eleanor	Wy	11700	1333	400	1,733	15
31301049	917	Eleanor	Wy	9432	1110	200	1,310	14
31302016	1315	Poplar	Av	7875	2168	0	2,168	28
31302017	995	Bryant	Wy	9125	1722	0	1,722	19
31302018	989	Bryant	Wy	9125	1034	251	1,285	14
31302019	985	Bryant	Wy	9125	1274	520	1,794	20
31302020	981	Bryant	Wy	9125	1554	0	1,554	17
31302021	977	Bryant	Wy	9125	1638	240	1,878	21
31302022	1320	Norman	Dr	15000	5626	360	5,986	40
31302023	1321	Norman	Dr	11250	2278	0	2,278	20
31302024	963	Bryant	Wy	10625	3419	234	3,653	34
31302025	961	Bryant	Wy	10625	3980	275	4,255	40
31302026	959	Bryant	Wy	10625	3459	0	3,459	33
31302027	957	Bryant	Wy	10625	2081	520	2,601	24
31303003	1340	Poplar	Av	9375	995	400	1,395	15
31303004	1003	Bryant	Wy	9375	2086	0	2,086	22
31303005	1336	Poplar	Av	9125	1300	440	1,740	19
31303006	1332	Poplar	Av	9072	840	264	1,104	12
31303014	1350	Poplar	Av	11250	1344	400	1,744	16
31311001	1384	Norman	Dr	9000	1530	400	1,930	21
31311002	1380	Norman	Dr	9525	1102	0	1,102	12
31311003	1376	Norman	Dr	9600	1066	234	1,300	14
31311004	1372	Norman	Dr	9525	2332	640	2,972	31
31311005	1368	Norman	Dr	9600	2044	294	2,338	24
31311006	1364	Norman	Dr	9525	2641	0	2,641	28
31311007	1360	Norman	Dr	9525	1897	0	1,897	20
31311008	1356	Norman	Dr	9525	3258	1222	4,480	47
31311009	1352	Norman	Dr	9525	4101	234	4,335	46
31311010	1348	Norman	Dr	9144	2981	400	3,381	37
31311011	1344	Norman	Dr	9525	1300	0	1,300	14
31311012	1340	Norman	Dr	9398	827	275	1,102	12
31311013	1336	Norman	Dr	9500	1300	425	1,725	18
31311014	982	Bryant	Wy	10625	1152	456	1,608	15
31311015	1339	Rosalia	Av	9375	1133	480	1,613	17
31311016	1343	Rosalia	Av	9375	2600	440	3,040	32
31311017	1347	Rosalia	Av	9375	906	880	1,786	19
31311018	1348	Rosalia	Av	9375	1336	532	1,868	20
31311019	1344	Rosalia	Av	9375	1104	396	1,500	16
31311020	1340	Rosalia	Av	9375	806	360	1,166	12
31311021	986	Bryant	Wy	9375	1304	352	1,656	18
31311022	988	Bryant	Wy	9375	1158	400	1,558	17
31311023	1339	Poplar	Av	9375	2114	400	2,514	27
31311024	1343	Poplar	Av	9375	1450	352	1,802	19
31311025	1345	Poplar	Av	8125	2233	420	2,653	33
31311026	1347	Poplar	Av	5625	1773	462	2,235	40
31312001	1335	Norman	Dr	9338	3258	242	3,718	40
31312002	1339	Norman	Dr	9300	1699	360	2,059	22
31312003	1343	Norman	Dr	9300	1383	675	2,058	22
31312004	1347	Norman	Dr	9300	1066	234	1,300	14
31312005	1351	Norman	Dr	9300	4478	540	5,018	54
31312006	1355	Norman	Dr	9300	2652	620	3,272	35
31312007	1359	Norman	Dr	9300	2009	400	2,409	26
31312008	1363	Norman	Dr	9300	3938	0	4,342	47
31312009	1367	Norman	Dr	9300	2836	0	2,836	30
31312010	1371	Norman	Dr	9300	1566	234	1,800	19
31312011	1375	Norman	Dr	9300	827	275	1,102	12

2018-7190 1441 Norman Drive

APN	Address			Lot Size Sq. Ft.	County Building (Sq. Ft.)	Garage (Sq. Ft.)	House Size (Sq. Ft.)	FAR (%)
31312012	1379	Norman	Dr	9300	1497	234	1,731	19
31312013	1383	Norman	Dr	9462	3311	0	3,311	35
31312014	1384	Navarro	Dr	9462	3061	480	3,541	37
31312015	1380	Navarro	Dr	9300	827	1305	2,132	23
31312016	1376	Navarro	Dr	9300	2500	0	2,500	27
31312017	1372	Navarro	Dr	9300	1016	0	1,016	11
31312018	1368	Navarro	Dr	9300	3024	598	3,622	39
31312019	1364	Navarro	Dr	9300	3515	252	3,767	41
31312020	1360	Navarro	Dr	9300	3490	686	4,176	45
31312021	1356	Navarro	Dr	9300	1682	600	2,282	25
31312022	1352	Navarro	Dr	9300	1300	0	1,300	14
31312023	1348	Navarro	Dr	9300	1016	400	1,416	15
31312024	1344	Navarro	Dr	9300	3321	430	3,751	40
31312025	1340	Navarro	Dr	9300	4514	0	4,514	49
31312026	1336	Navarro	Dr	9338	1742	0	1,742	19
31312027	1335	Navarro	Dr	10454	2128	275	2,403	23
31312028	1339	Navarro	Dr	9920	3700	275	3,975	40
31312029	1343	Navarro	Dr	9920	1102	234	1,336	13
31312030	1347	Navarro	Dr	9920	2416	0	2,416	24
31312031	1351	Navarro	Dr	10454	1816	400	2,216	21
31312032	1359	Navarro	Dr	9090	1460	0	1,460	16
31312033	1363	Navarro	Dr	9176	2524	538	3,062	33
31312034	1367	Navarro	Dr	9176	3633	0	3,633	40
31312035	1371	Navarro	Dr	9176	1219	0	1,219	13
31312036	1375	Navarro	Dr	9176	2553	333	2,886	31
31312037	1379	Navarro	Dr	9176	1312	440	1,752	19
31312038	1383	Navarro	Dr	9090	1133	0	1,133	12
31312039	1398	Ramon	Dr	9170	967	252	1,219	13
31312040	1392	Ramon	Dr	9176	1852	240	2,092	23
31312041	1386	Ramon	Dr	9176	967	252	1,219	13
31312042	1382	Ramon	Dr	9176	3647	0	3,647	40
31312043	1376	Ramon	Dr	9176	816	200	1,016	11
31312044	1370	Ramon	Dr	9176	1016	0	1,016	11
31312045	1366	Ramon	Dr	9090	1484	572	2,056	23
31312047	1354	Ramon	Dr	8100	1102	0	1,102	14
31312048	1350	Ramon	Dr	8910	2491	640	3,131	35
31312049	1348	Ramon	Dr	8140	1558	260	1,818	22
31312050	1346	Eleanor	Wy	8400	1969	600	2,569	31
31312053	954	Bryant	Wy	7900	1377	0	1,377	17
31312054	956	Bryant	Wy	8700	1354	352	1,706	20
31312055	1358	Ramon	Dr	7500	981	576	1,557	21
31313001	1411	Ramon	Dr	8208	4293	696	4,989	61
31313002	1417	Ramon	Dr	9300	1431	600	2,031	22
31313003	1425	Ramon	Dr	9300	3238	264	3,502	38
31313004	1433	Ramon	Dr	9300	1270	462	1,732	19
31313005	1441	Ramon	Dr	9300	3385	200	3,585	39
31313006	1447	Ramon	Dr	9300	1016	0	1,016	11
31313007	1455	Ramon	Dr	9300	1597	420	2,017	22
31313008	1465	Ramon	Dr	9300	1016	432	1,448	16
31313009	1473	Ramon	Dr	9300	1580	0	1,580	17
31313010	1483	Ramon	Dr	9300	1016	600	1,616	17
31313011	1489	Ramon	Dr	9300	3586	0	3,586	39
31313012	1491	Ramon	Dr	6545	1196	0	1,196	18
31314001	1494	Ramon	Dr	11307	1231	0	1,231	11
31314002	1490	Ramon	Dr	9300	1219	0	1,219	13
31314003	1480	Ramon	Dr	9300	1636	200	1,836	20
31314004	1474	Ramon	Dr	9300	1249	240	1,489	16
31314005	1464	Ramon	Dr	9300	1116	208	1,324	14
31314006	1454	Ramon	Dr	9300	1219	400	1,619	17
31314007	1448	Ramon	Dr	9300	816	200	1,016	11
31314008	1440	Ramon	Dr	9300	2309	0	2,309	25
31314009	1432	Ramon	Dr	9300	3489	0	3,489	38
31314010	1424	Ramon	Dr	9300	967	252	1,219	13
31314011	1416	Ramon	Dr	9300	3344	900	4,244	46
31314012	1410	Ramon	Dr	10160	1464	564	2,028	20
31314013	1411	Navarro	Dr	10168	2623	374	2,997	29
31314014	1417	Navarro	Dr	9300	1156	400	1,556	17

2018-7190 1441 Norman Drive

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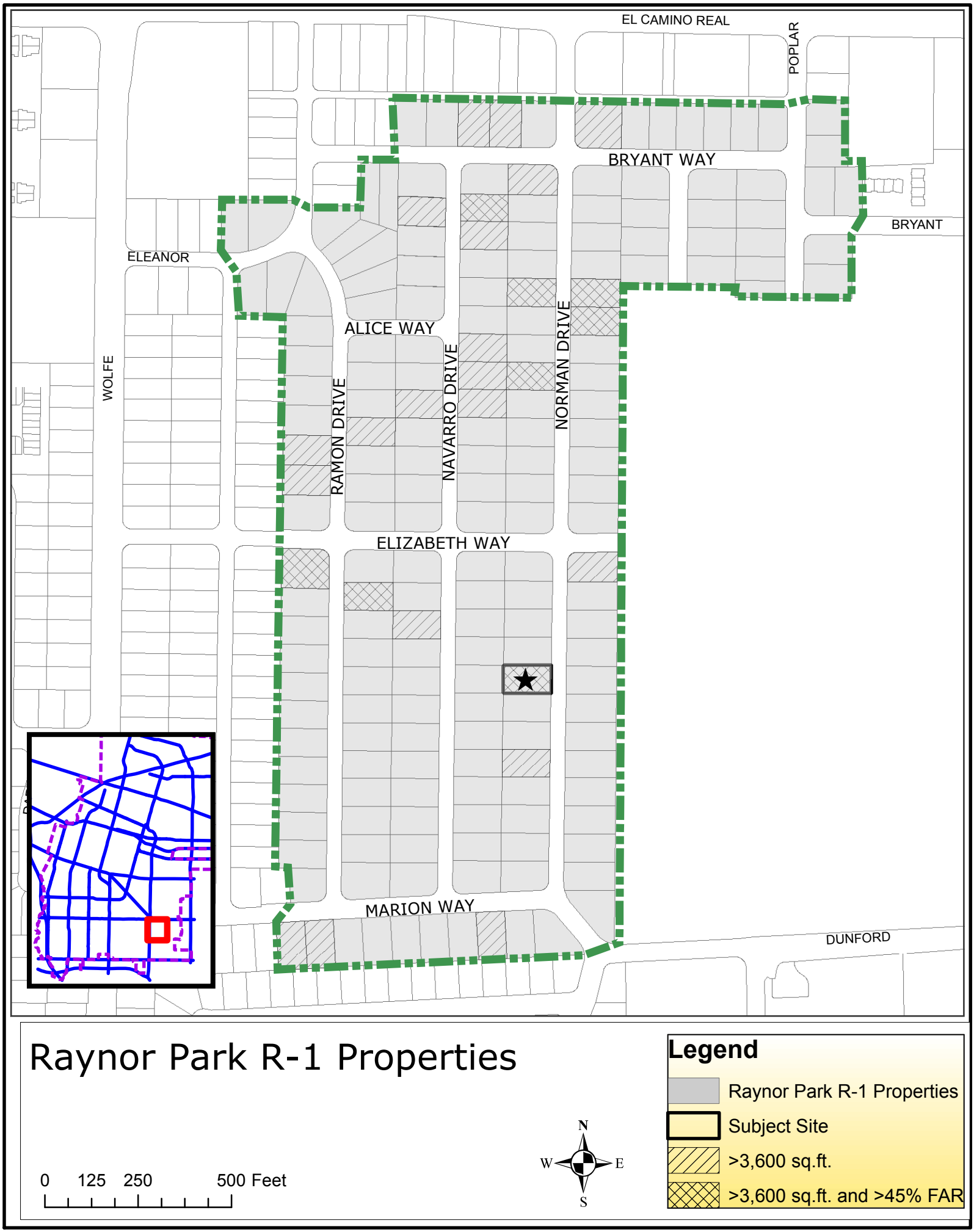
31312013	1383	Norman	Dr	9462	3311	0	3,311	35
31312014	1384	Navarro	Dr	9462	3061	480	3,541	37
31312015	1380	Navarro	Dr	9300	827	1305	2,132	23
31312016	1376	Navarro	Dr	9300	2500	0	2,500	27
31312017	1372	Navarro	Dr	9300	1016	0	1,016	11
31312018	1368	Navarro	Dr	9300	3024	598	3,622	39
31312019	1364	Navarro	Dr	9300	3515	252	3,767	41
31312020	1360	Navarro	Dr	9300	3490	686	4,176	45
31312021	1356	Navarro	Dr	9300	1682	600	2,282	25
31312022	1352	Navarro	Dr	9300	1300	0	1,300	14
31312023	1348	Navarro	Dr	9300	1016	400	1,416	15
31312024	1344	Navarro	Dr	9300	3321	430	3,751	40
31312025	1340	Navarro	Dr	9300	4514	0	4,514	49
31312026	1336	Navarro	Dr	9338	1742	0	1,742	19
31312027	1335	Navarro	Dr	10454	2128	275	2,403	23
31312028	1339	Navarro	Dr	9920	3700	275	3,975	40
31312029	1343	Navarro	Dr	9920	1102	234	1,336	13
31312030	1347	Navarro	Dr	9920	2416	0	2,416	24
31312031	1351	Navarro	Dr	10454	1816	400	2,216	21
31312032	1359	Navarro	Dr	9090	1460	0	1,460	16
31312033	1363	Navarro	Dr	9176	2524	538	3,062	33
31312034	1367	Navarro	Dr	9176	3633	0	3,633	40
31312035	1371	Navarro	Dr	9176	1219	0	1,219	13
31312036	1375	Navarro	Dr	9176	2553	333	2,886	31
31312037	1379	Navarro	Dr	9176	1312	440	1,752	19
31312038	1383	Navarro	Dr	9090	1133	0	1,133	12
31312039	1398	Ramon	Dr	9170	967	252	1,219	13
31312040	1392	Ramon	Dr	9176	1852	240	2,092	23
31312041	1386	Ramon	Dr	9176	967	252	1,219	13
31312042	1382	Ramon	Dr	9176	3647	0	3,647	40
31312043	1376	Ramon	Dr	9176	816	200	1,016	11
31312044	1370	Ramon	Dr	9176	1016	0	1,016	11
31312045	1366	Ramon	Dr	9090	1484	572	2,056	23
31312047	1354	Ramon	Dr	8100	1102	0	1,102	14
31312048	1350	Ramon	Dr	8910	2491	640	3,131	35
31312049	1348	Ramon	Dr	8140	1558	260	1,818	22
31312050	1346	Eleanor	Wy	8400	1969	600	2,569	31
31312053	954	Bryant	Wy	7900	1377	0	1,377	17
31312054	956	Bryant	Wy	8700	1354	352	1,706	20
31312055	1358	Ramon	Dr	7500	981	576	1,557	21
31313001	1411	Ramon	Dr	8208	4293	696	4,989	61
31313002	1417	Ramon	Dr	9300	1431	600	2,031	22
31313003	1425	Ramon	Dr	9300	3238	264	3,502	38
31313004	1433	Ramon	Dr	9300	1270	462	1,732	19
31313005	1441	Ramon	Dr	9300	3385	200	3,585	39
31313006	1447	Ramon	Dr	9300	1016	0	1,016	11
31313007	1455	Ramon	Dr	9300	1597	420	2,017	22
31313008	1465	Ramon	Dr	9300	1016	432	1,448	16
31313009	1473	Ramon	Dr	9300	1580	0	1,580	17
31313010	1483	Ramon	Dr	9300	1016	600	1,616	17
31313011	1489	Ramon	Dr	9300	3586	0	3,586	39
31313012	1491	Ramon	Dr	6545	1196	0	1,196	18
31314001	1494	Ramon	Dr	11307	1231	0	1,231	11
31314002	1490	Ramon	Dr	9300	1219	0	1,219	13
31314003	1480	Ramon	Dr	9300	1636	200	1,836	20
31314004	1474	Ramon	Dr	9300	1249	240	1,489	16
31314005	1464	Ramon	Dr	9300	1116	208	1,324	14
31314006	1454	Ramon	Dr	9300	1219	400	1,619	17
31314007	1448	Ramon	Dr	9300	816	200	1,016	11
31314008	1440	Ramon	Dr	9300	2309	0	2,309	25
31314009	1432	Ramon	Dr	9300	3489	0	3,489	38
31314010	1424	Ramon	Dr	9300	967	252	1,219	13
31314011	1416	Ramon	Dr	9300	3344	900	4,244	46
31314012	1410	Ramon	Dr	10160	1464	564	2,028	20
31314013	1411	Navarro	Dr	10168	2623	374	2,997	29

2018-7190 1441 Norman Drive

APN	Address			Lot Size Sq. Ft.	County Building (Sq. Ft.)	Garage (Sq. Ft.)	House Size (Sq. Ft.)	FAR (%)
31314014	1417	Navarro	Dr	9300	1156	400	1,556	17
31314015	1425	Navarro	Dr	9300	3368	254	3,622	39
31314016	1433	Navarro	Dr	9300	1176	0	1,176	13
31314017	1441	Navarro	Dr	9300	1687	0	1,687	18
31314018	1447	Navarro	Dr	9300	1016	240	1,256	14
31314019	1455	Navarro	Dr	9300	1571	231	1,802	19
31314020	1465	Navarro	Dr	9300	1016	0	1,016	11
31314021	1473	Navarro	Dr	9300	1512	254	1,766	19
31314022	1483	Navarro	Dr	9300	816	200	1,016	11
31314023	1489	Navarro	Dr	9300	1219	0	1,219	13
31314024	1491	Navarro	Dr	10540	1136	0	1,136	11
31314025	1490	Navarro	Dr	7210	967	252	1,219	17
31314026	1484	Navarro	Dr	9300	1016	0	1,016	11
31314027	1478	Navarro	Dr	9300	1219	0	1,219	13
31314028	1464	Navarro	Dr	9300	1016	228	1,244	13
31314029	1454	Navarro	Dr	9300	1769	252	2,021	22
31314030	1450	Navarro	Dr	9300	1016	200	1,216	13
31314031	1446	Navarro	Dr	9300	3493	0	3,493	38
31314032	1440	Navarro	Dr	9300	2557	264	2,821	30
31314033	1432	Navarro	Dr	9300	1219	240	1,459	16
31314034	1424	Navarro	Dr	9300	967	652	1,619	17
31314035	1416	Navarro	Dr	9300	1016	480	1,496	16
31314036	1410	Navarro	Dr	9150	2346	234	2,580	28
31314037	1411	Norman	Dr	9300	2098	620	2,718	29
31314038	1417	Norman	Dr	9300	1696	0	1,696	18
31314039	1425	Norman	Dr	9300	1102	0	1,102	12
31314040	1433	Norman	Dr	9300	1777	0	1,777	19
31314041	1441	Norman	Dr	9300	1219	0	1,219	13
31314042	1447	Norman	Dr	9300	1679	597	2,276	24
31314043	1455	Norman	Dr	9300	2095	0	2,095	23
31314044	1465	Norman	Dr	9300	3506	240	3,746	40
31314045	1473	Norman	Dr	9300	827	270	1,097	12
31314046	1481	Norman	Dr	9300	1267	252	1,519	16
31314047	1487	Norman	Dr	9300	3296	200	3,496	38
31314048	1491	Norman	Dr	7360	2329	700	3,029	41
31314049	1498	Norman	Dr	11000	1842	594	2,436	22
31314050	1494	Norman	Dr	9450	1102	440	1,542	16
31314051	1490	Norman	Dr	9600	2287	0	2,287	24
31314052	1484	Norman	Dr	9600	1329	0	1,329	14
31314053	1476	Norman	Dr	9600	3145	408	3,553	37
31314054	1464	Norman	Dr	9600	1954	200	2,154	22
31314055	1454	Norman	Dr	9300	985	254	1,239	13
31314056	1446	Norman	Dr	9600	965	254	1,219	13
31314057	1440	Norman	Dr	9600	816	200	1,016	11
31314058	1432	Norman	Dr	9600	1258	0	1,258	13
31314059	1424	Norman	Dr	9600	2376	858	3,234	34
31314060	1416	Norman	Dr	9600	965	254	1,219	13
31314061	1410	Norman	Dr	9520	2930	896	3,826	40
31326061	946	Marion	Wy	9424	3560	0	3,560	38
31326062	948	Marion	Wy	9424	3572	496	4,068	43
31326063	950	Marion	Wy	9424	1253	254	1,507	16
31326064	952	Marion	Wy	9424	3123	200	3,323	35
31326065	954	Marion	Wy	9424	1102	0	1,102	12
31326066	956	Marion	Wy	9424	2009	254	2,263	24
31326067	958	Marion	Wy	9424	1116	528	1,644	17
31326068	960	Marion	Wy	9224	4140	0	4,140	45
31326069	962	Marion	Wy	9576	1506	400	1,906	20
31326070	964	Marion	Wy	11780	2958	470	3,428	29
						Average	**2215**	**24**


EL CAMINO REAL
POPLAR
BRYANT WAY
BRYANT
ELEANOR
WOLFE
ALICE WAY
RAMON DRIVE
NAVARRO DRIVE
NORMAN DRIVE
ELIZABETH WAY
MARION WAY
DUNFORD
Raynor Park R-1 Properties
0 125 250 500 Feet
N
W
E
S
Legend
Raynor Park R-1 Properties
Subject Site
>3,600 sq.ft.
>3,600 sq.ft. and >45% FAR

Raynor Park R-1 Homes that Range from 27 to 29 Feet in Height

1.	1446 Navarro Dr	28 feet
2.	959 Bryant Way	28 feet
3.	1351 Norman Dr.	28 feet
4.	1356 Norman Dr.	27 feet
5.	1363 Norman Dr.	27 feet
6.	948 Marion Dr.	29 feet
7.	1441 Ramon Dr.	27 feet
8.	1416 Ramon Dr.	28 feet
9.	1411 Ramon Dr.	27 feet
10.	1385 Ramon Dr.	28 feet
11.	1382 Ramon Dr.	29 feet
12.	1367 Ramon Dr.	27 feet

RECOMMENDED FINDINGS

Design Review

The proposed project is desirable in that the project's design and architecture complies with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The proposed house will maintain its home orientation toward the street and the entry will remain consistent with the existing residence and adjacent neighbors. The entrance to the Accessory Dwelling Unit will be behind a side yard gate and fence on the right side of the house and not visible from the street. ***Finding Met***
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	While the proposed two-story house and attached Accessory Dwelling Unit increase the floor area, the well-articulated building façade, generous second-story setbacks, and a variety of high quality materials will enhance the streetscape and help in minimizing the visual impact of the proposed project. ***Finding Met***
2.2.3 Design homes to respect their immediate neighbors	The proposed design respects the privacy of the adjacent neighbors as only high-sill windows are proposed on the second floor side elevations, the right side setback exceeds minimum requirement, and the left side second story setback does not face the living area of the left neighbor. The six foot privacy screen on the left side of the balcony provides privacy for the neighbor on the left. The moderate 4:12 slope roof matches the roof slopes of the side neighbors. ***Finding Met***
2.2.4 Minimize the visual impacts of parking.	The project exceeds the required covered parking requirement and provides an additional covered space in the garage (tandem). ***Finding Met***
2.2.6 Use high quality materials and craftsmanship	The proposed design includes high-quality materials such as red cedar siding, stacked-stone veneer accent columns, and a bronze-colored standing seam metal roof. The traditional white stucco exterior of the main body of the house blends well with the neighborhood. ***Finding Met***
2.2.7 Preserve mature landscaping	No protected trees will be removed as part of this project. ***Finding Met***

RECOMMENDED CONDITIONS OF APPROVAL AND STANDARD DEVELOPMENT REQUIREMENTS SEPTEMBER 25, 2018

Planning Application 2018-7190
1441 Norman Drive
Design Review to allow a new two-story, single-family home resulting in 5,480 square feet (3,957 square feet living area, 825 square feet garage, and a 698 square feet attached ADU) and (59%) floor area ratio. The FAR without the ADU is 51%. Existing home to be demolished.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. ENTITLEMENTS—EXERCISE AND EXPIRATION:

The approved entitlements shall be null and void two years from the date of approval by the final review authority if the approval is not exercised, unless a written request for an extension is received prior to the expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-3. ENTITLEMENTS—DISCONTINUANCE AND EXPIRATION:
The entitlements shall expire if discontinued for a period of one year or more. [SDR] [PLANNING]

GC-4. INDEMNITY:
The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action, or proceeding is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-5. NOTICE OF FEES PROTEST:
As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING/OCA]

GC-6. ENCROACHMENT PERMIT:
Prior to any work in the public right-of-way, obtain an encroachment permit with insurance requirements for all public improvements including a traffic control plan per the latest California Manual on Uniform Traffic Control Devices (MUTCD) standards to be reviewed and approved by the Department of Public Works. [COA] [PUBLIC WORKS]

PS: THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO SUBMITTAL OF BUILDING PERMIT, AND/OR GRADING PERMIT.

PS-1. OWNER-OCCUPANCY DEED RESTRICTION:
Prior to submittal of Building Permit, a Conformed Copy of a deed restriction stating that either the accessory dwelling unit or the primary dwelling shall be owner-occupied from the date of recordation. The dwelling unit not owner-occupied may be rented. [COA] [PLANNING]

PS-2. TRAFFIC IMPACT FEE:
A Transportation Impact Fee will be required to be paid prior to building permit issuance. [COA] [PLANNING]

PS-3 LANDSCAPING PLAN:
Apply for a Miscellaneous Plan Permit (MPP) for a landscape plan that conforms to the landscaping requirements described in SMC 19.37.

PS-4 LANDSCAPE CERTIFICATE OF COMPLETION AND MAINTENANCE SCHEDULE:
After landscaping has been installed (and prior to final inspection for a building permit), a Landscaping Certificate of Completion, including a Maintenance Schedule and must be submitted.

PS-5 EXTERIOR MATERIALS REVIEW:
Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to submittal of a building permit. [COA] [PLANNING]

PS-6 GREEN POINT RATED CHECKLIST (BUIILD IT GREEN (BIG)) – Submit a revised Green Point Rated Checklist that includes the solar roof and any other sustainable elements not included in the prior checklist.

PS-7 ADDITIONAL 5' FRONT SETBACK – Revise the plans to show an additional 5' front setback. The front setback to the front porch column and garage will be 25 ft. instead of 20 ft. in the current plan.

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. NOTICE OF CONDITIONS OF APPROVAL:
A Notice of Conditions of Approval shall be filed in the official records of the County of Santa Clara and provide proof of such recordation to the City prior to issuance of any City permit, allowed use of the property, or Final Map, as applicable. The Notice of Conditions of Approval shall be prepared by the Planning Division and shall include a description of the subject property, the Planning Application number, attached conditions of approval and any accompanying subdivision or parcel map, including book and page and recorded document number, if any, and be signed and notarized by each property owner of record.

For purposes of determining the record owner of the property, the applicant shall provide the City with evidence in the form of a report from a title insurance company indicating that the record owner(s) are the person(s) who have signed the Notice of Conditions of Approval. [COA] [PLANNING]

BP-4. BEST MANAGEMENT PRACTICES - STORMWATER:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.

b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.

c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.

d) Covered trash, food waste, and compactor enclosures.

e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:

   i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

   ii) Dumpster drips from covered trash and food compactor enclosures.

   iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.

   iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.

   v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

BP-5. DEMOLITION/CONSTRUCTION/RECYCLING WASTE REPORT FORM: To mitigate the impacts of large projects on local waste disposal and recycling levels, demolition, waste weights/volumes, construction weights/volumes, and recycling weights/volumes are to be reported to the City, per City's "waste & recycling reporting form" (electronic copy available) or a similar chart approved by the City. As part of the project's construction specifications, the developer shall track the type, quantity, and disposition of materials generated, and forward a complete report to the Department of Environmental Services, Solid Waste Division both periodically and at project completion. [COA] [ENVIRONMENTAL SERVICES]

BP-6. CONSTRUCTION MATERIAL AND STAGING:
All construction related materials, equipment, and construction workers parking need to be managed on-site and not located in the public right-of-way or public easements. [COA] [PUBLIC WORKS]

EP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED AS PART OF AN ENCROACHMENT PERMIT APPLICATION.

EP-1. UPGRADE OF EXISTING PUBLIC IMPROVEMENTS:
As part of the encroachment permit review and approval, any existing public improvements to be re-used by the project, which are not in accordance with current City standards and are not specifically identified in the herein project conditions (such as water meters, cleanouts, etc.), shall be upgraded to current City standards and as required by the Department of Public Works. [COA] [PUBLIC WORKS]

EP-2. UTILITY CONNECTION:
This project requires connection to all City utilities or private utilities operating under a City or State franchise which provide adequate levels of service. [COA] [PUBLIC WORKS]

EP-3. DRY UTILITIES:
Submit dry utility plans and/or joint trench plans (PG&E, telephone, cable TV, fiber optic, etc.) to the Public Works Department for review and approval prior to the issuance of any permits for utility work within any public right-of-way or public utility easements. Separate encroachment permits shall be required for various dry utility construction. [SDR] [PUBLIC WORKS]

EP-4. WET UTILITIES:
All wet utilities (water, sanitary sewer) on private property shall be privately owned and maintained. The domestic water system shall be privately owned and maintained beyond the meter. [COA] [PUBLIC WORKS]

EP-5. SEWER CLEANOUT:
Install new sewer cleanout at the street right-of-way line for proposed sanitary sewer lateral used for the project. Sheet A-0 of Site Plan dated 03/01/18 is subject to change during plan check process. [SDR] [PUBLIC WORKS]

EP-6. UTILITY METER/VAULT:
No existing or new utility meters or vaults shall be located within the driveway approach. All existing or new utility vaults serving the project site shall be located on-site and not within the public utility easement. [COA] [PUBLIC WORKS]

EP-7. TRAFFIC CONTROL PLAN:

Submit a traffic control plan with the encroachment permit for review and approval. Per the City's Temporary Traffic Control Checklist, the traffic control plan shall include a summary of the traffic control types, dates, times and blocks affected. All construction related materials, equipment, and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris. [COA] [PUBLIC WORKS]

EP-8. DAMAGE TO EXISTING PUBLIC IMPROVEMENTS:
Developer shall be responsible to rectify any damage to the existing public improvements fronting and adjacent to the project site as a result of project construction, to City's satisfaction by the Public Works Department. [COA] [PUBLIC WORKS]

PF: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS AND/OR SHALL BE MET PRIOR TO RELEASE OF UTILITIES OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PF-1. COMPLETION OF PUBLIC IMPROVEMENTS:
Developer shall complete all required public improvements as required and in accordance with City approved plans, prior to any building occupancy. [COA] [PUBLIC WORKS]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. TREE PROTECTION:
All tree protection shall be maintained, as indicated in the tree protection plan, until construction has been completed and the installation of landscaping has begun. [COA] [PLANNING]

DC-3. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

OR 2.1: Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

OR 2.2: Construction equipment must be maintained per manufacturer's specifications.

OR 2.3: Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

a) Substitute electrified or hybrid equipment for diesel- and gasoline-powered equipment where practical.

b) Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.

c) Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.

d) Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-4. DUST CONTROL:

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented. [COA] [PLANNING]

RENDERING OF PROPOSED NEW HOUSE

PROJECT DESCRIPTION

THE PROJECT COMPRISES A NEW TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED ACCESSORY DWELLING UNIT. THE PRIMARY DWELLING IS 3480 SF WITH 5 BEDROOMS AND 4 BATHS, WHILE THE ACCESSORY DWELLING IS 1 BEDROOM, 1-1/2 BATH, MEASURING 698 SF. A 3-CAR GARAGE OF 825 SF IS PROVIDED.

THE PROJECT PROPOSES TO USE SUSTAINABLE GREEN BUILDING DESIGN FEATURES INCLUDING SOLAR ROOF.

PROPOSED SITE IMPROVEMENTS (UNDER DEFERRED SUBMITTAL) WILL INCLUDE DROUGHT RESISTANT LANDSCAPING AND A WATER FEATURE IN THE FRONT YARD.

SHEET INDEX

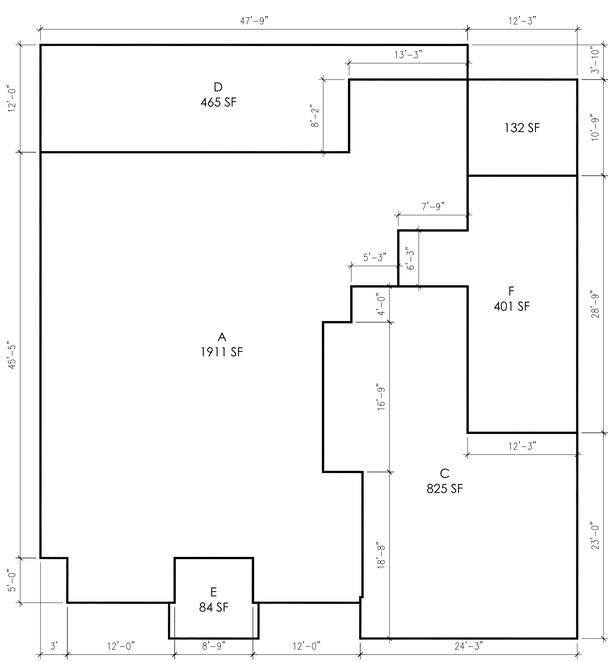
A0 TITLE SHEET & PROJECT INFO.
A1 EXISTING & PROPOSED SITE PLANS
A2 EXISTING FLOOR PLAN & ELEVATIONS
A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 ROOF PLAN
A3 PROPOSED ELEVATIONS
A3.1 STREETSCAPE ELEVATIONS & PHOTOS
A4.1 SHADOW ANALYSIS AM
A4.2 SHADOW ANALYSIS PM

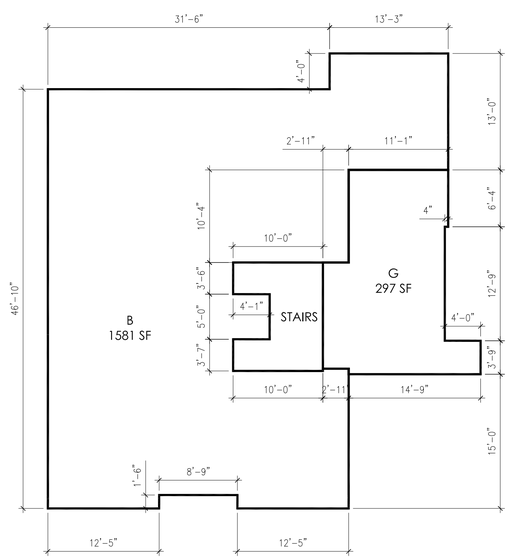
team2
architecture + design

540 LENNON LANE, SUITE 5
WALNUT CREEK, CA 94597

Tel 925.676.9879
design@t2arch.com

AREA DIAGRAMS SCALE 1/8"=1'-0"





AREA CALCULATIONS

EXISTING

LOT SIZE	9,300 SF
FIRST FLOOR AREA	1,265 SF
SUN ROOM	552 SF
DETACHED GARAGE	509 SF
SHED	150 SF
FRONT PORCH	54 SF
FLOOR AREA RATIO	27.20% (2530 SF)
LOT COVERAGE	27.20% (2530 SF)

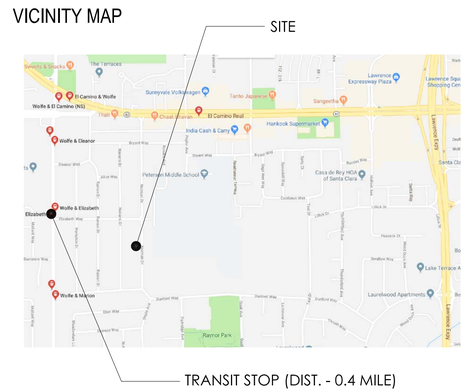
PROPOSED

LOT SIZE	9300 SF
FIRST FLOOR (A)	1911 SF
SECOND FLOOR (B)	1581 SF
GARAGE (C)	825 SF
REAR COVERED PATIO (D)	465 SF
FRONT COVERED PORCH (E)	84 SF
ADU FIRST FLOOR (F)	401 SF
ADU SECOND FLOOR (G)	297 SF
REAR PATIO (UNCOVERED)	132 SF
FLOOR AREA RATIO (A+B+C+D) = 4782 SF	51.41%
FLOOR AREA RATIO (INCL. ADU) (A+B+C+D+F+G) = 5480 SF	58.92%
LOT COVERAGE (A+F+C+D+E) = 3686 SF	39.63%
TOTAL ADU (F+G)	698 SF

PROJECT DATA

APN	313-14-041
ZONING	R1
TYPE OF CONSTRUCTION	VB
NO. OF STORIES	TWO
SPRINKLERED	YES

VICINITY MAP



NEW HOME

1441 NORMAN DRIVE
SUNNYVALE, CA

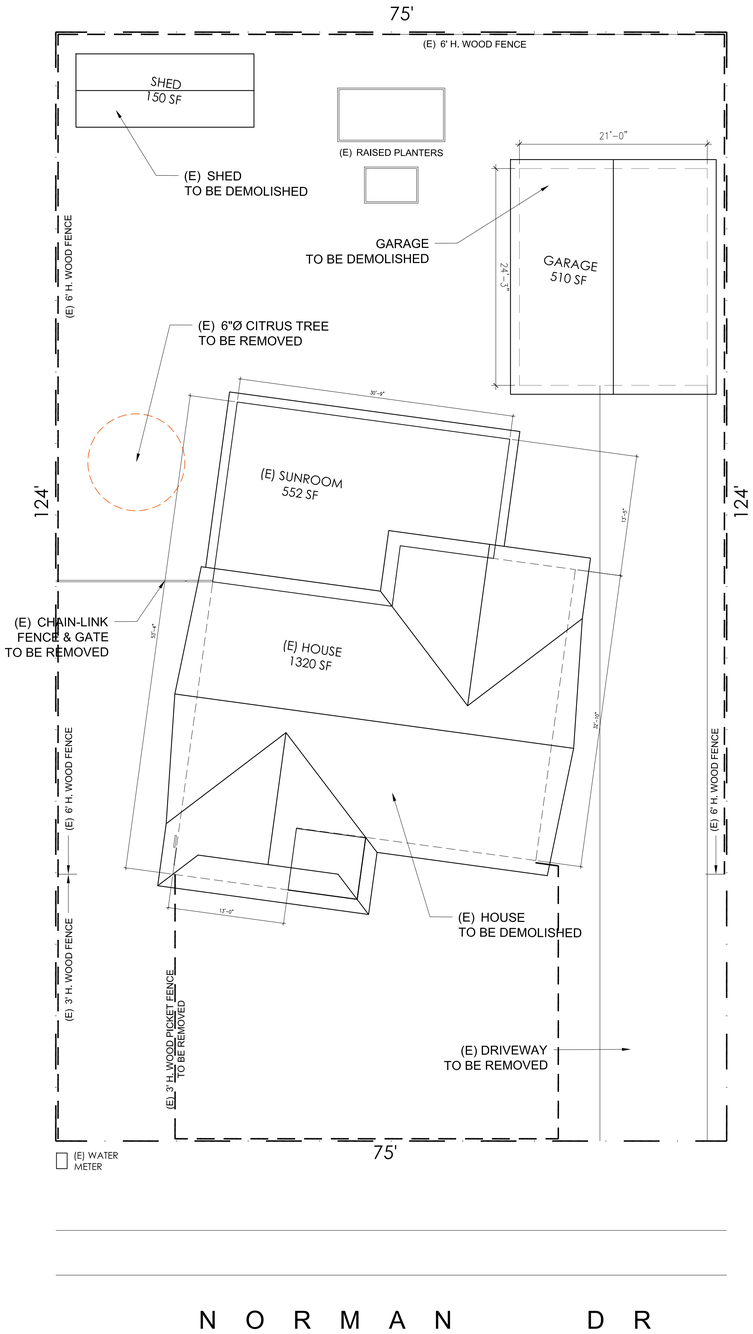
NIRMAL & NEHA SHARMA
650-272-1709

Issue	Date
FINAL SCHEMATIC	01-17-2018
DESIGN REVIEW	03-01-2018
DESIGN REVIEW 2	04-30-2018
DESIGN REVIEW 3	06-13-2018
DESIGN REVIEW 4	09-10-2018

TITLE SHEET & PROJECT INFO.

Project No: Date: 09/05/2017
Drawn: Scale:

A0

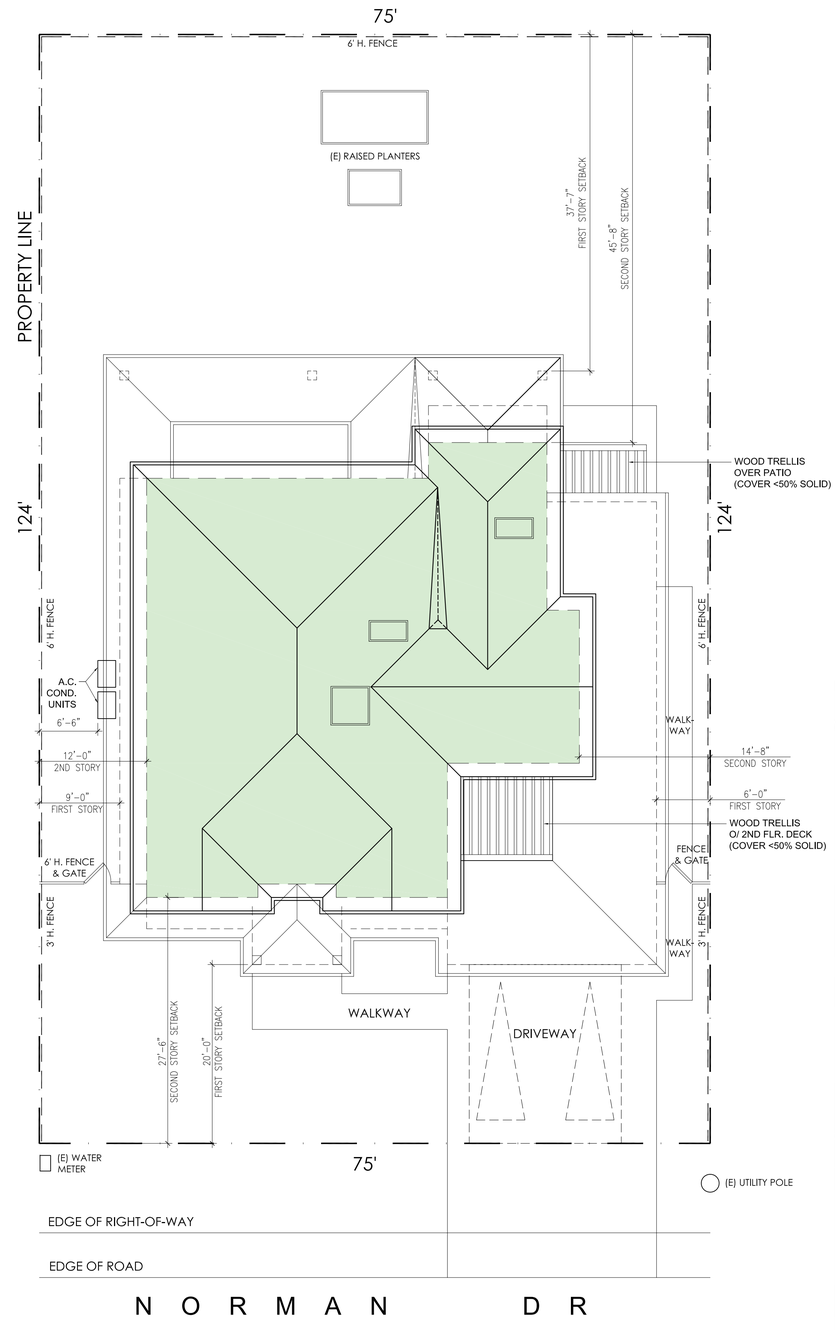


NOTE: EXISTING MAIN HOUSE, DETACHED GARAGE & ACCESSORY SHED TO BE DEMOLISHED

NORTH

EXISTING SITE PLAN

SCALE 1/8"=1'-0"

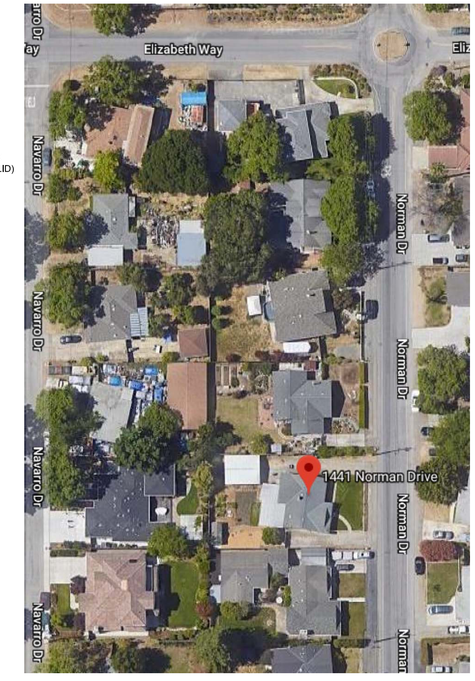


NOTES:
- CONSTRUCTION RELATED MATERIAL MUST BE STORED ON SITE, UNLESS PERMITTED IN ADVANCE BY PUBLIC WORKS DEPARTMENT.
- OWNER TO REPAIR ANY DAMAGE TO EXISTING PUBLIC IMPROVEMENTS FRONTING AND ADJACENT TO PROJECT SITE, AS A RESULT OF PROJECT CONSTRUCTION.

NORTH

PROPOSED SITE PLAN

SCALE 1/8"=1'-0"



NORTH

VICINITY MAP

NOT TO SCALE

team2
architecture + design
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Tel 925.676.9879
design@t2arch.com

NEW HOME

1441 NORMAN DRIVE
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Issue	Date
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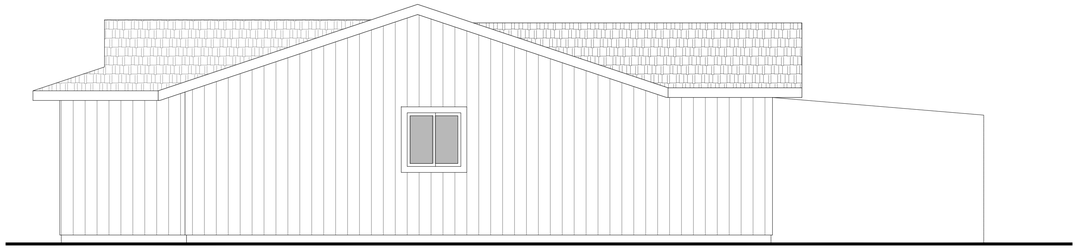
DESIGN REVIEW	03-01-2018
DESIGN REVIEW 2	04-30-2018
DESIGN REVIEW 3	06-13-2018

EXISTING & PROPOSED SITE PLANS

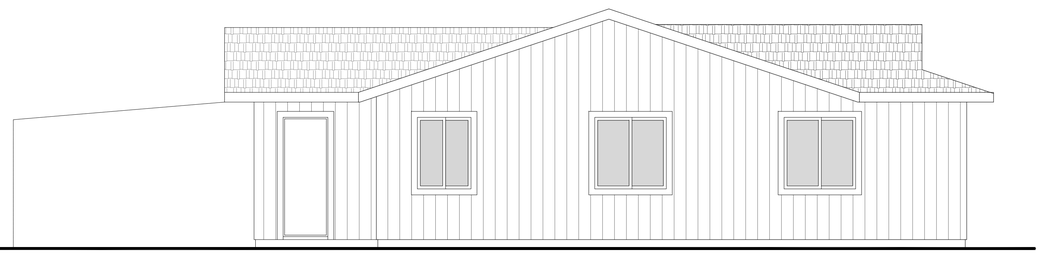
Project No: Date: 09/05/2017
Drawn: Scale:

A1



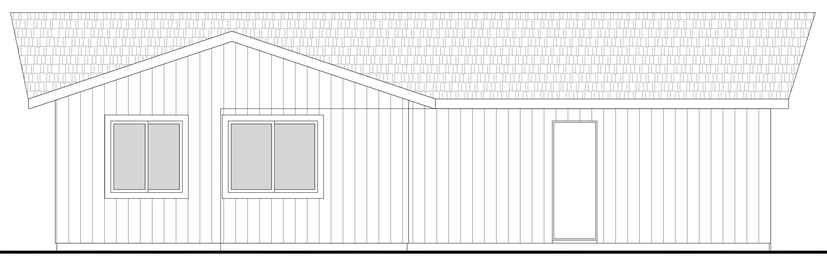
RIGHT (NORTH) ELEVATION

SCALE 1/4"=1-0"



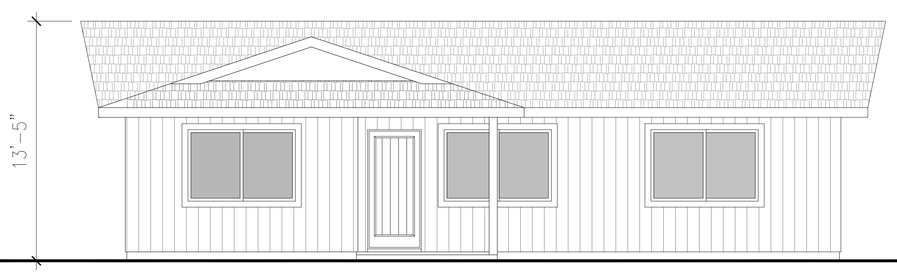
LEFT (SOUTH) ELEVATION

SCALE 1/4"=1-0"



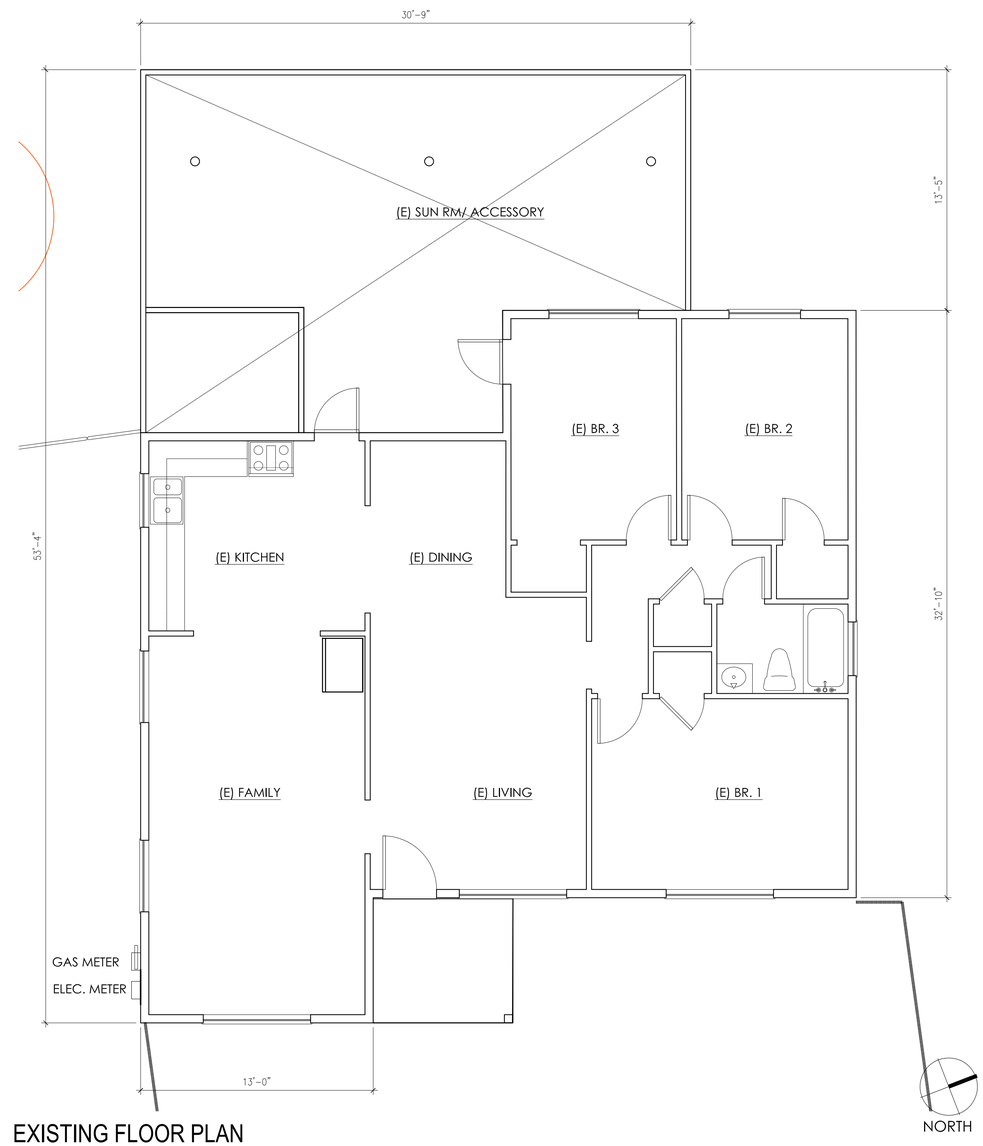
REAR (WEST) ELEVATION

SCALE 1/4"=1-0"



FRONT (EAST) ELEVATION

SCALE 1/4"=1-0"



EXISTING FLOOR PLAN

SCALE 1/4"=1-0"

team2
architecture + design

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Tel 925.676.9879
design@t2arch.com

NEW HOME

1441 NORMAN DRIVE
SUNNYVALE, CA

NIRMAL & NEHA SHARMA
650-272-1709

Issue	Date
FINAL SCHEMATIC	01-17-2018
DESIGN REVIEW	03-01-2018
DESIGN REVIEW 2	04-30-2018
DESIGN REVIEW 3	06-13-2018

EXISTING FLOOR PLAN & ELEVATIONS

Project No: Date: 09/05/2017
Drawn: Scale:

A2

NOTE: SHADED AREA INDICATES AREA OF ACCESSORY DWELLING UNIT.

FIRST FLOOR PLAN

SCALE 1/4"=1-0"

team2
architecture + design

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NEW HOME

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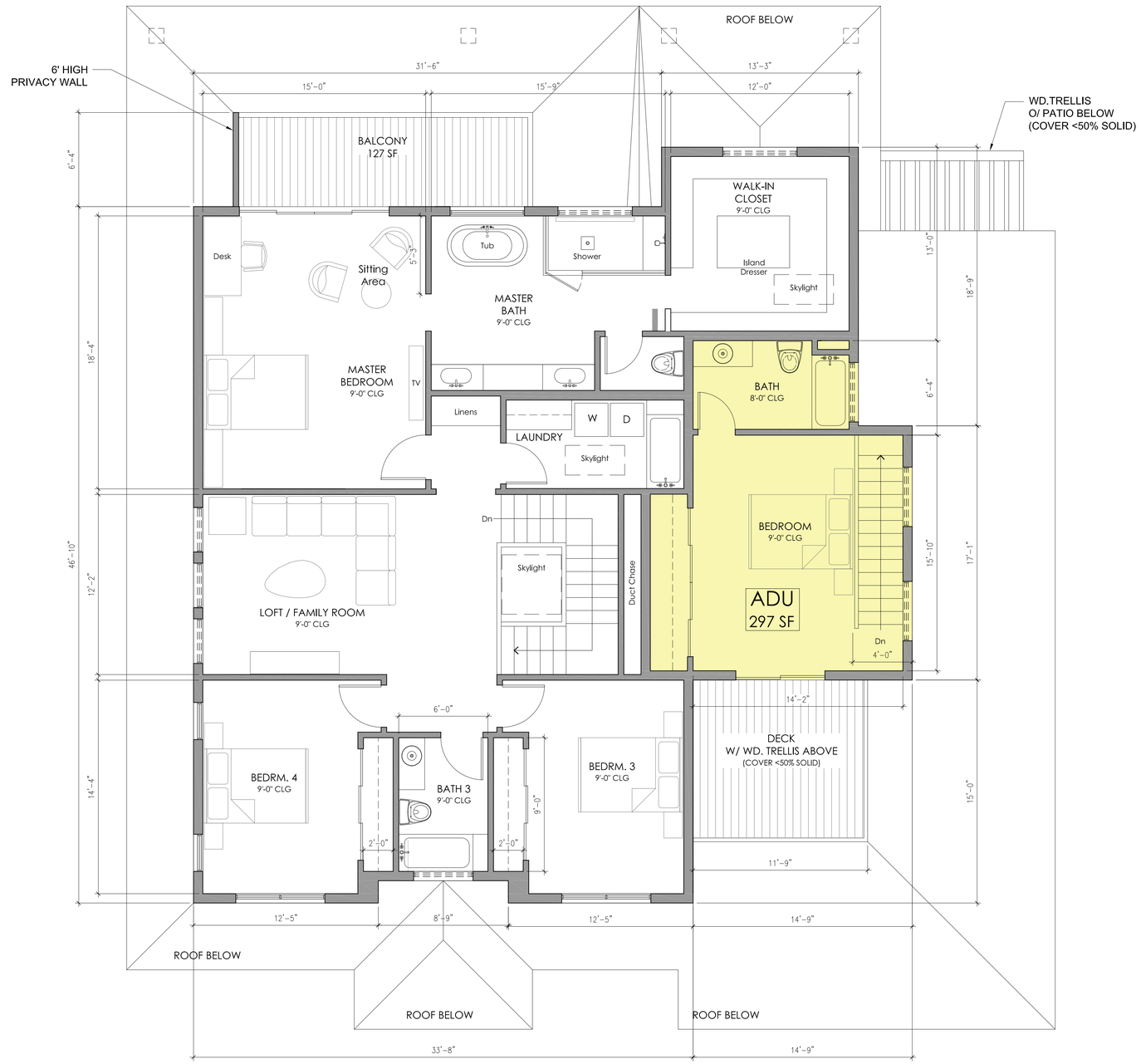
Issue	Date
FINAL SCHEMATIC	01-17-2018
DESIGN REVIEW	03-01-2018
DESIGN REVIEW 2	04-30-2018
DESIGN REVIEW 3	06-13-2018
DESIGN REVIEW 4	09-10-2018

PROPOSED
FIRST FLOOR PLAN

Project No:	Date: 09/05/2017
Drawn:	Scale:

A2.1



NOTE: SHADED AREA INDICATES AREA OF ACCESSORY DWELLING UNIT.

NORTH

SECOND FLOOR PLAN

SCALE 1/4"=1-0"

team2
architecture + design

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NEW HOME

1441 NORMAN DRIVE
SUNNYVALE, CA

NIRMAL & NEHA SHARMA
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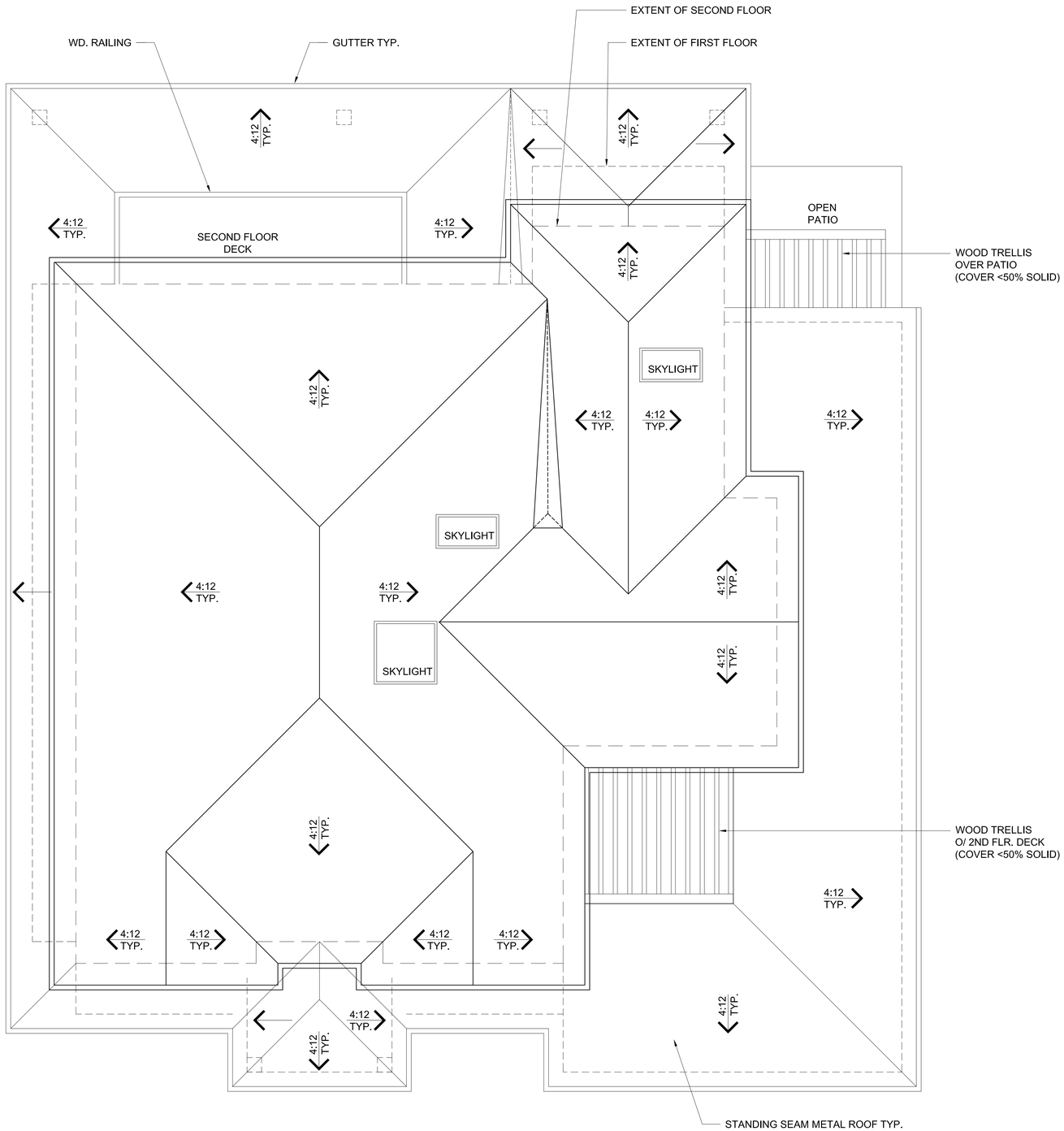
Issue	Date
FINAL SCHEMATIC	01-17-2018
DESIGN REVIEW	03-01-2018
DESIGN REVIEW 2	04-30-2018
DESIGN REVIEW 3	06-13-2018

PROPOSED SECOND FLOOR PLAN

Project No: Date: 09/05/2017
Drawn: Scale:

A2.2



NOTE: ALL SLOPED ROOFS ARE 4:12.
SHADED AREA INDICATES SECOND STORY FOOTPRINT.

NORTH

PROPOSED ROOF PLAN

SCALE 1/4"=1'-0"

team2
architecture + design

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NEW HOME

1441 NORMAN DRIVE
SUNNYVALE, CA

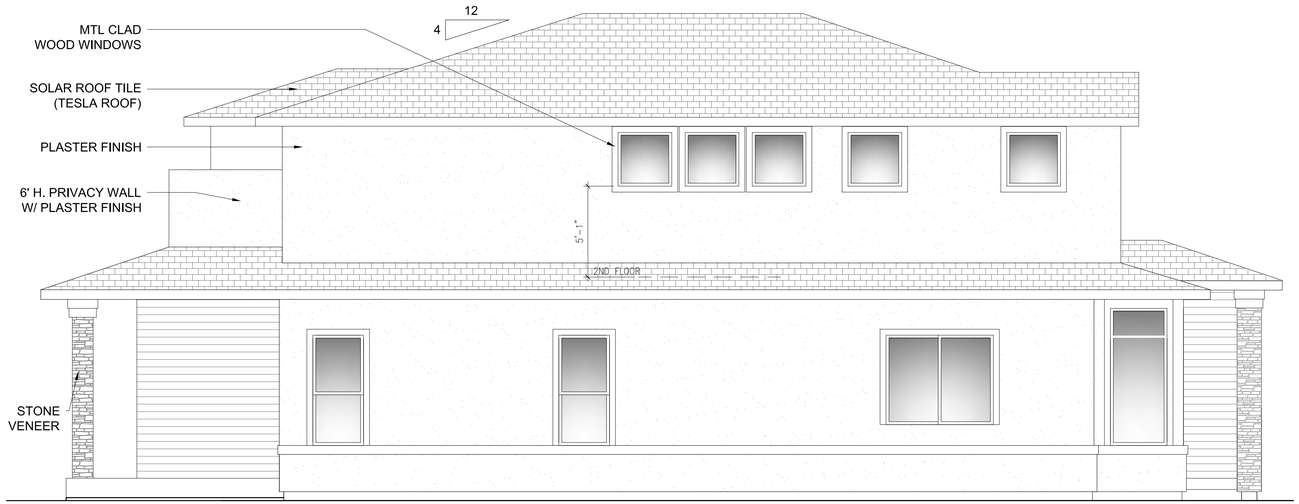
NIRMAL & NEHA SHARMA
650-272-1709

Issue	Date
FINAL SCHEMATIC	01-17-2018
DESIGN REVIEW	03-01-2018
DESIGN REVIEW 2	04-30-2018
DESIGN REVIEW 3	06-13-2018

ROOF PLAN

Project No: Date: 09/05/2017
Drawn: Scale:

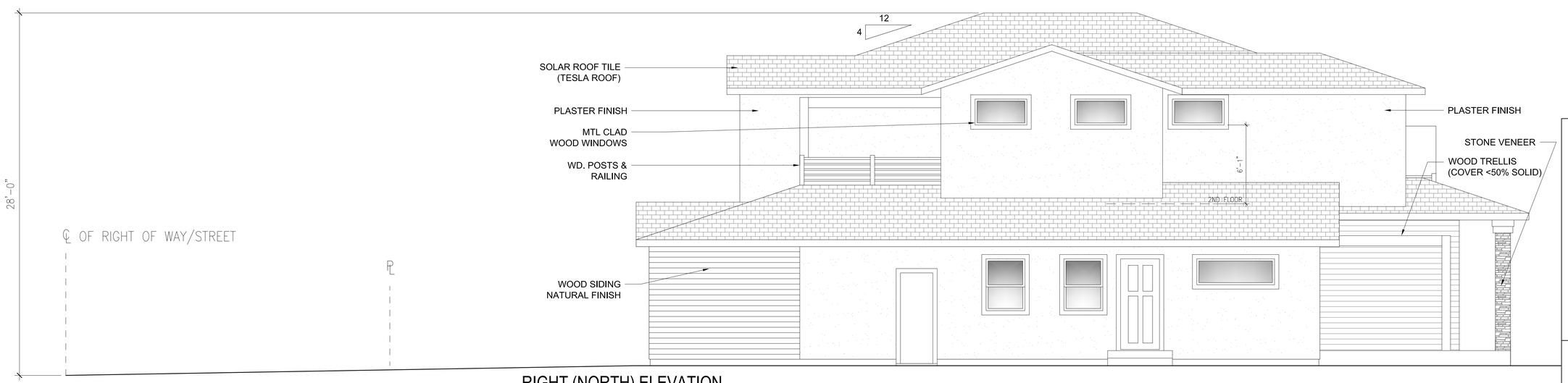
A2.3



LEFT (SOUTH) ELEVATION

REAR (WEST) ELEVATION

SCALE 1/4"=1-0"



RIGHT (NORTH) ELEVATION

SCALE 1/4"=1-0"

FRONT (EAST) ELEVATION

SCALE 1/4"=1-0"

EXTERIOR FINISHES

ROOF:	STANDING SEAM METAL ROOF CUSTOM-BILT METALS COLOR: MIDNIGHT BRONZE
PLASTER	MERLEX STUCCO COLOR: ELDORADO FINISH: SEMI-SMOOTH
SIDING	WESTERN RED CEDAR TONGUE & GROOVE 6" PROFILE STAIN: CLEAR
STONE VENEER:	EL DORADO STONE STACKED STONE COLOR: MOUNTAIN BLEND
WINDOWS:	MARVIN ALUMINUM CLAD WOOD WINDOWS COLOR: LIBERTY BRONZE

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NEW HOME

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Issue	Date
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DESIGN REVIEW 3	06-13-2018
DESIGN REVIEW 4	09-10-2018

PROPOSED ELEVATIONS

Project No:	Date: 09/05/2017
Drawn:	Scale:

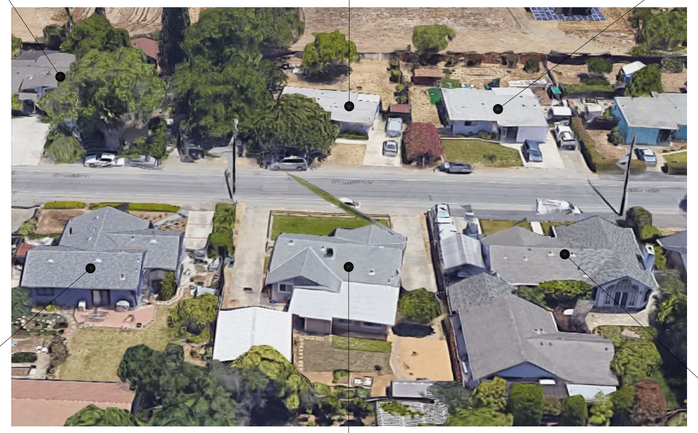
A3

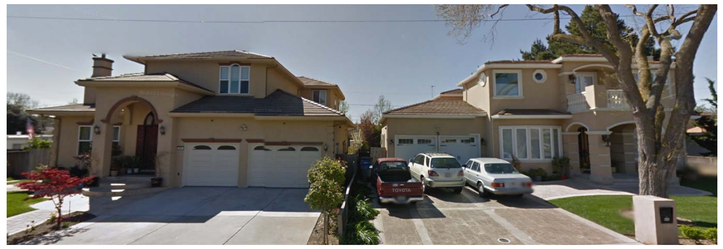
1446

1440

1432

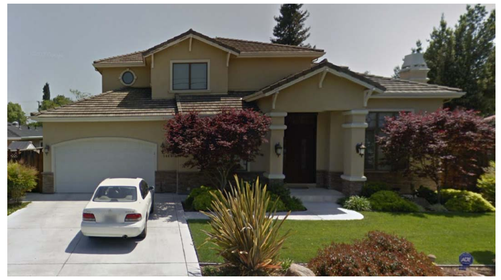
NORMAN DRIVE STREET PHOTOS (EAST FACING)





948 MARION WAY

946 MARION WAY



1446 NAVARRO DRIVE

1447

1441

1433

NORMAN DRIVE STREET PHOTOS (WEST FACING)

1447

1441
(PROPOSED)

1433

NORMAN DRIVE STREET ELEVATION (WEST FACING)

SCALE 1/8"=1-0"

team2
architecture + design

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NEW HOME

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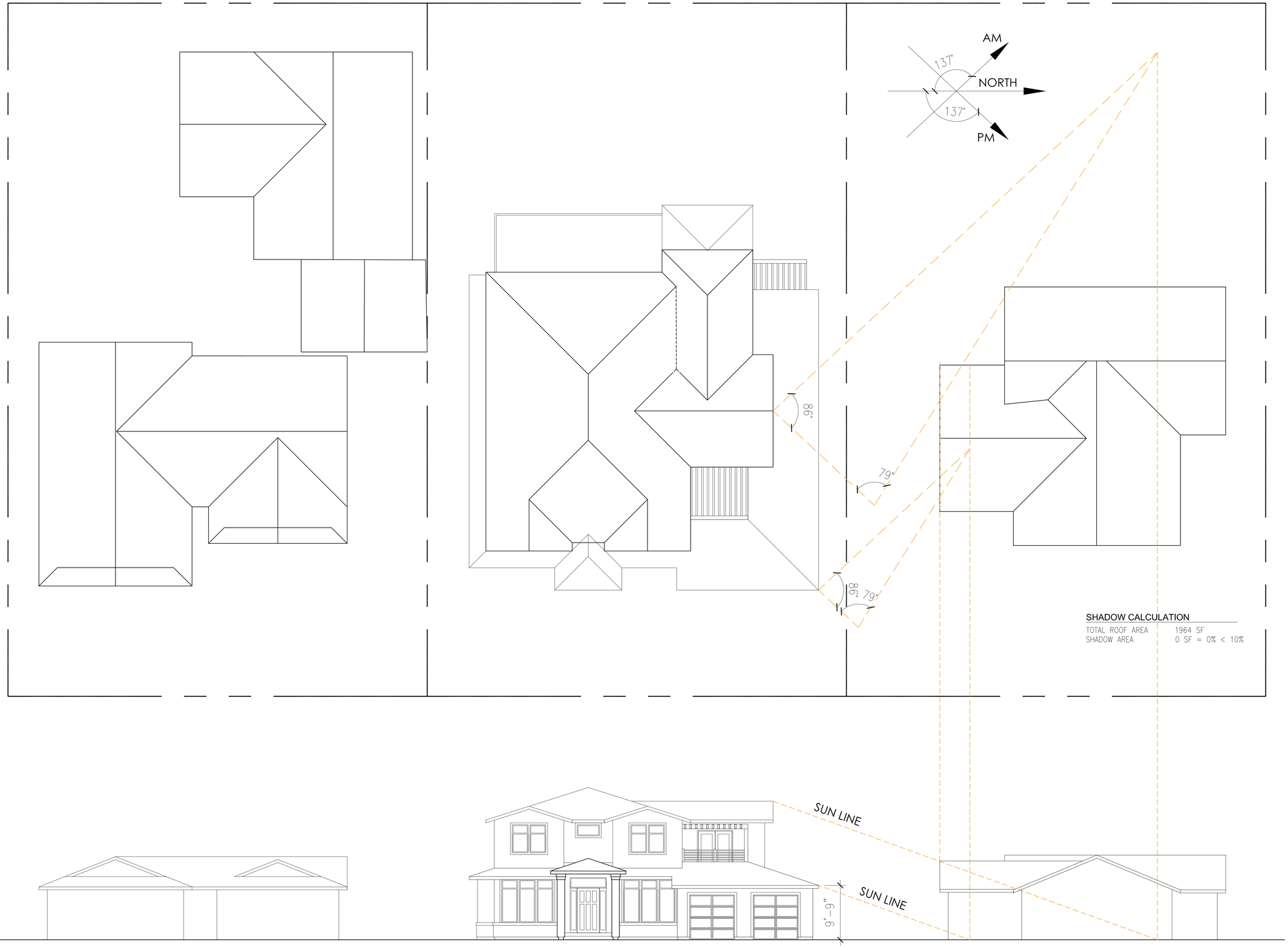
650-272-1709

Issue	Date
FINAL SCHEMATIC	01-17-2018
DESIGN REVIEW	03-01-2018
DESIGN REVIEW 2	04-30-2018
DESIGN REVIEW 3	06-13-2018

STREET ELEVATION
& NEIGHBORHOOD
CONTEXT

Project No: Date: 09/05/2017
Drawn: Scale:

A3.1



AM SHADOW ANALYSIS

SCALE 1/8"=1-0"

team2
architecture + design

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NEW HOME

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SUNNYVALE, CA

NIRMAL & NEHA SHARMA
650-272-1709

Issue	Date
FINAL SCHEMATIC	01-17-2018
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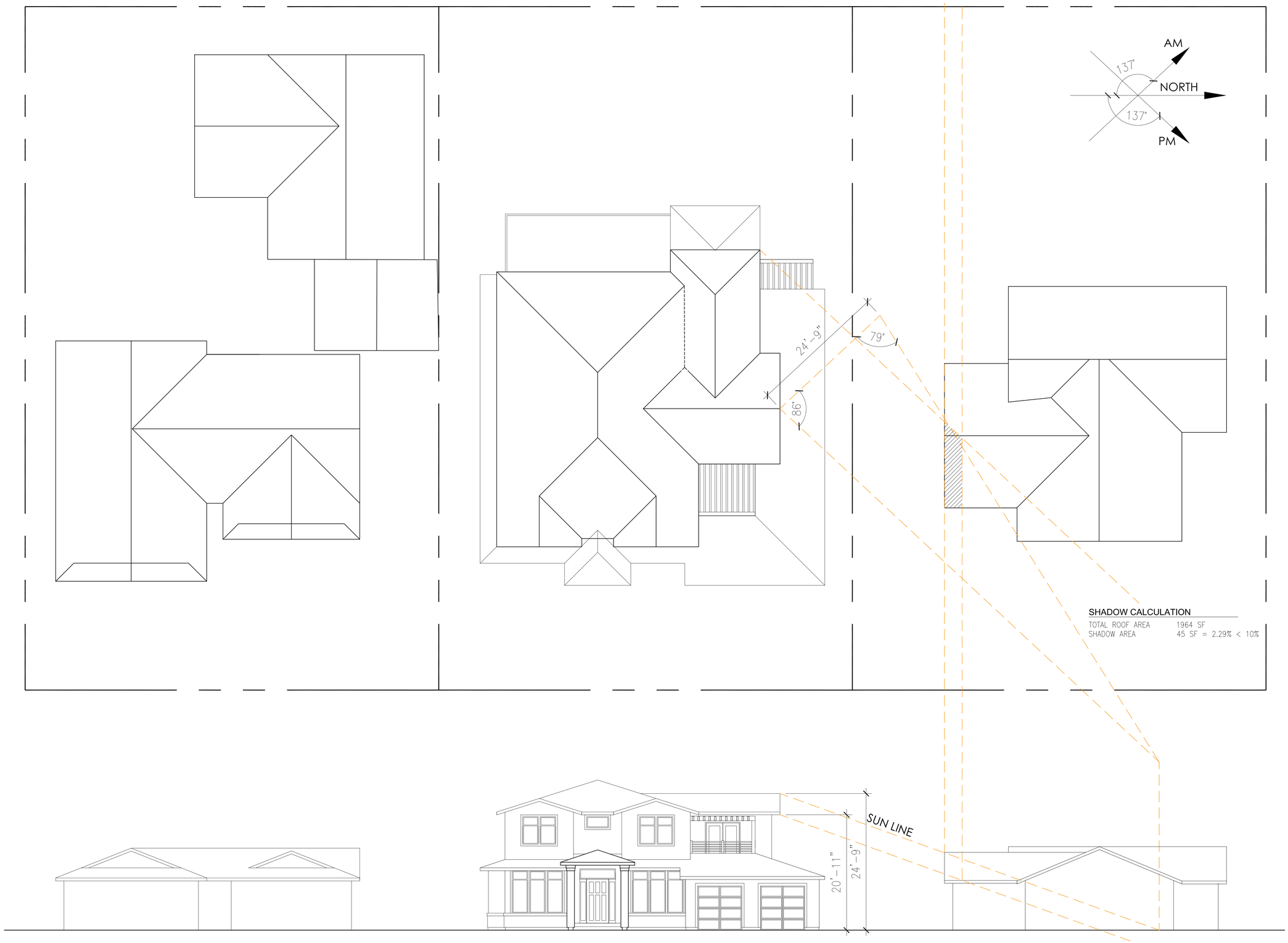
DESIGN REVIEW 2	04-30-2018
DESIGN REVIEW 3	06-13-2018

SHADOW
ANALYSIS
AM

Project No: Date: 09/05/2017
Drawn: Scale:

A4.1



SHADOW CALCULATION

TOTAL ROOF AREA	1964 SF
SHADOW AREA	45 SF = 2.29% < 10%

PM SHADOW ANALYSIS

SCALE 1/8"=1-0"

team2
architecture + design

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NEW HOME

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Issue	Date
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DESIGN REVIEW 3	06-13-2018

SHADOW ANALYSIS PM

Project No: Date: 09/05/2017
Drawn: Scale:

A4.2

Sunnyvale

City of Sunnyvale

Agenda Item

18-0602 **Agenda Date:** 7/23/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: DESIGN REVIEW to allow a new two-story, single-family home resulting in 5,480 square feet (3,957 square feet living area, 825 square feet garage, and a 698 square feet attached ADU) and (59%) floor area ratio. The FAR without the ADU is 51%. Existing home to be demolished.
Location: 1441 Norman Drive (APN: 313-14-041)
File #: 2018-7190
Zoning: R-1 (Low Density Residential)
Applicant / Owner: Team2 Architecture + Design, Shilpa Pathare (applicant) / Nirmal Sharma Trustee & et al (owner)
Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions includes construction of one-single family residence in a residential zone.
Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Low-Density Residential
Existing Site Conditions: One-Story Single Family Residence
Surrounding Land Uses
- **North:** One-Story Single Family Residence
- **South:** One-Story Single Family Residence
- **East:** One-Story Single Family Residence
- **West:** One-Story Single Family Residence

Issues: Neighborhood Compatibility, Floor Area Ratio, Compliance with Single-Family Home Design Techniques
Staff Recommendation: Approve the Design Review with the Conditions of Approval in Attachment 7.

BACKGROUND

Description of Proposed Project

The project site is .2135 acres (9,300 square feet) in size and is currently developed with a single-story, single family home. The applicant requests to demolish the existing home and construct a new two-story single-family home resulting in 5,480 square feet and 59% floor area ratio (FAR). The project includes an attached, two-story, 698-square foot accessory dwelling unit (ADU) and an 825-square foot garage (three-car with one tandem space).

A design review is required for construction of a new house to evaluate compliance with the City's

development standards and the Single Family Home Design Techniques. This project requires Planning Commission review because the proposed gross floor area exceeds 3,600 square feet and the FAR exceeds 45%.

See Attachment 1 for a vicinity map and 300 ft. mailing area for notices and Attachment 2 for the Project Data Table.

Previous Actions on the Site
In 1996, the property was included in the Raynor Park area rezone from R-0 to R-1.
There are no past or current Neighborhood Preservation complaints on the property.

DISCUSSION

The subject property is located within the Raynor Park neighborhood with a mix of one and two-story single family residences. Because this is a neighborhood of large lots (generally 9,000 square feet or larger), the neighborhood has been in transition with the construction of larger scale, two-story single family homes replacing the existing smaller, Postwar Minimal one-story single-family homes.

Architecture
The proposed project is a two-story, single-family home with an attached two-story accessory dwelling unit. The project includes an 825-square foot 3-car garage with one tandem space. The garage and front entry facing the street is the prevailing pattern in the neighborhood and, therefore, makes the proposed project compatible with the neighborhood.

The design has modern elements with geometric forms combined with traditional gabled-roof elements that blend well with the neighborhood. The second story of the accessory dwelling unit is on the right side of the house and setback from the main house with an open wooden trellis in the front. The applicant proposes to utilize a combination of high-quality materials such as horizontal red cedar siding, stacked-stone veneer accent columns, and a bronze-colored standing seam metal roof to add texture to the proposed white stucco house. The proposed architectural style, a well-articulated building façade, and a variety of high quality materials will enhance the streetscape and help in minimizing the visual impact of the proposed project.

Staff finds the proposed architecture and building materials to be aesthetic and harmonious with the surrounding neighborhood because it includes traditional as well as modern elements. See Site and Architectural Plans in Attachment 8.

Development Standards
The proposed project complies with the applicable development standards as set forth in the Sunnyvale Municipal Code, such as lot coverage, parking, height, and setbacks. The Project Data Table is in Attachment 2.

Floor Area and Floor Area Ratio
A single-family residential project with a floor area greater than 3,600 square feet and/or a floor area ratio (FAR) greater than 45% requires Planning Commission review. The existing floor area in the R-1 zoned properties in the Raynor Park neighborhood ranges from 1,102 square feet to 5,986 square feet with an average of 2,215 square feet. The existing floor area ratio in the neighborhood ranges from 11% to 61% with an average of 24%. See Attachment 3 for the Raynor Park (R-1 only) FAR

Data Table. See Attachment 4 for Raynor Park (R-1 only) High FAR Properties which shows the properties with:

- greater than 3,600 square feet of floor area, and
- greater than 3,600 square feet floor area *and* 45% FAR.
  (based on County records).

The proposed project has a gross floor area of 5,480 square feet and 59% FAR, including the proposed 698 square foot accessory dwelling unit (ADU), and it would be the one of the largest homes in Raynor Park. The floor area without the ADU is 4,782 square feet and the FAR is 51%. On this block of Norman Drive, it will be the largest house; however, as Attachment 3 and 4 show, the Raynor Park area is a neighborhood in transition with the smaller, Postwar Minimal homes being replaced by larger homes with higher floor area and FAR.

Neighborhood Compatibility

The design addresses scale and architectural compatibility with the neighborhood. Although the proposed gross floor area exceeds 3,600 square feet with a 59% FAR, the mass and bulk of the proposed new house is similar in scale, mass, and height with the existing recently approved two-story homes in the Raynor Park neighborhood.

The proposed height of the structure is 28’, which is comparable to the newer homes in the R-1 area of Raynor Park. There are twelve newer homes in the project vicinity that range from 27 to 29 feet in height. See Attachment 5 - Raynor Park (R-1 only) Homes 27-29 Ft. in Height.

The 10-foot plate height for the first-story and 9-foot plate height for the second story are common for recently approved projects in the R-1 zone of Raynor Park.

The roof segment on the side elevations between the first and second story as well as the recess of the second story from the first story helps break up the two-story wall surfaces and reduces the visual bulk of the proposed house.

Since this neighborhood consist of several two-story homes and is not a predominately one-story neighborhood as defined by the Single-Family Home Design Techniques, the 35% second floor to first floor ratio guideline is not applicable.

Privacy Impacts

The design addresses neighbor privacy concerns. The proposed home exceeds the minimum required combined second floor setbacks proposing 26’8” where 21 feet minimum is required. The second-story left side 12-foot setback is the closest setback but it does not face the living area of the left neighbor (faces a detached garage). All the second-floor windows facing both side yards will be high sill to insure the privacy of the neighboring properties. The second-story rear setback is 45’8” where 20 feet is required and provides a generous distance from the rear yard neighbor.

The 127-square foot rear balcony has a 6-foot privacy wall on the left side. The right side of the balcony is partially blocked from view of the right neighbor by a walk-in closet which extends further out than the balcony. The balcony is also set back 40 feet from the right property line providing sufficient privacy for the neighbor on the right.

The generous setbacks, high-sill second floor windows, and the privacy wall of the balcony will minimize the privacy impact on the neighboring properties.

Accessory Dwelling Unit

The proposed two-story, 698-square foot accessory dwelling unit (ADU) is attached (internal to) the main house. City review of ADUs is ministerial. The City comments only on whether the ADU meets the development standards and is architecturally compatible with the main house. In this case, the proposed ADU meets the development standards and is architecturally compatible with the main house.

A deed restriction is required stating that the ADU or the main unit shall be owner-occupied from the date of recordation of the deed restriction (See COA PS-1 in Attachment 7). In addition, a Traffic Impact Fee is required (See COA PS-2 in Attachment 7).

Parking

The code requirement for a single-family home is two covered spaces and two additional driveway spaces. The project exceeds the requirement. The plan proposes a three-car garage that includes one tandem space. There are two additional spaces provided on the driveway. No additional parking space is required for the ADU.

Solar Access

SMC 19.56.020 states that no permit may be issued for any construction which would interfere with solar access by shading more than 10 percent of the roof of any structure on a nearby property. The project plans demonstrate that the shading would comply with this requirement. The project shades the roof area of the adjacent one-story home on the right side 0% in the morning and 2.3% in the afternoon.

Landscaping

Prior to submittal for a building permit, the applicant is required to apply for a Miscellaneous Plan Permit (MPP) for a landscape plan that conforms to the water- efficient landscaping requirements described in SMC 19.37. After landscaping has been installed, and prior to final building permit inspection, a Landscaping Certificate of Completion with a Maintenance Schedule must be submitted. (See COAs PS-3 and PS-4 in Attachment 7).

No protected trees are proposed to be removed as part of the application.

Applicable Design Guidelines

The proposed home is consistent with the adopted Single-Family Design Techniques. Staff has included findings for the Single-Family Design Techniques in Attachment 6.

FISCAL IMPACT

No fiscal impacts other than normal fees and taxes are expected.

PUBLIC CONTACT

Notice of Public Hearing

- Published in the Sun newspaper
- Posted on the site
- 58 notices mailed to property owners and residents within 300 feet of the project site

Staff Report
- Posted on the City's Website
- Provided at the Reference Section of the City's Public Library

Agenda
- Posted on the City's official notice bulletin board
- Posted on the City's Website

Public Comments: As of the date of staff report preparation, staff has received no comments from the neighbors.

ALTERNATIVES

1. Approve the Design Review based on the Findings in Attachment 6 and the Conditions of Approval in Attachment 7.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review and provide direction to staff and the applicant where changes should be made.

STAFF RECOMMENDATION

Recommend Alternative 1 to approve the Design Review based on the Findings in Attachment 6 and the recommended Conditions of Approval in Attachment 7.

Prepared by: Teresa Zarrin, Associate Planner
Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Raynor Park (R-1 only) FAR Data Table
4. Raynor Park (R-1 only) High FAR Properties
5. Raynor Park (R-1 only) Homes 27-29 Ft. in Height
6. Recommended Findings
7. Recommended Conditions of Approval
8. Site and Architectural Plans

2. 18-0602 **Proposed Project:** **DESIGN REVIEW** to allow a new two-story, single-family home resulting in 5,480 square feet (3,957 square feet living area, 825 square feet garage, and a 698 square feet attached ADU) and (59%) floor area ratio. The FAR without the ADU is 51%. Existing home to be demolished.
Location: 1441 Norman Drive (APN: 313-14-041)
File #: 2018-7190
Zoning: R-1 (Low Density Residential)
Applicant / Owner: Team2 Architecture + Design, Shilpa Pathare (applicant) / Nirmal Sharma Trustee & et al (owner)
Environmental Review: A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions. Class 3(a) Categorical Exemptions includes construction of one-single family residence in a residential zone.
Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

Associate Planner Teresa Zarrin presented the staff report.

Commissioner Weiss asked staff about the rationale for a two-story Accessory Dwelling Unit (ADU). Associate Planner Zarrin stated that staff does not know the applicant's rationale but that the proposed ADU does not exceed the 700-square foot maximum and is not required to be one story.

Chair Howard opened the Public Hearing.

Shilpa Pathare, representing Team2 Architecture and Design, presented information about the proposed project.

Vice Chair Simons discussed a potential architectural change to the proposed project's north side with Ms. Pathare. Assistant Director Andrew Miner advised that staff can work with the applicant to determine the feasibility of this change.

Vice Chair Simons discussed the potential to add white caps to the base of the front entryway pillars with Ms. Pathare. Vice Chair Simons confirmed with Ms. Pathare that the entryway ceiling will be flat.

Commissioner Rheaume confirmed with Ms. Pathare that the second-floor windows will be double hung and the first-floor windows will have a fixed panel and casement.

Commissioner Rheaume asked the applicant about the separation of the garage and the ADU entryway. Ms. Pathare advised that a wall could be installed between the tandem and single-car parking.

Commissioner Harrison asked the applicant about the two connected bedrooms. Ms. Pathare advised that the second bedroom could be for a future au pair and currently could be used as a den.

Commissioner Harrison discussed changing the first floor ten-foot plate height with Ms. Pathare.

Commissioner Harrison asked the applicant if they tried to stay under a 50% Floor Area Ratio (FAR). Ms. Pathare provided information about the cost of housing, the applicant's needs and the resulting final product. Commissioner Harrison noted that the project proposes seven bedrooms, including the ADU.

Nirmal Sharma, applicant, presented additional information about the proposed project.

Yulun Li asked about the size of the walk-in closet on the second floor of the proposed project. Ms. Pathare advised that it is a standard size for a walk-in closet in a new home.

Chair Howard closed the Public Hearing.

Commissioner Weiss commented on the average FAR for the Raynor Park neighborhood and stated an opinion that the FAR of the proposed project would push the boundary. Associate Planner Zarrin stated that staff felt the proposed project's design minimized the mass. Assistant Director Miner stated that staff would not have supported the project if the architecture was imposing but that it feels appropriate for the neighborhood as designed.

MOTION: Commissioner Harrison moved and Commissioner Howe seconded the motion for Alternative 3 – Deny the Design Review and provide direction to staff and the applicant where changes should be made – the proposed project should be redesigned to be in the vicinity of 50% FAR.

Commissioner Harrison noted that a large lot can support a large house and that the architecture minimizes the scale and bulk. Commissioner Harrison stated an opinion

that a precedence should not be set for almost 60% FAR on a 9,300-square foot lot and that it is not the intent of R-1 zoning.

Commissioner Howe stated that he can support the ADU and a larger house, but that the proposed project is too big for the neighborhood and is not in keeping with the neighborhood's character.

Commissioner Rheaume stated that he will not be supporting the motion and can make the findings. Commissioner Rheaume noted that the quality design reduces the massing and that it would fit in the neighborhood. Commissioner Rheaume noted his concern in using arbitrary numbers that don't provide guidance. Commissioner Rheaume stated that homes are selling for three million dollars and that it is an imposition to restrict what owners can build on their lots. Commissioner Rheaume stated that the proposed project does not request any deviations.

Commissioner Weiss stated that she will be supporting the motion and cannot make the findings. Commissioner Weiss commented that new development must respect the scale of the neighbors and not overwhelm nearby homes. Commissioner Weiss noted that the proposed project has lovely architecture but would overwhelm the neighborhood.

Commissioner Olevson stated that he will be supporting the motion and that the proposed home is too big. Commissioner Olevson noted his appreciation for the lack of requested deviations. Commissioner Olevson stated an opinion that the proposed project does not fit with the neighborhood.

Vice Chair Simons stated that the proposed project has a quality design. Vice Chair Simons noted the size difference between new homes and the proposed project. Vice Chair Simons stated that the same square footage could be accomplished with the addition of a finished basement. Vice Chair Simons commented on options to keep the scale of the proposed project in line with the neighborhood and stated that he will be supporting the motion.

Chair Howard stated that he will not be supporting the motion. Chair Howard noted the size of the proposed project but stated that it meets the code requirements and does not request any deviations. Chair Howard commented on the cost of land, the quality design and that this design could be the future of the community. Chair Howard stated that no adjacent neighbors have provided comments in opposition to the proposed project.

The motion carried by the following vote:

Yes: 5 - Commissioner Weiss
Commissioner Howe
Commissioner Olevson
Vice Chair Simons
Commissioner Harrison

No: 2 - Chair Howard
Commissioner Rheaume

Assistant Director Miner stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

Neighbor Comment Received Prior to Planning Commission Decision

Teresa Zarrin

From: [redacted]
Sent: Monday, July 23, 2018 3:03 PM
To: Teresa Zarrin
Subject: Fwd: regarding the file # 2018-7190, 1441 Norman Drive

Add some more comments in the email. Thanks for reading.

Hi Teresa,

We received the notice of the public hearing regarding File # 2018-7190 to allow a new built of 5,480 square feet new single family home to be built. The proposed new built will result in a 59% floor area ratio including an ADU. [redacted] we read the documents including the staff report available online and have the following concerns.

1. The 59% FAR: In the attachment 3 Raynor Park (R-1 Only) FAR Data Table, and attachment 4 Raynor Park (R-1 Only) High FAR Properties, there are 253 houses listed and only 8 of them with a FAR greater than the required maximum 45%, while only one among these 8 has a FAR greater than 50%. 59% FAR of the proposed house here is way above the normal in this neighborhood including the recently built new houses. We are wondering where is the stop, if the city of Sunnyvale continues allowing bigger and bigger projects be built with no regulation.

2. The privacy of the neighbors: with such a huge two story project (which contains 6 bedrooms and 5 and 1/2 bathroom) even with the current precaution, privacy of the adjacent neighbors (which are all one story houses) is a big concern. We'd like to see further actions in addressing this issue in the plan, such as but not limited to higher fences and planting view blocking trees along the fences.

Many many thanks.

Best,
[redacted]

Neighbors' Comments Received After the Planning Commission Hearing

September 7th, 2018

Sunnnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To whom it may concern:

I live in Raynor Park area and have seen the proposed plan for rebuild of 1441 Norman Dr. I really like the plan and it's sleek design and open space. As a local resident, I fully support their new construction especially the idea of 3 car garage to reduce space crunch on the streets.

Thanks,

Jose Gonzalez 1446 Norman Dr.

Linda M Kingsbury 1455 Norman Dr.

S. Fraudzora | Sirma Fraudzora 1473 Norman Dr

RECEIVED
SEP 17 2018
PLANNING DIVISION

Sunnyvale planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To Whom it may concern:

I live in Raynor Park area and have seen the proposed plan for rebuilding 1441 Norman Dr. I really fully support their construction and also am really impressed that they are going out of their way to provide ADU (along with dedicated car garage).

I think city should use this project as an example to show their support for the residents who provide ADU by allowing this project which is more than 45% FAR rather than discouraging people to build ADU because there is no way anybody can build a decent house along with ADU in the given 45% FAR requirement.

I hereby fully support this project and request city to approve it to set an example that city is also flexible to consider little bit bigger projects if they have elegant design along with sustainable energy features and ADU's.

Thanks,

Onur Gungor

1398 HAMPTON DR,
SUNNYVALE, 94087

RECEIVED
SEP 17 2018
PLANNING DIVISION

September 7th, 2018

Sunnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

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Thanks,

Tang Dong
1424 Norman Dr.
Sunnyvale CA - 94087

RECEIVED
SEP 17 2018
PLANNING DIVISION

September 7th, 2018

Sunnnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To whom it may concern:

I live in Raynor Park area and have seen the proposed plan for rebuild of 1441 Norman Dr. I really like the plan and it's sleek design and open space. As a local resident, I fully support their new construction especially the idea of 3 car garage to reduce space crunch on the streets.

Thanks,
Lorette Morena (renter at 1440 Norman Drive)

RECEIVED
SEP 17 2018
PLANNING DIVISION

September 7th, 2018

Sunnnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To whom it may concern:

I am a neighbor of 1441 Norman Dr and have chatted a couple of times with the owners about their new housing project that is based on the needs for their growing family. I think it is a wonderful plan that they have come up with. I really like that they have been able to retain so much open space and are planning to do the renovation via rebuild at one time instead of incremental updates.

Also to add, me and my wife also have both our parents alternatively live with us to help with our children, and I really like their idea of ADU with a dedicated garage that can serve as in-law unit as well. Hope the plan gets approved.

Thanks,
Sha Hua
1466 Hampton Drive,
Sunnyvale, CA 94087

RECEIVED
SEP 17 2018
PLANNING DIVISION

August 7, 2018

Sunnyvale Planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To Whom it May Concern:

I am one of the neighbors to 1441 Norman Dr and have seen their proposed plan to rebuild on their property. i like what they have in mind and would prefer what they have designed to many of the other properties in the neighborhood. I believe the city requirements have more than enough regulations built in to protect neighbor concerns.

Sincerely,

Marc Lund

1433 Norman Dr

RECEIVED
AUG 13 2018
PLANNING DIVISION

To,
Sunnyvale City Planning Commission

Dear Sir/Ma'am,

I am a Sunnyvale resident in 903 Sunrose Terrace #314, Sunnyvale. We are a family of four with a dog and have been a Sunnyvale resident since 2007. I love the city of Sunnyvale and plan to live here for the rest of my life.

I am writing this letter with regards to Neha Gupta and Nirmal Sharma's proposed plan to remodel their house 1441, Norman Drive, Sunnyvale, 94087. Our daughters, Aarya and Myra, spend a lot of time together and love to play in Raynor Park.

I have seen their house design proposal and really like it! It has a much cleaner and lean look as compared to many other houses of the neighborhood with the same square foot lot. Their idea of providing additional housing is very good as there is a lack of good quality affordable housing with open space in the neighborhood. Also, I like their idea of three car garage. As we walk in the neighborhood we find many cars parked outside. It not only ruins the street view but it also is a hazard for kids and dogs. It reduces visibility as kids walk out of the house and can possibly lead to more accidents.

I strongly support their plan and request the city to approve it. Please let me know if the city needs additional information from my side.

Regards,

Priyanka Roshyan

903 Sunrose Terrace #314,
Sunnyvale, CA 94086

RECEIVED
SEP 1 0 2018
PLANNING DIVISION

Sunnyvale planning Dept.
456 W. Olive Ave
Sunnyvale, CA 94086

To Whom it may concern:

I am a sunnyvale resident and was available at planning commission meeting happened on 07/23/2018. I was available when project owner for the project 1441 Norman Dr. was showing the project plan in front of planning commision.

I was really surprised when in the end planning commision rejected the proposed project stating that its 59% FAR is too big for a neighborhood even though the project plan was having ADU (which city really needs at this moment) along with the dedicated car garage for an ADU.
The biggest surprise to me was when planning commision approved the next project which was having the same FAR of 59%. Infact the next project that got approved on the same day was not having any ADU or any extra garage but it still got approved and the justification given was that project approved has smaller lot than the project rejected which according to me is very unfair towards people with bigger lots. These kind of decisions left resident like us who wants to rebuild or redesigned their homes in future very confused.

I hearby fully support this project and request city to approve it.

Thanks,
Anand Gupta

576 Bonnegal Avenue,
Sunnyvale - 94085

14th Sept 2018

RECEIVED
SEP 17 2018
PLANNING DIVISION

RECEIVED
SEP 6 2018
PLANNING DIVISION

Date 9/6/2018

To City Planning Committee of Sunnyvale,

Dear Sir/Madam,

We are the adjacent neighbours of the proposed project on 1441 Norman Drive, and we are writing to express our concerns. The proposed project is way too big and overwhelming for our Raynor park neighbourhood. City of Sunnyvale has very reasonable and comparable requirements for the maximum FAR, 45%. The proposed plan with a FAR of 59% is clearly a transpass of the boundary approved by the city officials. The proposed huge house will result in a total of 7 bedrooms and 5 ½ bathrooms which is out of potion in this neighbourhood. R-1 zoning is not intended for the high density. Out of the 273 houses in our neighborhood, only 8 of them has a FAR greater than 45%, and among these eight, only one has a FAR more than 50%. As you can see from the attached picture, all the houses around the proposed project are modest single story houses. A 5,480 sft and 28 feet high two-story project is literally towering over their neighbours, leaving little room for privacy.

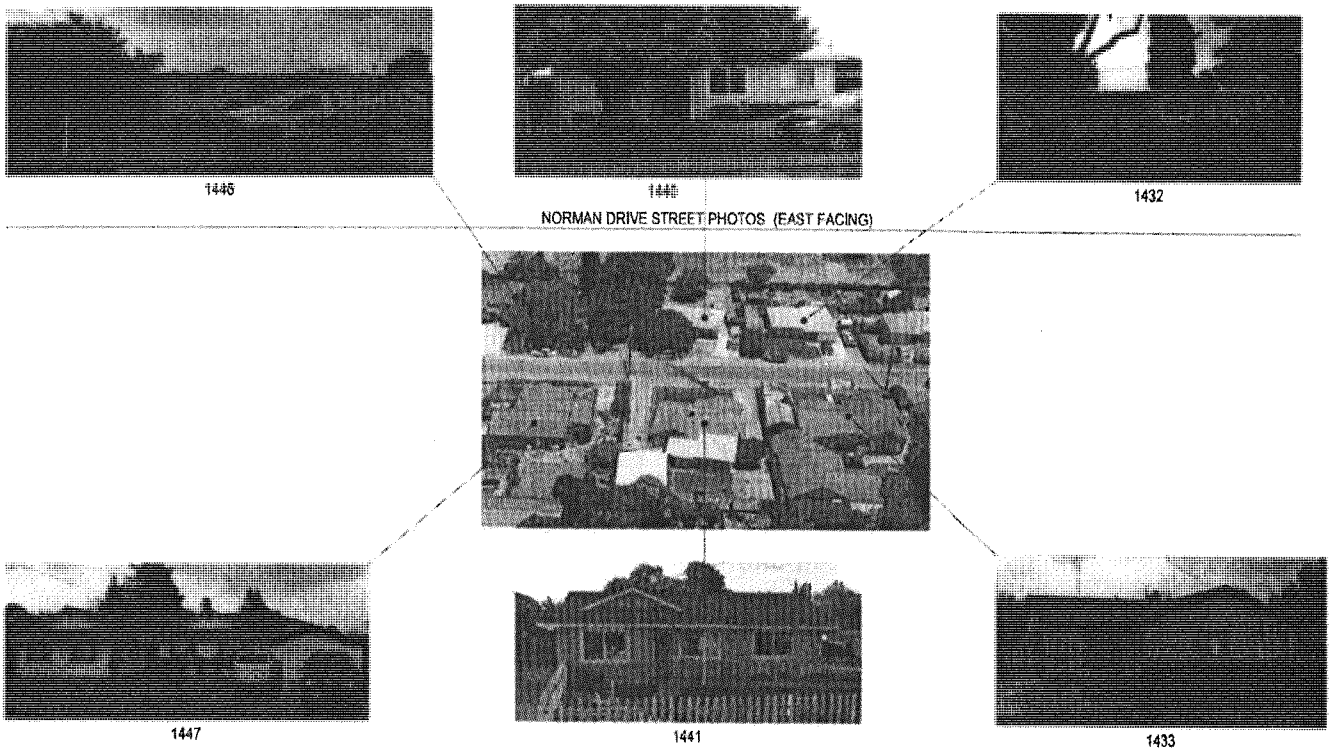
As the adjacent neighbors who are directly impacted by the applicants' actions, we are surprised and disappointed that during the whole process of the planning, the applicants never approached us for our concerns, not even once. Raynor Park neighborhood is a tightly knit neighborhood. We have annual block parties in the summer, egg hunting in the fall and meet the Santa parade for the Christmas. The whole neighborhood families would get together playing games and enjoying company and conversations. There were plenty of opportunities for the applicants to actually come out to meet their neighbours and discuss the issues caused by their plan. And we are sorry that they chose otherwise.

In the previous emails to the city, we also expressed our concerns about the privacy and asked the applicants to change the railings on the second floor balcony to a solid wall to avoid directly seeing into our bedroom and living room.

This is a common courtesy adopted by the other two-story house owners in the neighbourhood such as 1446 Navarro Drive. The applicants were also asked to consider installing the higher fences and planting taller trees. And we are saddened that the applicants casted all our concerns away without even acknowledging them in the appeal.

We strongly oppose the proposed project as it is not fit for our neighbourhood! Thanks a lot.

Best,
Ling and Eric on 1440 Navarro Drive, Sunnyvale 94087



From: [redacted]
Sent: Tuesday, July 24, 2018 9:43 AM

To: Teresa Zarrin <TZarrin@sunnyvale.ca.gov>
Subject: Re: regarding the file # 2018-7190, 1441 Norman Drive

Hi Teresa,

Joe, the owner of the 1446 Navarro Drive told us they used a solid wall on their second floor balcony to protect the rear neighbor's privacy as requested at the time of review. Please kindly help us. Many thanks.

Best,

Ling

On Tue, Jul 24, 2018 at 9:30 AM, L [redacted] wrote:

Hi Teresa,

If not too late, could you please kindly add another comment to the proposed plan? For the second floor balcony, instead of use the railings which are see through, a solid wall could be a better choice to give us some privacy. The balcony will be directly facing our living space including bedrooms. Thanks a million.

Best,

[redacted]

Date: 08/03/2018

To,
The City Planning Commission
City of Sunnyvale

Dear Sir/Madam,

We (Neha Gupta and Nirmal Sharma) are writing this letter to request permission to remodel/rebuild our house 1441 Norman Drive.

Our current house on 1441 Norman Dr is 1302 sq ft + 522 sq ft of additional sunroom. We have a 3 bedroom house with a small kitchen (just an extension of living room), 1 bathroom and 1 unusable car garage. There are several issues with the existing house - the plumbing is broken in the bathroom., the dishwasher and washer both back up into the kitchen sink, the doors of the garage do not work, etc. We are a family of three, with parents/friends/family visiting us almost every month. We intend to grow in this house, and certainly the house is not sufficient to take this up. The foundation is slab - so any changes in design/plumbing would result in digging up the floor and seeing how good the foundation is. Another issue is that the current house (Fig. 1) stands diagonally in the lot, it is very hard to extend it on both sides. So, after many discussions with various architects we have come to conclude that the best and most long term way to extend this house is to rebuild the house.

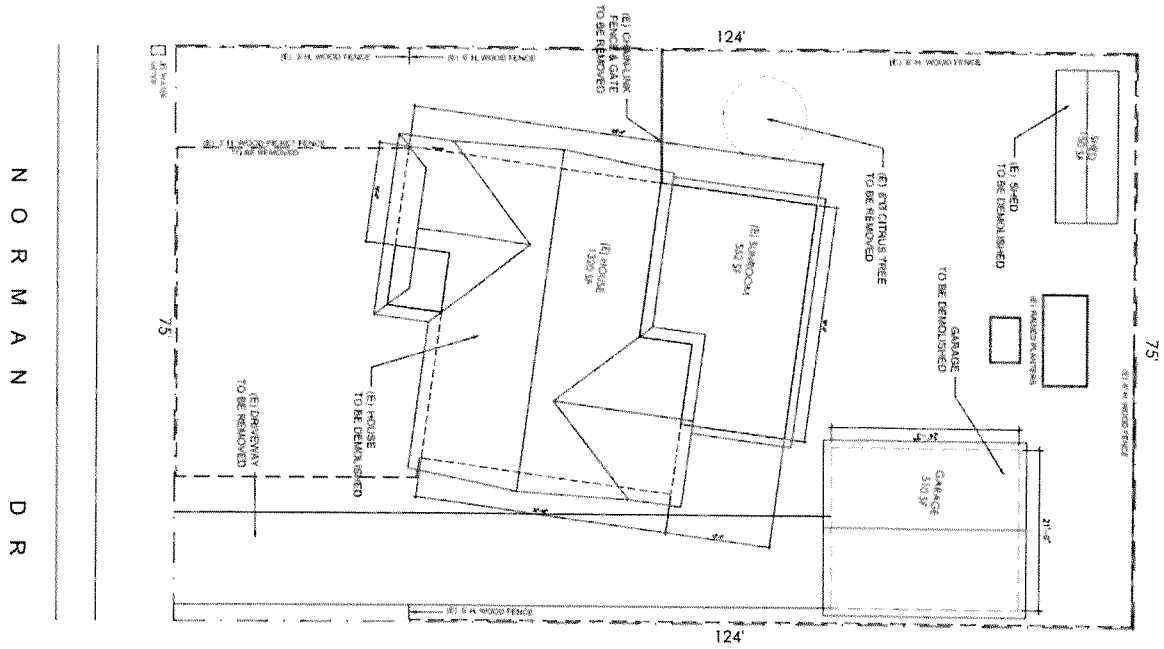


Fig 1. Existing House (1441 Norman Dr)

Also, the reason we would like to stay in this neighborhood is because we love Sunnyvale's location and neighborhood. Sunnyvale does not only have a diverse neighborhood but is also very *inclusive* to people coming from different backgrounds. When I (Neha) go out for morning walk in the Raynor Park area - we find people of different cultures and geographies interacting with each other despite language barriers. We really feel at home in Sunnyvale. Also, Raynor Park has really good schools, we would like our daughter Aarya to go to schools in the area.

The new house that we are proposing to build consists of two units - **main unit for us** and an **affordable ADU** to be available to use by family when need comes and also to provide additional housing to the city of Sunnyvale.

RENDERING OF PROPOSED NEW HOUSE

Summary of the proposed new house (**main unit**) features are -

- Total bedrooms = 5 (2 on ground floor, 3 on first floor)
- Bathrooms = 4
- Living area, dining space

- Total Square Foot includes = 1911 + 1581 = 3492
- **Total Livable (conditioned) space = 3492/9300 = 37.5% FAR**
- Garage for the main unit = 512
- (3492 + 512) = 4004 sq. ft
- **FAR including garage for the main unit= 43%**

Along with the main unit, we would also like to **add an affordable ADU** to the unit, this will help city deal with the lack of housing and also will help us in the near and far future with our family needs - it will serve as a housing for our parents when they grow old and also for our kids if they would like to come back and stay with us. A 2016 Pew Research study found that 15 percent of Millennials are living with their family in US and its increasing with a rate of 5% year over year in Bay Area.

The ADU is designed to span two floors in order to maximise our backyard, and also provide additional garage and back patio for the residents of the ADU. The total area of the ADU is 698 sq ft and it consists of 1 bedroom, small living room and kitchen and one & half bathroom.

Total FAR including ADU = 4004 + 250 + 698 ~ 53.2%.

We understand that the major concern of the city has been the FAR - we would like to explain below why the FAR seems so high and our concerns around that being the only metric for measurement -

1. When city is calculating our FAR, back porch are also being included leading to an increased FAR of ~ 59%. We looked at the neighbouring city code of FAR calculation and it looks like Sunnyvale is the only city that includes porch, garage and all the covered spaces for FAR calculation. Other cities like San Jose do not include other covered spaces like porch and garage in the calculation of FAR, and Cupertino does include garage but not any covered spaces like porch etc. So with that said how can a person meet the FAR limit if everything that is covered is included in FAR for example our project FAR come down to below 45% if we include ADU with the main unit excluding porch and garage, and in that case we don't have to even go through the planning review. But since Sunnyvale adds all the non-living covered spaces, our FAR has gone up to 59% which we we think is not the right metric to measure. Porch is not a livable area, and should not count towards FAR.

2. Also, if we look at the FARs of Raynor Park there are around 13 houses that have a FAR of > 45%. Many of these houses **do not include car garages and ADUs**. In fact there are 4 houses on and very near to Norman drive as well and none of them provides ADU and among the 4 houses, one is having FAR (1411 Ramon Drive) of 61%, one with 54% (1351 Norman Drive) and another one is 47%(1363 Norman drive - which does not even have garage) so based on neighborhood stats, we are very much within the neighborhood compatibility and limits and on top of it providing affordable ADU along

with dedicated car garage as well, so again I think we are unnecessary being treated unfairly. Our house has additional benefit of affordable ADU which city of Sunnyvale really wants as the city has shortage of housing but also a car garage for the residents of the ADU. The total FAR including the ADU with garage but excluding the back/front porches is 53.2% which seems reasonable to us given the additional housing we are providing.

3. We have recently seen many projects have been approved with a FAR more than 58% with the reason that the lot size was small but there is no place in the city guideline where it is mentioned based on which the city determines when to consider lot small and when to consider big. Some projects with 58% and above FAR gets approval and some does not, for example there was a proposal after our proposal on July 23rd where house at 863 San Pablo Ave. was allowed a 498-square foot second-story addition to an existing 2,465-square foot two-story single-family home resulting in 2,963 square feet (2,603 square feet living area plus 360-square foot garage) and **59% FAR** was approved. This was passed by city citing **59% FAR even without ADU** is fine for smaller lot of 6000 sq-ft but our proposal was denied even though we are providing affordable ADU with dedicated garage. Such type of ruling is unfair and creates confusion among house owners. This feels like we are being penalized for having a big lot.

4. Before we started the project, we discussed with neighbors as well and over the course of our architectural design we involved them time to time to make sure they are also align with our project and that's the reason none of the neighbor complained about our project. In fact few of the neighbors have come in support for this projects openly and they are writing a recommendation letter to city after they heard that our project got denied. So if neighbors like the design and size fits the neighborhood and planning staff approves the design then I am not sure why city has objection to it.

5. In Sunnyvale, most of the houses with ADU's do not provide dedicated car garage and that's the reason we see a lot of cars parked outside which do not provide a good view of the street. We like the city initiative of affordable ADU and we in fact went one step further by providing dedicated car garage for ADU (which increased the FAR percentage) to make sure that all the cars are being parked inside so that our house provide better street view to the neighborhood. We thought city would be supportive of this step but instead we are getting penalised by rejecting the project.

6. Also, if city is encouraging affordable ADU's to combat housing shortage then city should relax FAR's limit as well to those who are providing the ADU. Our main unit is 5BR and 4 Bath which is 37.5% of FAR only (its the other spaces like garage, porch etc. that are increasing the FAR) and we think thats the very reasonable size of a family house and if we have to build the ADU then ideally it should not be counted in FAR or the overall FAR size limit should increase because there is no way anybody can build a decent size house if he/she has to build ADU and also has to satisfy the city limit of 45% FAR limit. In last 2-3 years in Raynor park area, there were more than 10 to 15 new houses were built or remodelled and none of them had ADU and after speaking to few of those house owners, we realized that the main reason folks do not want to build an ADU is that adding an ADU to a reasonable size house increases the total FAR which leads to

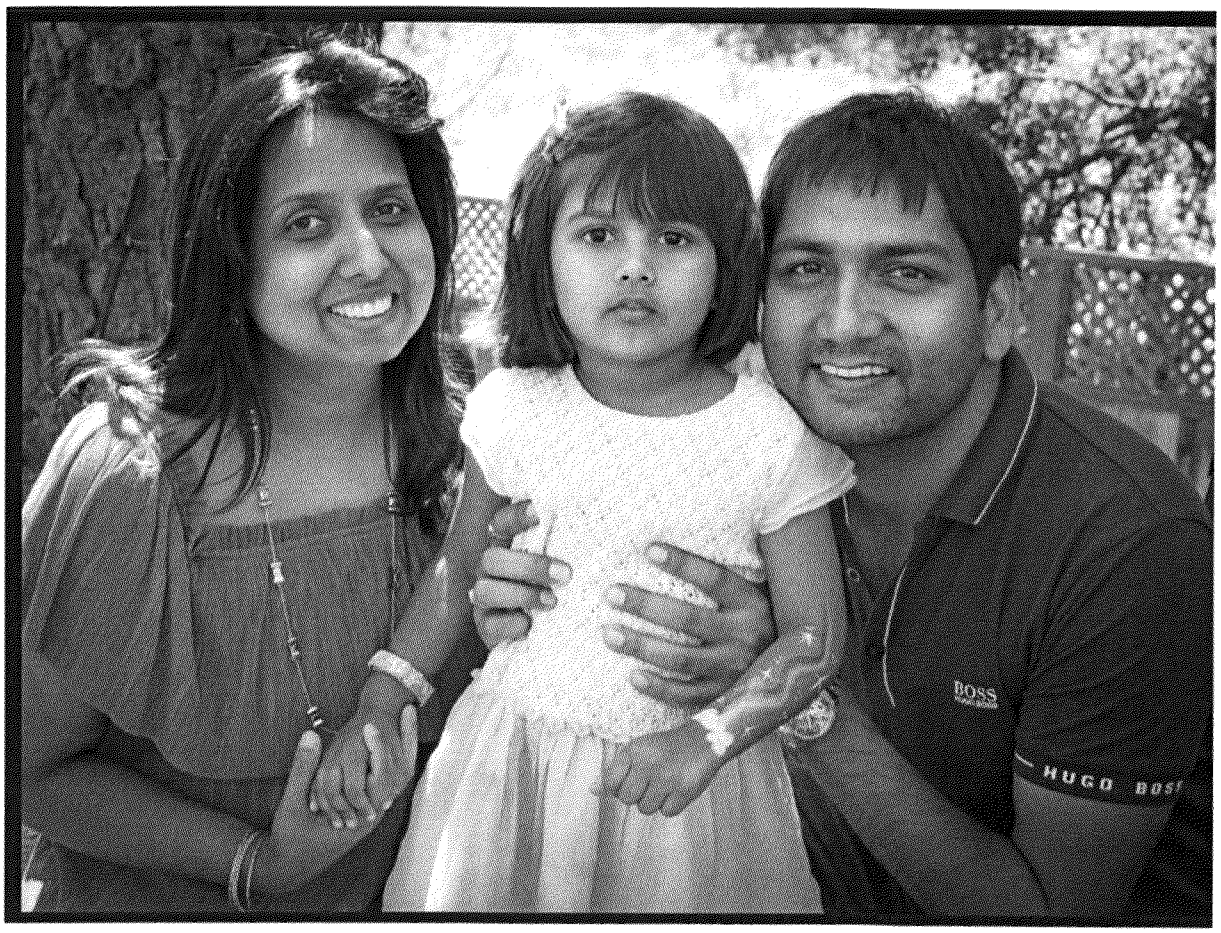
planning commission approval process which indirectly lengthen the overall process of getting approvals from the city.

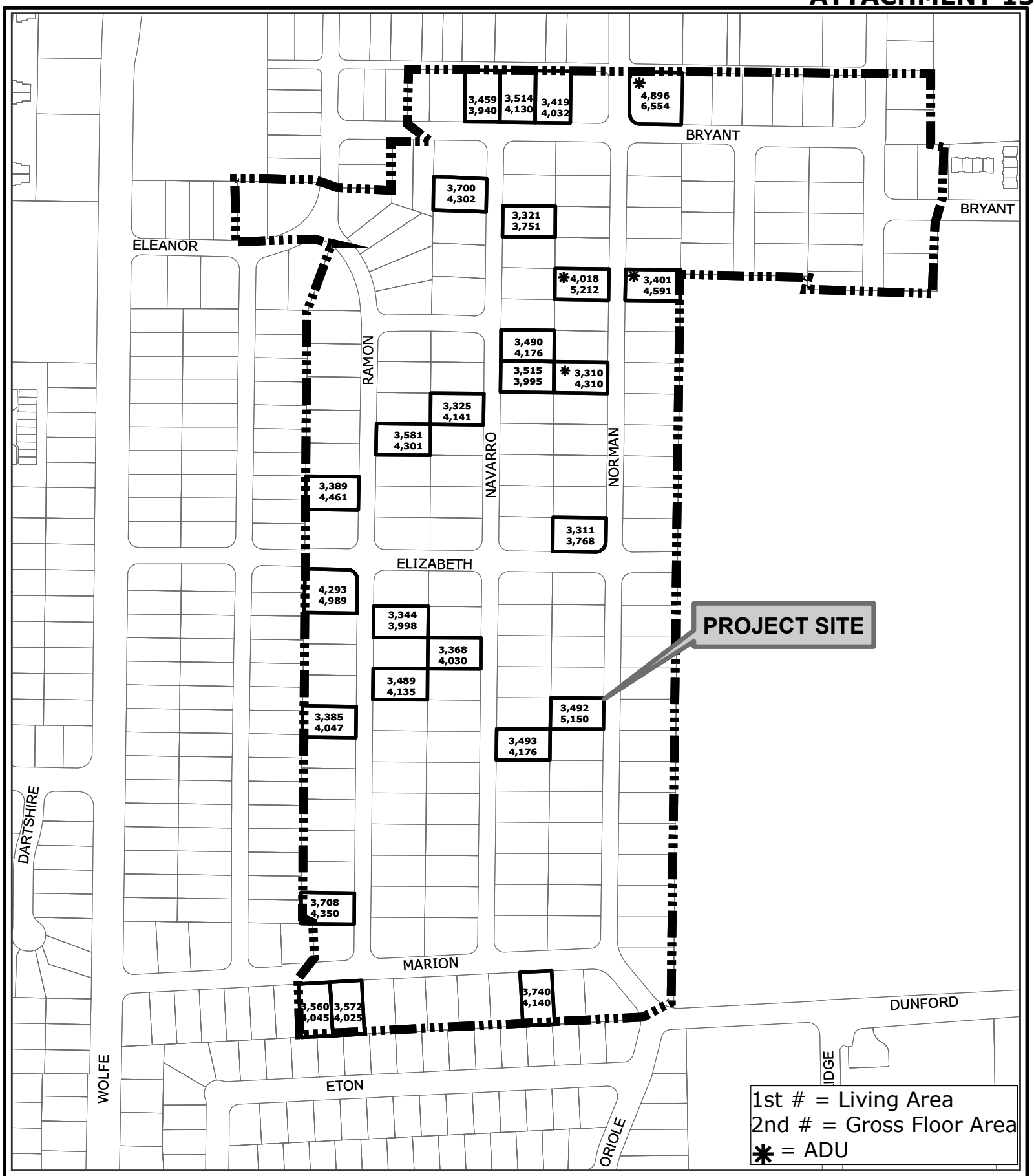
7. Lastly, price of house and construction both are very high in Bay Area. We already paid a whopping 1.41M $ for the existing house, and to do new construction it is more than ~300 per sq. ft. which brings the total cost of the house around 3M $. The marginal cost of adding an ADU is small given the large size of construction, but it will be of big help to us pay for paying back the loans. So, we strongly urge the city to support our plan for ADU and main unit as is.

We are really looking forward to remodeling our house and living in Sunnyvale for our lives! It is one of the biggest endeavor that we are taking in our lives, we would really appreciate if the city of Sunnyvale could grant us permission to build this house as proposed so that we can start with the construction as soon.

Thank you,

Sharma Family !

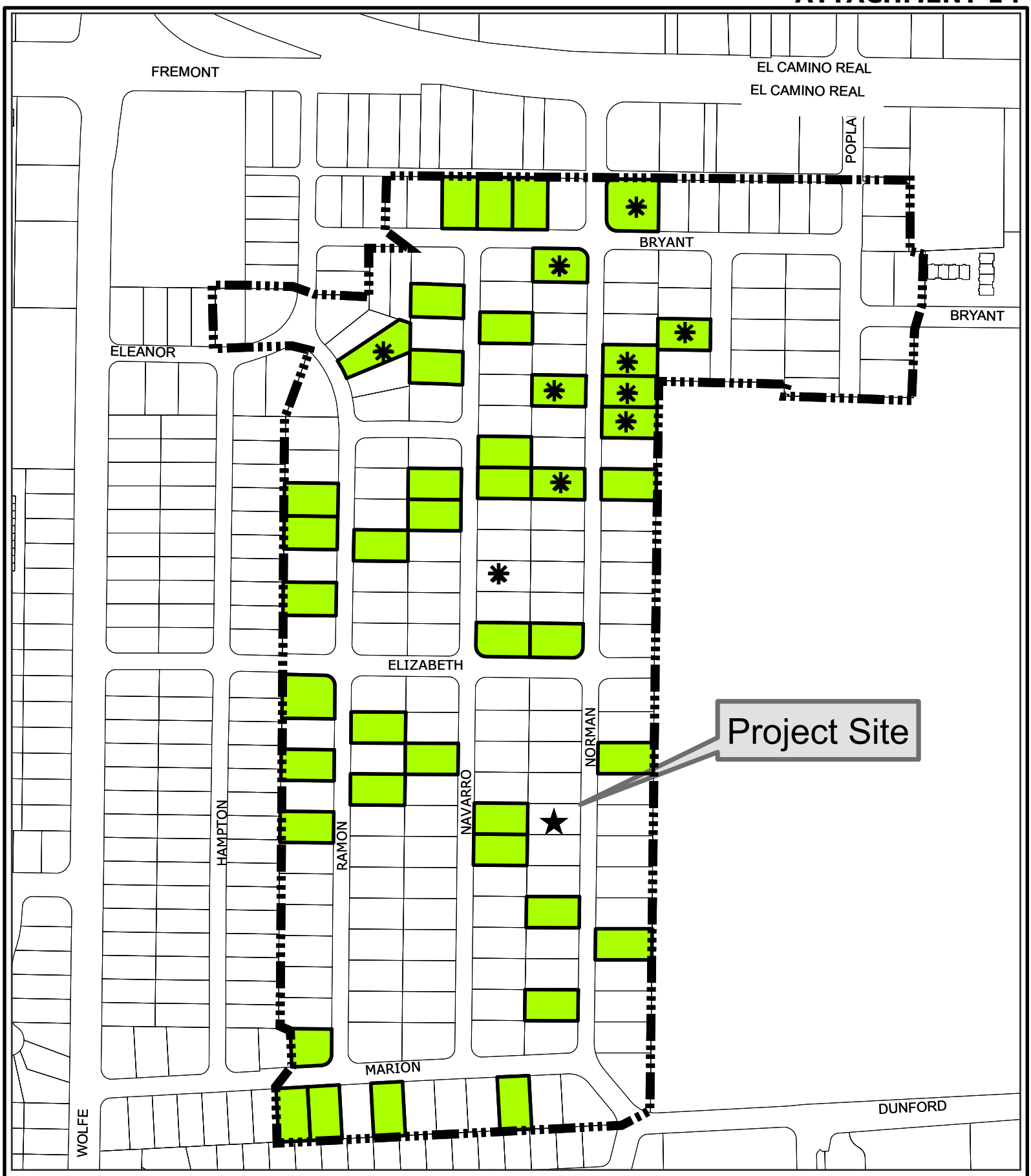

BOSS
HUGO



Largest Homes in Raynor Park R-1 Zone
by Living Area (>3,300 sq. ft. - excluding ADU, Garage, and Patio)

0 240 480 960 Feet

N W E S



New or Substantially Remodeled Homes in Raynor Park R-1 Zone ✱ = ADU

0 235 470 940 Feet

N W E S

City of Sunnyvale

Agenda Item

18-0730 **Agenda Date:** 9/25/2018

REPORT TO COUNCIL

SUBJECT
Adopt a Resolution to Amend the Classification Plan and the City's Salary Resolution to Update the Schedule of Pay to Add the Classifications of Civilian Assistant Fire Marshal and Senior Hazardous Materials Inspector; to Change Two Classification Titles; and to Increase the Pay Range of the Civilian Fire Marshal, Fire Protection Engineer I/II, Fire Protection Inspector, and Fire Prevention Inspector I/II Classifications.

BACKGROUND
This report recommends amending the Classification Plan and the City's Salary Resolution to update the schedule of pay to add the newly established classifications of Civilian Assistant Fire Marshal and Senior Hazardous Materials Inspector; to change the classification titles of Fire Protection Engineer to Fire Protection Engineer I/II and Fire Prevention Specialist I/II to Fire Prevention Inspector I/II; and to increase the pay ranges of the Civilian Fire Marshal, Fire Protection Engineer I/II, Fire Protection Inspector, and Fire Prevention Inspector I/II classifications.

EXISTING POLICY
Section 1103, entitled Classification, of the City Charter states that additions or changes to the classification plan may be adopted from time to time by the City Council upon the recommendation of the City Manager.

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)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

DISCUSSION
In 2017, the Office of the City Manager approved a classification and compensation study request from the Department of Public Safety (DPS) to review the Fire Prevention Unit. This request included a review of the current classifications and pay ranges and new potential classifications that would enhance the effectiveness of fire prevention services in the City. The Human Resources Department (HRD) contracted with Ralph Andersen & Associates to complete this survey. Survey results have been discussed with the Office of the City Manager, the Department of Public Safety, and the bargaining units responsible for the identified classifications. The following recommendations result from the work with Ralph Andersen & Associates, analysis by the Human Resources Department, and discussion with the bargaining units.

Newly Established Classifications

DPS requested the creation of a Civilian Assistant Fire Marshal classification and a Senior Hazardous Materials Inspector classification in the Fire Prevention Unit.

The creation of a Civilian Assistant Fire Marshal classification provides the most effective solution to improve the span of control and management of the Fire Prevention Unit. The Civilian Assistant Fire Marshal will serve as the technical assistant to the Civilian Fire Marshal interpreting and enforcing the provision for the fire, building and municipal codes of the city. This classification will also provide daily management, oversight and supervision of the Fire Protection Engineering positions. The Civilian Assistant Fire Marshal will be responsible for participating in predesign and project review committee meetings, reviewing and commenting on preliminary project designs submitted to Community Development, and managing and assigning construction plan reviews and inspections to staff.

The creation of the Senior Hazardous Materials Inspector classification provides an advanced level, lead classification for the Hazardous Materials Inspector series. The duties and qualifications of the Hazardous Materials Inspector classification are unique and this higher-level classification provides promotional opportunities for retention purposes. This classification will be responsible for providing complex building plan and equipment reviews and assisting with the Consolidated Unified Program Agency (CUPA) program coordination and audit activities. Additionally, this classification will provide technical assistance and lead direction to the Hazardous Materials Inspectors.

Creation of the Civilian Assistant Fire Marshal and Senior Hazardous Materials Inspector classifications provide succession planning and growth opportunities within the City. The proposed Civilian Assistant Fire Marshal salary will be 15% below the Civilian Fire Marshal. The Senior Hazardous Materials Inspector salary will be 10% above the Hazardous Materials Inspector. The Civilian Assistant Fire Marshal classification will be represented by the Sunnyvale Managers Association (SMA). The Senior Hazardous Materials Inspector classification will be represented by the Sunnyvale Employees Association (SEA/ IFPTE Local 21). Both SMA and SEA/Local 21 were provided notice and an opportunity to comment on the job descriptions and proposed pay rates for the represented classification.

<u>Classification Title Changes</u>
The Department of Human Resources is requesting to change the existing classification titles of “Fire Protection Engineer” to “Fire Protection Engineer I/II” and “Fire Prevention Specialist I/II” to “Fire Prevention Inspector I/II.”

The Fire Protection Engineer I/II classification title change would optimize the City’s ability to recruit, train, and retain employees. Recent Fire Protection Engineer recruitment efforts have been unsuccessful, with the Fire Prevention Unit relying upon contract staff for assistance. The flexible staffing model of a Fire Protection Engineer I/II allows for movement from the I level to the II level if management has determined the incumbent performs the full range of job duties and assignments. This flexibility would allow the City to consider and hire candidates based on the qualifications of the candidate pool in this tight labor market with record low unemployment rates. The I level of this classification would be compensated 10% below the Fire Protection Engineer II.

The Fire Prevention Specialist I/II classification title change to Fire Prevention Inspector I/II would align the City with the more commonly utilized title in peer agencies. Most other agencies use the term “Inspector” rather than “Specialist,” and this change will align the City to be consistent with other agencies.

The Sunnyvale Employees Association (SEA)/IFPTE Local 21 was provided notice and an opportunity to comment on the proposed classification title changes.

Pay Range Increases

A comprehensive salary survey of all Fire Prevention Unit classifications conducted by Ralph Andersen & Associates indicated the current Civilian Fire Marshal, Fire Protection Engineer, Fire Protection Inspector, and Fire Prevention Specialist I/II classifications were below the average of the comparable agencies the City uses for negotiating successor memoranda of understanding. The recommended pay range increases below considered the survey data along with current City salary ranges to maintain internal equity.

Civilian Fire Marshal

The current Civilian Fire Marshal pay range is below the average of the City's comparable agencies. Based on the results of the salary study and a review of internal equity, HRD recommends increasing the Civilian Fire Marshal control point to $182,946/annually. This is a proposed increase from $166,917/annually and aligns the Civilian Fire Marshal classification pay range with the pay range of the Assistant Director classifications in other departments.

Fire Protection Engineer I/II

The current Fire Protection Engineer pay range is below average of the City's comparable agencies and the Fire Prevention Unit has been unsuccessful with the retention and recruitment of Fire Protection Engineers. In addition to the above recommended classification title change implementing a Fire Protection Engineer I/II, based on the results of the salary study HRD recommends increasing the Fire Protection Engineer I/II pay range from the current top step of $64.3674/hour to a top step of $72.4838/hour. The proposed pay range is the average top step for the classification in the survey.

Fire Protection Inspector

The current Fire Protection Inspector pay range is below average of the City's comparable agencies. Based on the results of the salary study, HRD recommends increasing the Fire Protection Inspector pay range from the current top step of $53.6396/hour to a top step of $60.6329/hour. The proposed pay range is benchmarked 10% above the Fire Prevention Specialist II classification, allowing both promotional opportunities for internal candidates and job opportunities for external candidates.

Fire Prevention Specialist I/II

When the Fire Prevention Specialist I/II classification was created in 2012, the Department of Public Safety converted an authorized Community Services Officer position to fund the Fire Prevention Specialist I/II classification. At the direction of the City Manager, the classification was to be compensated at the same pay range as the Community Services Officer classification, therefore a salary survey was not conducted. The Fire Prevention Specialist I/II pay range is below average of the comparable agencies and the Fire Prevention Unit has been unsuccessful with the retention and recruitment of Fire Prevention Specialists. In addition to the above recommended title change to Fire Prevention Inspector I/II, HRD recommends increasing the Fire Prevention Specialist I/II pay range from the current top step of $43.1469/hour to a top step of $55.1208/hour. The proposed pay range is the average top step for the classification in the survey.

The Sunnyvale Managers Association (SMA) and Sunnyvale Employees Association (SEA)/ IFPTE Local 21 were provided notice and an opportunity to comment on the proposed pay increases for the

Civilian Fire Marshal, Fire Protection Engineer, Fire Protection Inspector, and Fire Prevention Specialist I/II classifications.

FISCAL IMPACT

Funding for Fire Prevention services comes from two sources, the General Fund and the Development Enterprise Fund. The total fiscal impact of all the adjustments is approximately $281,000 per year. About 55%, or approximately $153,000 is attributable to the General Fund, with 45% (approximately $128,000) attributable to the Development Enterprise Fund. The twenty-year impact is about $3.8 million for the General Fund and $3.2 million for the Development Enterprise Fund.

The positions are budgeted in the Department of Public Safety operating budget. Due to the high number of vacancies in these positions, the salary adjustments can be absorbed in the current year. The ongoing impact will be included in the FY 2019/20 Recommended Budget.

It's important to note that the majority of the cost for these positions is covered by fees. For development related activities, Fire Protection Engineering fees cover the cost. For hazmat and fire prevention, permit fees cover the cost, with the exception of fire prevention where cost recovery levels are set at 55% to reflect the general public safety work that the Fire Prevention Division provides. Net of fees, the impact on the General Fund is approximately $70,000 per year, or about $1.8 million over twenty years.

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. Adopt the Resolution amending Resolution Nos. 143-77 and 190-05 to Add the New Classifications of Civilian Assistant Fire Marshal and Senior Hazardous Materials Inspector; to Change the Existing Classification Titles of Fire Protection Engineer to Fire Protection Engineer I/II and Fire Prevention Specialist I/II to Fire Prevention Inspector I/II; and to Increase the Pay Ranges for the Civilian Fire Marshal, Fire Protection Engineer I/II, Fire Protection Inspector, and Fire Prevention Inspector I/II Classifications
2. Do Not Adopt a Resolution to Amend the City's Classification Plan and Salary Resolution and provide other direction to staff.

STAFF RECOMMENDATION

Alternative 1: Adopt the Resolution amending Resolution Nos. 143-77 and 190-05 to Add the New Classifications of Civilian Assistant Fire Marshal and Senior Hazardous Materials Inspector; to Change the Existing Classification Titles of Fire Protection Engineer to Fire Protection Engineer I/II and Fire Prevention Specialist I/II to Fire Prevention Inspector I/II; and to Increase the Pay Ranges for the Civilian Fire Marshal, Fire Protection Engineer I/II, Fire Protection Inspector, and Fire Prevention Inspector I/II Classifications.

Prepared by: Delanie LoFranco, Human Resources Manager
Reviewed by: Tina Murphy, Director, Human Resources

Reviewed by: Teri Silva, Assistant City Manager
Approved by: Kent Steffens, City Manager

ATTACHMENTS
1. Resolution

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING RESOLUTION NOS. 143-77 AND 190-05, TO ADD TWO NEW CLASSIFICATIONS OF CIVILIAN ASSISTANT FIRE MARSHAL AND SENIOR HAZARDOUS MATERIALS INSPECTOR TO THE CLASSIFICATION PLAN OF THE CIVIL SERVICE; CHANGE THE TITLE OF TWO CLASSIFICATIONS; AND TO UPDATE THE SCHEDULE OF PAY OF THE CITY'S SALARY RESOLUTION TO INCLUDE THE NEW CLASSIFICATIONS, AND INCREASE THE PAY RANGES FOR THE FIRE PREVENTION UNIT CLASSIFICATIONS

WHEREAS, at the request of the Department of Public Safety ("DPS"), the Human Resources staff has proposed an amendment to the Classification Plan of the Civil Service of the City of Sunnyvale to add the newly-established job classifications of "Civilian Assistant Fire Marshal" and "Senior Hazardous Materials Inspector;" to change the existing classification titles of "Fire Protection Engineer" to "Fire Protection Engineer I/II" and "Fire Prevention Specialist I/II" to "Fire Prevention Inspector I/II;" and to increase the pay ranges for the Civilian Fire Marshal, Fire Protection Engineer, Fire Protection Inspector, and Fire Prevention Specialist I/II classifications; and

WHEREAS, the City Council having considered such proposals and recommendations, desires to approve the amendment to the Classification Plan of the Civil Service and make corresponding changes to the City's Salary Resolution, and to increase the pay ranges for the Civilian Fire Marshal, Fire Protection Engineer, Fire Protection Inspector, and Fire Prevention Specialist I/II classifications.

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

1. The City Council hereby approves an amendment to the Classification Plan of the Civil Service as follows:
   a. Change the title of Fire Protection Engineer to Fire Protection Engineer I/II (0376/0377); and
   b. Change the title of Fire Prevention Specialist I/II to Fire Prevention Inspector I/II (4460/4461); and
   c. Create the classification of Civilian Assistant Fire Marshal (0371) with a pay range of $135,221 (Min. range/ Step 1) to $159,083 (Max. range/ Step 6) annually; and

d. Create the classification of Senior Hazardous Materials Inspector (4425) with a pay range of $56.4181 (Min. range/ Step 1) to $72.0052 (Max. range/ Step 6) hourly.

2. Except as herein modified, the Classification Plan, Resolution No. 143-77, as amended, shall remain in full force and effect.

3. Resolution No. 190-05 (the City's Salary Resolution) is hereby amended by adding the new classifications and pay rates set forth in Exhibit A, to the schedule of pay (salary table), attached and incorporated by reference, and to implement the changes described in this resolution. Except as herein modified, Resolution No. 190-05, as amended, shall remain in full force and effect.

4. The Salary Resolution amendments and pay rates noted above shall be effective September 23, 2018.

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

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

_____
City Clerk
(SEAL)

APPROVED:

_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

EXHIBIT A

City of Sunnyvale
Draft Salary Table - Fire Classifications

Job Code	Job Title	Unit	Pay Category	Range / Scale	Min. range / Step 1	Step 2	Step 3	Step 4	Step 5	Max. range / Step 6	Effective Date
0371	CIVILIAN ASSISTANT FIRE MARSHAL	Mgmt-SMA	E	33	135,221					159,083	9/23/2018
0369	CIVILIAN FIRE MARSHAL	Mgmt-SMA	E	21	155,504					182,946	9/23/2018
4460	FIRE PREVENTION INSPECTOR I	SEA	B	617	39.2623	41.2254	43.2867	45.4510	47.7236	50.1098	9/23/2018
4461	FIRE PREVENTION INSPECTOR II	SEA	B	106	43.1886	45.3480	47.6154	49.9962	52.4960	55.1208	9/23/2018
4475	FIRE PROTECTION INSPECTOR	SEA	B	651	47.5075	49.8829	52.3770	54.9958	57.7456	60.6329	9/23/2018
0376	FIRE PROTECTION ENGINEER I	SEA	B	215	51.6300	54.2115	56.9221	59.7682	62.7566	65.8944	9/23/2018
0377	FIRE PROTECTION ENGINEER II	SEA	B	216	56.7930	59.6327	62.6143	65.7450	69.0322	72.4838	9/23/2018
4425	SENIOR HAZARDOUS MATERIALS INSPECTOR	SEA	B	210	56.4181	59.2390	62.2009	65.3109	68.5764	72.0052	9/23/2018

Assignments of Grade and Pay Ranges to Pay Plan as Referenced in the Salary Resolution

SEA:

Category B, applies to Miscellaneous Classified Employees

MGMT-SMA:

Category E, applies to Represented Classified Management Employees

Pay rates for **Categories A, B, C, G and L** consist of hourly pay rates for each available step in each classification.
Pay rates for **Categories D, E, F, K and M** consist of the annual control point for each classification.

City of Sunnyvale

Agenda Item

18-0783 **Agenda Date:** 9/25/2018

Tentative Council Meeting Agenda Calendar

City of Sunnyvale

Tentative Council Meeting Agenda Calendar

Tuesday, October 2, 2018 - City Council

Study Session

18-0775 5:30 P.M. SPECIAL COUNCIL MEETING
Board and Commission Interviews

Tuesday, October 16, 2018 - City Council

Closed Session

18-0354 6 P.M. SPECIAL COUNCIL MEETING (Closed Session)
Closed Session held pursuant to California Government Code Section 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Manager

Public Hearings/General Business

18-0010 Appoint Applicants to Boards and Commissions

18-0646 Approval of the Conceptual Design for the Fair Oaks Park Renovation Project

18-0804 Adopt Positions on State and Local Ballot Measures for the November 6, 2018 Election

18-0850 Introduce an Ordinance to Amend Section 3.80.040 of Sunnyvale's Minimum Wage Ordinance to Limit Future Consumer Price Index (CPI) increased to a Maximum of Five (5) Percent and Update the name of CPI index from the San Francisco-Oakland-San Jose to the San Francisco-Oakland-Hayward index

Tuesday, October 30, 2018 - City Council

Study Session

18-0716 6 P.M. SPECIAL COUNCIL MEETING (Study Session)
Presentation on Public Safety Bureau of Fire Services Standards of Cover

Special Order of the Day

18-0611 SPECIAL ORDER OF THE DAY - Ceremonial Oath of Office for Commission Members

Public Hearings/General Business

18-0719 Introduce an Ordinance Amending Chapter 5.36 (Taxicabs) of the Sunnyvale Municipal Code to Comply with State Law (AB 1069) and to Make Minor Operational Revisions

18-0797 File #: 2018-7048
Location: 669 & 673 Old San Francisco Rd. (APNs 209-17-050 & 209-17-051)
Proposed Project: Appeal by a neighbor of a decision by the Planning Commission to conditionally approve related applications on a .34-acre site: SPECIAL DEVELOPMENT PERMIT and VESTING TENTATIVE MAP to allow a three-story six-unit townhouse development.
Zoning: R-3/PD
Applicant / Owner: Innovative Concepts / George Nejat
Environmental Review: Mitigated Negative Declaration
Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov <mailto:rkuchenig@sunnyvale.ca.gov>

Tuesday, November 13, 2018 - City Council

Study Session

18-0509 5:30 P.M. 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

Public Hearings/General Business

18-0186 Proposed Project: General Plan Amendment Initiation request to study changing the General Plan designation from Residential Mobile Home (RMH) to Low-medium Density Residential.
Location: 304 Persian Drive (APN: 110-13-004)
File #: 2018-7575
Zoning: RMH
Applicant / Owner: Art Construction (applicant) / Juana Valencia Et Al (owner)
Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(a).
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

18-0781 Proposed Project: General Plan Amendment Initiation request to study changing the General Plan designation for a portion of the site from Public Facility (P-F) to Medium Density Residential.
Location: 1050 West Remington Drive (APN: 202-26-007)
File #: 2018-7569
Zoning: P-F
Applicant / Owner: Catalyst Development Partners LLC (applicant) / Church of Christ of Sunnyvale (owner)
Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section

15378(a).
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

18-0790 General Plan Initiation Request to Consider Housing in the Peery Park Specific Plan at 840 W. California, and to Increase the Development Cap for Office/Industrial Development within the plan area.

18-0798 Public Hearing and Adopt a Resolution Ordering the Vacation of a Portion of Carl Road Westerly of Borregas Avenue

Tuesday, November 27, 2018 - City Council

Study Session

18-0847 6 P.M. SPECIAL COUNCIL MEETING (Study Session)
Encouraging Heat Pump Water and Space Heating (Study Issue ESD 18-01)

Public Hearings/General Business

18-0026 Agenda items pending- to be scheduled

Tuesday, December 4, 2018 - City Council

Closed Session

18-0357 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

18-0358 6 P.M. SPECIAL COUNCIL MEETING (Closed Session)
Closed Session held pursuant to California Government Code Section 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Manager
Closed Session held pursuant to California Government Code Section 54957.6: CONFERENCE WITH LABOR NEGOTIATORS
Agency designated representatives: City Council Compensation Subcommittee
Unrepresented Employee: City Manager

Public Hearings/General Business

18-0029 Agenda items pending- to be scheduled

18-0725 Consideration of Useable Open Space in Required Front Yards: Introduce an Ordinance to Amend Section 19.37.100 (Usable Open Space Design Requirements) of Chapter 19.37 (Landscaping, Irrigation and Useable Open Space) of the Sunnyvale Municipal Code, and Find that the Action is Exempt from CEQA Pursuant to CEQA Guidelines Section 15061(b)(3). (Study Issue)

Tuesday, December 18, 2018 - City Council

Closed Session

18-0355 4 P.M. SPECIAL COUNCIL MEETING (Closed Session)
Closed Session held pursuant to California Government Code Section 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: City Attorney

18-0356 5 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

18-0279 6:45 P.M. SPECIAL COUNCIL MEETING (Study Session)
Discussion of Upcoming Selection of Mayor for 2019-2020 and Vice Mayor for 2019

Tuesday, January 8, 2019 - City Council

Special Order of the Day

19-0001 Certification of November 6, 2018 Election Results - Council Seats 1, 2 and 3

19-0002 SPECIAL ORDER OF THE DAY - Recognition of Outgoing Councilmember(s)

19-0003 SPECIAL ORDER OF THE DAY - Ceremonial Oath of Office for Councilmembers - Elect

Public Hearings/General Business

19-0004 Selection of Mayor for a Two-Year Term Effective January 8, 2019

19-0005 Selection of Vice Mayor for a One-Year Term Effective January 8, 2019

19-0006 Adopt a Resolution Approving the City Council Regular Meeting Calendar for 2019 through February 2020

19-0010 Determine the 2019 Seating Arrangements for City Council

Tuesday, January 15, 2019 - City Council

Study Session

18-0278 6 P.M. SPECIAL COUNCIL MEETING (Study Session)
Discussion of 2019 Council Intergovernmental Assignments

Public Hearings/General Business

19-0007 Annual Public Hearing - Discussion of Potential Council Study Issues and Budget Issues for Calendar Year 2019

Tuesday, January 29, 2019 - City Council

Study Session

18-0740 5:30 P.M. SPECIAL COUNCIL MEETING (Study Session)
Discussion of Draft Climate Action Plan 2.0 (CAP 2.0)

Public Hearings/General Business

19-0009 Appoint Councilmembers to Intergovernmental Assignments; Ratify Appointments of Councilmembers made by Outside Agencies; Take action to Modify, Create, or Terminate Council Subcommittees

Thursday, January 31, 2019 - City Council

Public Hearings/General Business

18-0035 8:30 A.M. SPECIAL COUNCIL MEETING
Strategic Session - Policy Prioritization Workshop
Location: Sunnyvale Community Center - Neighborhood Room, 550 East Remington Drive

Tuesday, February 5, 2019 - City Council

Study Session

18-0462 6 P.M. SPECIAL COUNCIL MEETING ONLY (Study Session)
Board and Commission Interviews (as needed)

Public Hearings/General Business

18-0187 2018 4th Quarterly Consideration of General Plan Amendment Initiation Requests

19-0008 Approve the Proposed 2019 Priority Advocacy Issues and Long-term Legislative Advocacy Positions (LAPs)

Tuesday, February 26, 2019 - City Council

Public Hearings/General Business

18-0463 Appoint Applicants to Boards and Commissions

Thursday, February 28, 2019 - City Council

Study Session

18-0025 8:30 AM STUDY/BUDGET ISSUES WORKSHOP

Date to be Determined - City Council

Public Hearings/General Business

18-0289 Updates to the Murphy Station Heritage Landmark District Design Guidelines

18-0416 Eco-district Feasibility and Incentives (Study Issue ESD 13-05C)

18-0417 Encouraging Heat Pump Water and Space Heating (Study Issue ESD 18-01)

18-0653 Approve the Bernardo Avenue Undercrossing Design Options and Selection of a Preferred Design Alternative

City of Sunnyvale

Agenda Item

18-0784 **Agenda Date:** 9/25/2018

Information/Action Items

Information/Action Items - Council Directions to Staff

Date	Directive/Action Required	Dept	Due Date	Completed
3/27/18	Review the TDM program at the building used by Walmart Labs (California Avenue) and include the City Manager in discussions that identify options to solve the problem on non-compliance. Work with OCA and bring back update to Council.	DPW	Sept 2018	
5/8/18	Staff to research any other available off road parking for the Bay Trails and provide an update by the end of the year.	DPW	12/18/18	
5/8/18	Provide information report to Council on the findings when the speed survey for Caribbean is complete.	DPW	Oct 2018	
5/25/18	Provide more information on the connection between sales tax generation and land uses	OCM	Spring 2019	
5/25/18	Bring back the sales tax chart by City when the Council considers the El Camino Real Precise Plan update	CDD	Spring 2019	
7/17/18	Staff to work with the Chamber of Commerce in gathering information or making a recommendation on what options may be available to the hotels to encourage occupancy on the weekend.	OCM	Jan 2019	
8/28/18	Staff to provide quarterly updates to Council on ERP implementation progress	OCM	Dec 2018	
8/28/18	As part of the final design and construction, staff re-review the proposed project improvements at Ross Drive to determine if a crosswalk could be installed to connect to the new sidewalk being installed on Ross Drive to the cold weather shelter.	DPW	Oct 2018	

New Study/Budget Issues Sponsored by Council

Date Requested	Study Issue Topic	Requested By	Dept	Approved by City Manager
7/17/18	Study issue paper on a policy designating the Mayor the authority to determine any flags that may be flown at the Civic Center in recognition of organized groups, e.g., gay pride, domestic violence.	**Hendricks**, Smith, Klein, Griffith, Melton	OCM	
7/31/18	Study issue to consider an ordinance for the Right to Lease for 6 and 12 Months	**Smith**, Hendricks, Klein, Goldman	CDD	
8/28/18	Study issue on the installment of a Eruv in Sunnyvale, requested by the South Peninsula Hebrew Day School.	**Hendricks,** Larsson	DPW	

Initial Sponsor in Bold.

Printed on 9/20/2018

City of Sunnyvale

Agenda Item

18-0715 **Agenda Date:** 9/25/2018

Board/Commission Meeting Minutes

City of Sunnyvale

Meeting Minutes - Final
Heritage Preservation Commission

Wednesday, August 1, 2018	**7:00 PM**	**West Conference Room, City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

CALL TO ORDER

Vice Chair Hopkins called the meeting to order.

SALUTE TO THE FLAG

Vice Chair Hopkins led the salute to the flag.

ROLL CALL

Present: 5 - Vice Chair Dawn Hopkins
Commissioner Dixie Larsen
Commissioner Mike Michitaka
Commissioner Kenneth Valenzuela
Commissioner David Wu

PRESENTATION

None

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

1.A. 18-0600 Approve the Draft Heritage Preservation Commission Meeting Minutes of June 6, 2018

Commissioner Michitaka made a motion and Commissioner Larsen seconded to approve the Draft Heritage Preservation Commission Meeting Minutes of June 6, 2018, as modified.

Yes: 4 - Vice Chair Hopkins
Commissioner Larsen
Commissioner Michitaka
Commissioner Valenzuela

No: 0

Abstain: 1 - Commissioner Wu

PUBLIC HEARINGS/GENERAL BUSINESS

2. 18-0578 **Proposed Project:**

RESOURCE ALTERATION PERMIT: to allow modification to the front facade of the main residence, including a new 6-foot tall gate; and

VARIANCE: to allow an increase of the existing height of the legal and nonconforming detached garage with insufficient side and rear setbacks in the rear yard.

Location: 559 S Taaffe Street (APN: 209-29-043)

File #: 2018-7120

Zoning: R-0/HH

Applicant / Owner: Rob Mayer (applicant) / Sonal Gupta and Apurva P Samudra (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

Project Planner: Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

Associate Planner Kelly Cha presented the staff report. She noted that the application is to increase the height of the legal and non-conforming detached garage with substandard side and rear setbacks. She also noted that the plans include a new 6-foot tall driveway gate.

Commissioner Michitaka asked staff about the permit history. Ms. Cha confirmed that a permit to build a second floor was submitted by the previous owner and has since expired.

Commissioner Larsen asked staff about the style and material of the new driveway gate.

Commissioner Wu asked staff to clarify the insufficient setbacks in the side and rear of the detached garage.

Commissioner Larsen asked if there are other driveway gates currently on the same street and Ms. Cha said yes, that there are front yard fences and driveway gates on the same street and within the Heritage District.

Ms. Caliva-Lepe noted that fences are not specifically addressed in the

Taaffe-Frances Neighborhood Design Guidelines. She also added that conditions of approval can be added if the commission felt that the design of the fence impacted the district.

Commissioner Michitaka asked about the Variance and Ms. Cha noted that it addresses the setbacks of the legal non-conforming garage. He also asked staff about the Findings in the report and Ms. Caliva-Lepe clarified the setback requirements of the garage.

Sonal Gupta, owner presented her proposal and said that an extra bathroom is desired for her family and to fix the dilapidated garage that currently has no foundation.

Architect Rob Mayer, applicant on behalf of the owner, further presented their proposal. He noted that they have determined that the best option to keep a garage on the site is to leave it in its current location. He requested that the Commission reconsider Condition of Approval PS-1.a) and not require muttons, or a divided light window, for the new front window. He then noted that he consulted with his historian about the Secretary of Interior Standards about the muttons, who suggested that muttons were not necessary because it helps to differentiate the original home from the existing. Mr. Mayer then discussed the driveway design and planter strip as it transitions to the driveway.

Sonal Gupta, property owner, noted that the reason for the proposed driveway gate is for the safety of her family. Comm. Larsen asked staff to clarify the design and location of the gate.

Comm. Wu asked about the window design in relation to design guidelines. Ms. Caliva-Lepe clarified that staff is recommending the muttons be installed to create a divided light window, which complies with the Taaffe-Frances Heritage Neighborhood Design Guidelines.

Vice Chair Hopkins opened the public hearing.

Ms. Hamilton, property owner south of the subject property, said that she was supportive of the reduced setbacks, portal wall to remain at the existing height, and increased garage height. She agreed with the property owner that carriage-style doors and a divided light window are not needed. Ms. Hamilton also noted other front yard fences in the neighborhood and was supportive of the driveway gate.

Steve Caroompas, neighbor, spoke in favor of the project and said that the raised height of the garage would even look better to screen the rear neighbor.

Ms. Cha clarified that the reason behind staff's recommendation to reduce the height of the portal wall was to minimize the increased garage height and non-conformity.

Mike Kapolnek, neighbor to the north, also expressed support for the project and removal of the condition of approval to require the divided light window.

Patrick Hughes, former resident of the subject property, complemented the owner on the design of the garage and agreed that a single-pane window would match a window along the rear elevation. Mr. Hughes also expressed support for the portal wall height to remain and increased garage height.

Patrick McGee and Kathy Harnick, neighbors, also stated their support for the project.

Vice Chair Hopkins closed the public hearing.

Commissioner Valenzuela clarified that the portal wall is partially visible from the street.

Commissioner Larsen asked about the gates and staff clarified that they are wooden gates.

Commissioner Wu asked if there is space for a vehicle in front of the driveway gate and staff confirmed that there is enough space to fit a car and avoid overhang into the public right-of-way.

Commissioner Larsen asked further about the windows and Commissioner Michitaka asked about the alternatives stated on the report.

Commissioner Larsen asked if the existing window facing the street is also divided light. Staff confirmed that there is an existing divided light window facing the street and that the new window, as conditioned by staff to be divided light, will match.

MOTION:

Commissioner Larsen moved and Commissioner Wu seconded the motion for Alternative 2 – Approve the Resource Alteration Permit and Variance with modified conditions, confirming support for PS-1.a) for a divided light window.

FRIENDLY AMENDMENT:

Commissioner Larsen offered a friendly amendment to allow the garage height to be increased by 8 inches in order to maintain the existing attached portal arch, subject to review and approval by the Director of Community Development.

Motion carried as follows:

Yes: 5 - Vice Chair Hopkins
Commissioner Larsen
Commissioner Michitaka
Commissioner Valenzuela
Commissioner Wu

No: 0

3. 18-0678 **Proposed Project:** **RESOURCE ALTERATION PERMIT** to consider the historic significance of a single-family home which is listed as part of the Sunnyvale Heritage Resource Inventory.
Location: 335 Charles Street (APN: 165-13-037)
File #: 2018-7441
Zoning: R-2 (Low Medium Density Residential)
Applicant / Owner: Design Discoveries / Steve Caroompas
Environmental Review: Environmental review will be conducted as required by the California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.
Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

Noren Caliva-Lepe presented the report.

Commissioner Wu asked about the unique design of the home and Ms. Caliva-Lepe explained the unique curved bracketed gable described in page 1 of Attachment 3 in the report. She noted that the DPR form states that this curved gable is why it was placed on the Heritage Resource Inventory List.

Commissioner Larsen stated that she believes that the home should have never

been listed as a Heritage Resource.

Commissioner Wu asked staff if there are any Heritage Resources nearby. Ms. Caliva-Lepe noted that there is one other home on Charles that is listed as a Heritage Resource because of the significance of the former occupants of the home.

Ms. Caliva-Lepe noted the background of why the home owner is requesting for the home to be de-listed. Ms. Caliva-Lepe noted that the owner initially was applying for a rear addition.

Owner Steve Caroompas noted his agreement to preserve the existing home and will be applying for a rear addition to address his family's need for an added bedroom.

Dr. Anthony Kirk, historical consultant for the property owner, summarized the history of the property. Dr. Kirk noted that the unique features used to list the property are not consistent with the Craftsman architectural style. Dr. Kirk concluded that the home does not appear to meet the criteria for listing as a Heritage Resource for the reasons noted in the report.

Vice Chair opened the public hearing.

There were no public comments.

Vice Chair Hopkins closed the public hearing.

Comm. Wu asked if there are any responses from the 66 public notices that were mailed and Ms. Caliva-Lepe noted that staff has not received any inquiries or comments about the project.

MOTION:

Comm. Michitaka moved and Comm. Valenzuela seconded the motion for Alternative 1 - Determine that the single-family home does not have local historic significance and recommend that the home be removed from the Sunnyvale Heritage Resource Inventory.

Motion carried as follows:

Yes: 5 - Vice Chair Hopkins
Commissioner Larsen
Commissioner Michitaka
Commissioner Valenzuela
Commissioner Wu

No: 0

4. 18-0601 Selection of Chair and Vice Chair

Commissioner Michitaka motioned and Commissioner Valenzuela seconded for Vice Chair Hopkins to serve as chair.

Yes: 4 - Commissioner Larsen
Commissioner Michitaka
Commissioner Valenzuela
Commissioner Wu

No: 0

Abstain: 1 - Vice Chair Hopkins

Commissioner Michitaka motioned and Chair Hopkins seconded for Commissioner Larsen to serve as Vice Chair.

Yes: 4 - Vice Chair Hopkins
Commissioner Michitaka
Commissioner Valenzuela
Commissioner Wu

No: 0

Abstain: 1 - Commissioner Larsen

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

Comm. Wu gave a presentation about the history of cultural diversity in Sunnyvale. Comm. Wu suggested a study issue to explore minority groups' contributions to the development and history of Sunnyvale. Comm. Wu also recommended that a bicycle map be created or updated with landmark and heritage resources.

Comm. Valenzuela also recommended a study to explore Sunnyvale's involvement in the electronic movement, such as the founding of Atari in Sunnyvale.

Chair Hopkins added that a stamp or pin program may be used to encourage residents to visit historic sites. Chair Hopkins was interested in what other cities are doing and how it can be incorporated into the pending plaque program study.

Comm. Michitaka acknowledged budget constraints for study issues and expressed support for the completion of the Murphy Avenue Design Guidelines.

Councilmember Melton introduced himself as the liaison to the commission for the next six months and encouraged the commission to continue to put forth study issue ideas.

Ms. Caliva-Lepe noted that she will draft the discussed study issue proposals for ranking later in the year.

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

None.

INFORMATION ONLY REPORTS/ITEMS

None.

ADJOURNMENT

Chair Hopkins adjourned the meeting at 9:00 p.m.

City of Sunnyvale

Meeting Minutes - Final
Planning Commission

Monday, August 27, 2018 | **6:30 PM** | **Council Chambers and West Conference Room, City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing 7 PM

6:30 P.M. STUDY SESSION

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

A. 18-0741 **Proposed Project**:

PEERY PARK PLAN REVIEW PERMIT and VESTING TENTATIVE MAP: to redevelop industrial property into 118 multi-family units, including 96 townhome condominiums and 22 duets within the Peery Park Specific Plan.

Location: 740 San Aleso Avenue (APN's: 204-01-006; 204-01-007; 204-01-015; 204-01-016; 204-02-005)
File #: 2016-7962
Zoning: PPSP/NT
Applicant / Owner: CalAtlantic Homes/CalAtlantic Group Inc
Project Planner: Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

4 Public Comment on Study Session Agenda Items

5 Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Howard called the meeting to order at 7:01 PM in the Council Chambers.

SALUTE TO THE FLAG

Chair Howard led the salute to the flag.

ROLL CALL

Present: 6 - Chair Daniel Howard
Commissioner John Howe
Commissioner Ken Olevson
Vice Chair David Simons
Commissioner Ken Rheaume
Commissioner Sue Harrison

Absent: 1 - Commissioner Carol Weiss

Status of absence; Commissioner Weiss's absence is excused.

ORAL COMMUNICATIONS

Maryann Welch thanked the City for always being helpful, respectful and following through on her requests. Ms. Welch asked the City to fix the sidewalks along North Murphy Avenue and trim the trees.

CONSENT CALENDAR

Commissioner Howe moved and Commissioner Harrison seconded the motion to approve the Consent Calendar. The motion carried by the following vote:

Yes: 6 - Chair Howard
Commissioner Howe
Commissioner Olevson
Vice Chair Simons
Commissioner Rheaume
Commissioner Harrison

No: 0

Absent: 1 - Commissioner Weiss

1. A 18-0746 Approve Planning Commission Meeting Minutes of August 13, 2018

PUBLIC HEARINGS/GENERAL BUSINESS

2. 18-0739 **Proposed Project: DESIGN REVIEW** to allow Verizon wireless telecommunications facility on a replacement utility pole in the public right-of-way on the north side of W. McKinley Avenue at the southwest corner of Washington Park.

Correction: The project was advertised as a Use Permit but staff is processing it as a Design Review in accordance with Sunnyvale Municipal Code 19.54.160.
Location: in the public right-of-way on the north side of W. McKinley Avenue near the southwest corner of Washington Park.
File #: 2018-7409
Zoning: PF (Public Facility)
Applicant: Verizon Wireless C/O The CBR Group
Owner: City of Sunnyvale right-of-way
Environmental Review: Class 3 Categorical Exemption relieves this project from the
California Environmental Quality Act (CEQA) provisions that includes installation of small new equipment and facilities in small structures (CEQA Guidelines Section 15303).
Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov

Associate Planner Teresa Zarrin presented the staff report.

Vice Chair Simons asked staff if transmitters can be placed above a powered section of a utility pole. Assistant Director Miner provided the specific requirements and explained the City standards.

Commissioner Harrison asked staff about installing the wireless telecommunications facility on a light pole in the park, as suggested by a member of the public. Assistant Director Miner advised that Verizon has the right to use utility poles in the public right-of-way and that the City cannot require installation at another location. Assistant Director Miner stated that staff worked with Verizon to mitigate any impact on Washington Park and the surrounding neighborhood.

Commissioner Howe clarified with Assistant Director Miner that the utility pole is owned by the Northern California Joint Pole Association.

Chair Howard opened the Public Hearing.

Mark Peters, representing the CBR group and Verizon Wireless (Verizon), presented images and information about the proposed project.

William Hammett, representing Hammett & Edison Inc., presented information about the proposed project.

Vice Chair Simons asked the applicant about the available quadrants on the utility

pole. Mr. Peters provided information about the quadrant requirements and the available climbing space.

Commissioner Rheaume asked the applicant about their preference for light poles or utility poles. Mr. Peters provided details about the different uses of the two types of poles.

Chair Howard asked the applicant about the elimination of the battery backup. Mr. Peters advised that the battery backup is meant to provide service during emergencies but that it would violate the City's noise ordinance.

Assistant Director Miner noted that this item is required to be heard by Planning Commission because it is within 300 feet of a public park and stated that this item can be appealed to the City Council.

Tao Feng discussed his concerns with the lack of radio frequency (RF) emission data pertaining to the effects on the second stories of the adjacent homes, aesthetic impacts and neighborhood compatibility of the proposed project.

Mr. Hammett presented additional information about the proposed project.

Commissioner Harrison clarified with Mr. Peters that the data analysis completed by Mr. Hammett was not part of the original submission package but that it can be provided to the City.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Harrison seconded the motion for Alternative 1 – Approve the Design Review based on the Findings in Attachment 2 and the Conditions of Approval in Attachment 3.

Commissioner Howe commented that the applicant has the right to implement wireless telecommunications facilities in the public right-of-way and that this item is being heard by the Planning Commission because the utility pole is within 300 feet of a public park.

Commissioner Harrison stated that she can make the findings for the Design Review and that the utility pole's placement meets the location and safety requirements.

Commissioner Olevson stated that he will be supporting the motion. Commissioner Olevson noted that the City does not have the authority to determine radiation levels but that the proposed project meets the City's criteria. Commissioner Olevson commented that the proposed project appears safe and well designed.

Chair Howard stated that he will be supporting the motion for the reasons cited by Commissioner Howe, Commissioner Harrison and Commissioner Olevson.

The motion carried by the following vote:

Yes: 6 - Chair Howard
Commissioner Howe
Commissioner Olevson
Vice Chair Simons
Commissioner Rheaume
Commissioner Harrison

No: 0

Absent: 1 - Commissioner Weiss

Assistant Director Miner stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

3. 18-0731 **Proposed Project:**

TENTATIVE MAP to subdivide existing one 8,147 sq. ft. lot to two lots.

SPECIAL DEVELOPMENT PERMIT to demolish two existing one-story residential units and construct two new two-story detached single family homes and associated improvements. Each home results in a gross floor area of 2,420 square feet (2,002 square feet of living area and 418 square feet garage) and 60% FAR on a 4,074-square foot lot.

Location: 417 and 421 E Washington Ave. (APN: 209-04-034)
File #: 2017-8019
Zoning: R-2/PD
Applicant / Owner: LADC Consulting Inc. / Silver Maple Investments LLC
Environmental Review: Categorically exempt from further environmental review pursuant to Class 3, Section 15303 of the California Environmental Quality Act (CEQA).

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Principal Planner Gerri Caruso presented the staff report.

Vice Chair Simons asked staff if there was a discussion regarding an alternative layout. Principal Planner Caruso advised that the applicant can speak to the development of the current layout.

Vice Chair Simons asked staff if there was a discussion about placing the bulk of the second story towards the back of the site. Principal Planner Caruso advised that higher sill windows were implemented to mitigate privacy concerns.

Commissioner Rheaume stated his concern regarding the front elevation, protrusion of the garages, and the tunnel effect created between the homes. Commissioner Rheaume noted that the Design Guidelines require the garages to be compatible with the neighborhood and that homes in the neighborhood primarily have garages in the back. Commissioner Rheaume asked staff if tandem parking is a possibility. Principal Planner Caruso stated that tandem parking was discussed with the applicant but that they did not want to pursue that option. Assistant Director Miner stated that the site would meet the criteria for tandem parking.

Commissioner Rheaume noted his concern regarding inconsistencies between the materials in the site plans and material boards, as well as the quality of the materials.

Commissioner Harrison asked staff if Condition of Approval (COA) BP-20 to underground utilities is standard for a subdivision. Assistant Director Miner advised that only the service drop must be undergrounded.

Commissioner Olevson commented on the site's R-2 zoning with a Planned Development (PD) overlay and stated his concern that the proposed project is stretching the zoning code to obtain an outcome. Principal Planner Caruso stated that staff considers this an acceptable use of the Special Development Permit (SDP) and that the policy was created for the development of small lots. Commissioner Olevson stated that the proposed project will create two non-conforming lots. Principal Planner Caruso explained that the lots will not be non-conforming if approved under an SDP.

Chair Howard opened the Public Hearing.

Jennie Lee, applicant and owner, presented information about the proposed project.

Commissioner Rheaume asked Ms. Lee why she did not want to pursue a tandem garage. Ms. Lee stated an opinion that it is an inconvenient design for access but that she could explore the possibility. Commissioner Rheaume asked Ms. Lee about the inconsistencies in the depicted materials. Ms. Lee provided information about the recent design changes and stated that the renderings may be outdated.

Vice Chair Simons noted his concern regarding the garage's impact on the proposed project's aesthetic and commented on garage orientations in the neighborhood. Ms. Lee provided information about current and previous design configurations.

Timothy Yu discussed his concerns with privacy, the two-story design and the potential loss of light due to shading from the proposed project.

Mitchell Diamond, Sunnyvale resident, discussed his concerns with Floor Area Ratio (FAR), neighborhood compatibility and use of the SDP for the proposed project.

Laura Sharpless discussed her concerns with FAR, aesthetic impact of the garages and neighborhood compatibility for the proposed project.

Commissioner Rheaume confirmed with Ms. Sharpless that her project achieved 44.8% FAR.

Qing Li, representing LADC Consulting Inc., presented additional information about the proposed project.

Ms. Lee presented additional information about the proposed project.

Commissioner Harrison discussed reducing the first-floor plate height to eight feet with Ms. Lee.

Commissioner Harrison clarified the final design for the garage doors with Ms. Lee. Commissioner Harrison confirmed with Ms. Lee that they will work with staff to match the railing ornamentation to the overall architectural style.

Chair Howard closed the Public Hearing.

Commissioner Rheaume discussed the potential for this item to be continued and return to a study session and future public hearing with Assistant Director Miner. Senior Assistant City Attorney Rebecca Moon provided information about the different options for the applicant.

Chair Howard confirmed with Principal Planner Caruso that a front porch does not count towards the FAR.

Commissioner Olevson asked staff about continuing this item to a date certain. Assistant Director Miner provided information about continuing to a date uncertain and the need to obtain the applicant's input.

Commissioner Howe asked staff about implications for the applicant as it relates to the Permit Streamlining Act. Senior Assistant City Attorney Moon stated that the applicant would need to request a continuance at the hearing and subsequently provide this request in writing.

Chair Howard reopened the Public Hearing for the limited purpose of discussing the possibility of a continuance with the applicant.

Assistant Director Miner advised that the project, whether approved or denied, can be appealed within 15 days to the City Council. Assistant Director Miner provided information to Ms. Lee about the continuance process and summarized the concerns as presented by the Planning Commissioners – that the proposed project is leading with the garage, overwhelming the street, the need for a living area to be street-facing, the potential for tandem parking, the need for consistent use of quality materials and to mitigate privacy concerns for the adjacent neighbor.

Commissioner Rheaume confirmed with Assistant Director Miner that a future study session would be appropriate if this item is continued.

Commissioner Harrison requested that the proposed project's bulk, including the first-floor plate height, be addressed. Chair Howard requested that the proposed project's FAR be reduced closer to 45%.

Chair Howard asked Ms. Lee about her interest in requesting a continuance. Senior Assistant City Attorney Moon and Assistant Director Miner provided information to Ms. Lee, Chair Howard and Commissioner Harrison regarding the options, associated fees and potential time frames.

Ms. Lee stated that she would like to request a continuance for the proposed project to address the concerns as presented by the Planning Commissioners.

Chair Howard closed the Public Hearing.

MOTION: Commissioner Howe moved and Commissioner Rheaume seconded the motion to continue this item to a date uncertain, as requested by the applicant, and to schedule a future study session once the project has been revised.

Commissioner Rheaume stated that this item is being continued because the garages as designed do not meet the Design Guidelines and are not compatible with the neighborhood. Commissioner Rheaume commented on the tunnel effect between the two homes and the lack of street facing windows. Commissioner Rheaume noted his appreciation of the applicant's due diligence to make this project work. Commissioner Rheaume commented on the advantage of the site's proximity to Downtown and the desired focus on a pedestrian friendly feel for the neighborhood. Commissioner Rheaume stated that the design inconsistencies also need to be addressed.

Vice Chair Simons recommended that the garages be framed in white to diminish their prominent nature. Vice Chair Simons stated an opinion that windows on the side of the garages would help integrate the garage. Vice Chair Simons recommended flipping the homes to eliminate the tunnel effect and to achieve consistency in architecture and quality of materials. Vice Chair Simons commented on the current garage design not meeting the neighborhood look and feel.

Commissioner Olevson stated that he will be supporting the motion for the continuance. Commissioner Olevson noted his initial objection to the subdivision and stated an opinion that a duet would preserve the street view and allow for the requested density, without changing the zoning. Commissioner Olevson encouraged the applicant to consider a duet as an alternative design that would minimize the proposed project's bulk and meet City requirements.

Chair Howard stated that he will be supporting the motion. Chair Howard commented on the walkability of the project site and its adjacency to transit services and amenities. Chair Howard stated that a more appropriate design will be more harmonious with the neighborhood. Chair Howard noted that as addressed by the public, the FAR for the proposed project would be an outlier in the neighborhood

and that the Design Guidelines need to be met.

The motion carried by the following vote:

Yes: 6 - Chair Howard
Commissioner Howe
Commissioner Olevson
Vice Chair Simons
Commissioner Rheaume
Commissioner Harrison

No: 0

Absent: 1 - Commissioner Weiss

Assistant Director Miner stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

4. 18-0685 **Proposed Project: PEERY PARK PLAN REVIEW PERMIT and VESTING TENTATIVE MAP:** To redevelop an existing office/industrial site into a residential development consisting of 65 units (18 duets and 47 townhomes).
Location: 370 San Aleso Avenue (APNs: 204-01-005)
File #: 2018-7315
Applicant/Owner: Toll Brothers
Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c) (2) and (4) and Public Resources Code Section 21094(c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.
Project Planner: Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

Project Planner Margaret Netto presented the staff report.

Commissioner Howe confirmed with Project Planner Netto that an eight-foot masonry wall will be implemented as a buffer between the proposed project and adjacent residences. Commissioner Howe confirmed with Project Planner Netto that the previously approved wall was also eight feet tall.

Commissioner Howe asked staff how traffic and projects in the pipeline were accounted for with this project. Assistant Director Miner stated that the Peery Park Specific Plan (PPSP) anticipated residential uses for this area and that this project

was compared to the PPSP Environmental Impact Report (EIR), which determined that there would be no significant changes based on the findings of the PPSP EIR.

Commissioner Olevson asked staff about the removal of one dwelling unit to eliminate the front setback deviation. Assistant Director Miner clarified that the average deviation is 11 inches and that likely the design can be modified to make up that difference without removing a unit.

Commissioner Olevson commented on the delay in posting site plans online and asked for staff comments. Senior Assistant City Attorney Rebecca Moon advised that this did not violate the Brown Act as the agenda was properly noticed.

Commissioner Rheaume commented on the need for pictures of the balconies and windows and asked staff about the window trim. Project Planner Netto stated that the applicant can speak to these items.

Commissioner Rheaume asked staff why only six of 111 trees will be saved. Assistant Director Miner provided information about the City Arborist's recommendation and difficulties based on the site layout. Assistant Director Miner stated that staff is open to a request for the relocation of additional trees.

Chair Howard stated that he received a notice in the mail but that his property is not within the noticing radius. Senior Assistant City Attorney Moon advised Chair Howard that based on the Fair Political Practices Commission (FPCC) rules he should recuse himself if a reasonable person would believe that the proposed project would affect his property values. Chair Howard stated an opinion that the proposed project would not impact his property values.

Chair Howard opened the Public Hearing.

Alli Sweeney, representing Toll Brothers, presented images and information about the proposed project.

Debra Falese, representing Woodley Architectural Group Inc., presented images and information about the proposed project.

Vice Chair Simons discussed potential textural changes with Ms. Falese. Vice Chair Simons confirmed with Ms. Falese that full, style specific gutters will be implemented.

Vice Chair Simons requested the use of native, large species trees as appropriate for the site. Shari Van Dorn, representing Van Dorn Abed Landscape Architects Inc., confirmed that they will use native trees as feasible.

Commissioner Rheaume stated that he met with the applicant. Commissioner Rheaume asked the applicant about a final determination for the window trim. Ms. Falese advised that they will use a wood grain trim for the wooden window areas. Commissioner Rheaume confirmed the window colors and the use of external grids for the windows with Ms. Falese.

Sharon McKnight spoke in support of the proposed project and cited issues with vacant buildings along San Aleso Avenue. Ms. McKnight discussed her concerns regarding the existing pine trees and requested the removal of the two parking spaces adjacent to the single-family homes.

Valerie Suares spoke in support of the proposed project and noted her appreciation of the Toll Brothers responding to neighborhood concerns. Ms. Suares stated her support for Ms. McKnight's request regarding the removal of two parking spaces.

Michael Sims, Sunnyvale resident, requested consistency for the masonry wall as his property adjoins the proposed project and another development.

Maryann Welch discussed her concerns with water, traffic, affordability and Homeowners Association issues for the proposed project.

Barry Boole, Sunnyvale resident, requested at least a ten-foot wall and suggested replacement of the existing pine trees with Italian Cypress trees.

Matthew Weaver, Sunnyvale resident, seconded Mr. Boole's comments and requested at least a ten-foot fence for privacy.

Commissioner Howe confirmed with Ms. Sweeney that the existing pine trees will be removed and that the replacement trees have not yet been specified.

Commissioner Rheaume asked the applicant about retaining additional protected trees. David Hamilton, representing Mighty Tree Movers, provided background about the potential to save additional trees and advised that potentially one or two additional redwoods could be replanted.

Commissioner Harrison asked the applicant about the level of change to the sewer and stormwater systems. Eddie Sieu, representing Ruggeri-Jensen-Azar, advised that the sewer utilities are the deepest at six feet.

Mr. Hamilton provided details to Commissioner Harrison about the tree relocation process.

Chair Howard closed the Public Hearing.

MOTION: Vice Chair Simons moved and Commissioner Rheaume seconded the motion for Alternative 2 – Alternative 1 with modified Conditions of Approval –
1. Staff will review the transplantation of two or more additional redwoods then proposed in good condition;
2. The applicant will coordinate the materials and height of the back fence with the adjacent project to ensure consistency along neighboring properties;
3. The applicant will implement a sound wall quality fence near the two parking spots adjacent to the adjoining single family homes;
4. Use of native large species trees will be maximized as appropriate for placement on site;
5. The external gutters will architecturally match the corresponding designs; and,
6. Colosseum Travertine in color Roman will replace the Country Beige French Limestone and consideration will be given to replace the French White with a tile that has more variability, if an appropriate size is available.

Vice Chair Simons complimented the applicant for incorporating the study session comments into the proposed project's design. Vice Chair Simons stated an opinion that this project will be a good addition to the City and the neighborhood.

Commissioner Rheaume stated that he can make the findings and thanked staff and the applicant for updating the project based on study session feedback. Commissioner Rheaume commented on the quality of the materials and his appreciation for the material boards. Commissioner Rheaume stated his desire to save more trees. Commissioner Rheaume noted his agreement with the neighbors that Toll Brothers seem to be a good group.

Commissioner Howe clarified the motion with Vice Chair Simons. Commissioner Howe stated that he will be supporting the motion and can make the findings.

The motion carried by the following vote:

Yes: 6 - Chair Howard
Commissioner Howe
Commissioner Olevson
Vice Chair Simons
Commissioner Rheaume
Commissioner Harrison

No: 0

Absent: 1 - Commissioner Weiss

Assistant Director Miner stated that this decision is final unless appealed to the City Council within 15 days or called up by the City Council within 15 days.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

Commissioner Harrison commented that one of the homes is currently being renovated for the proposed project at 932 Eleanor Way and 1358 Hampton Drive.

-Staff Comments

Assistant Director Miner stated that the proposed project at 932 Eleanor Way and 1358 Hampton Drive will be considered by the City Council on August 28, 2018. Assistant Director Miner provided information about approval by the City Council of the proposed projects at 814 Coolidge Avenue and the General Plan Amendment Initiation to amend the Lawrence Station Area Plan (LSAP). Assistant Director Miner commented that a Principal Planner has been hired to complete the update of the Moffett Park Specific Plan (MPSP).

ADJOURNMENT

Chair Howard adjourned the meeting at 10:20 PM.