

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

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Santa Clara County Clerk—Recorder's Office
State of California



Document No.: 761
Number of Pages: 34
Filed and Posted On: 2/11/2014
Through: 3/04/2014
CRO Order Number:
Fee Total: 0.00

REGINA ALCOMENDRAS, County Clerk—Recorder
by Veronica Aguirre, Deputy Clerk—Recorder, *[Signature]*

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: Application for a Rezone and Design Review
3. APPLICANT NAME: Arctek Inc./ St. Jude Medical PHONE: 408-730-7444
4. APPLICANT ADDRESS: 645 Almanor Ave., Sunnyvale, CA 94086
5. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. NOTICE TO BE POSTED FOR 21 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|---|-------------|---------|
| <input type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152) | \$ 3,029.75 | \$ 0.00 |
| <input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,181.25 | \$ 0.00 |
| <input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ 0.00 |
| <input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u> | \$ 1,030.25 | \$ 0.00 |
| <input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ 0.00 |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

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

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

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

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

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

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

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

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

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

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



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

File#: 761 2/11/2014

File Number: 2012-8014
No. 14-001

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT TITLE:

Application for a **Rezone** and **Design Review** filed by **St. Jude Medical**.

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2012-8014
Location: 645 Almanor Ave. (APN: 165-44004, -005, -008, -009, -010, -011)
Proposed Project: **REZONE** from M-S (Industrial and Service) to M-S-100% (Industrial and Service 100% FAR)
DESIGN REVIEW to allow construction of a 6-story, 172,675 square foot office R&D building resulting in a 100% Floor Area Ratio (FAR) and serviced by a new 5-level parking structure.
Applicant / Owner: Arctek Inc. / St. Jude Medical
Environmental Review: Mitigated Negative Declaration
Staff Contact: Shétal Divatia, 408-730-7637, sdivatia@sunnyvale.ca.gov

WHERE TO VIEW THIS DOCUMENT:

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

This **Mitigated Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, March 25, 2014**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, March 3, 2014 at 8:00 p.m. and **Tuesday, March 25, 2014** at 7:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

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

Circulated On February 11, 2014

Signed: 
Gerri Caruso, Principal Planner

Project Title	St. Jude Medical Facility: Application (2012-8014) for a Design Review to allow construction of a six-story, 172,675 square foot office/R&D building at 100 percent Floor Area Ratio (FAR) and with a five-level parking structure at 645 Almanor Avenue. Rezone from M-S (Industrial and Service) to M-S-100%FAR (Industrial and Service 100%FAR).
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Shétal Divatia , Associate Planner
Phone Number	408-730-7637
Project Location	645 Almanor Avenue, between North Pastoria Avenue and Vaqueros Avenue, and south of US 101
Applicant's Name	St. Jude Medical
Project Address	645 Almanor Avenue Sunnyvale, CA 94085
Zoning	Industrial and Service (M-S) Rezoned to Industrial Service/FAR 100% (M-S/FAR 100)
General Plan	Industry
Other Public Agencies whose approval is required	None

DESCRIPTION OF THE PROJECT:

The project consists of site clearing, grading, and constructing a six-story office building and a four-story (five-level) parking structure requiring property easements, a Rezone to allow an increase in FAR from 35 to 100 percent, and a Design Permit Review for site and architectural approval.

DETAILED PROJECT DESCRIPTION:

On-site Development:

The 6.97-acre project site is comprised of five parcels (APNs: 165-44-04, 165-44-05, 165-44-08, 165-44-09, and 165-44-11). Parcel 165-44-10 is located within the boundary of the project site and is owned by the Santa Clara Valley Water District (SCVWD). The SCVWD parcel includes the addition of a pedestrian walkway alongside the bridge, and clearing/thinning of the vegetation. Parcel 165-44-08 is owned by the San Francisco Public Utilities Commission (SF PUC) and would require an access and parking easement to implement the project. The applicant shall procure all necessary easements and approvals from both these agencies prior to commencement of construction.

The project site is currently developed with a two-story office building along the Almanor Avenue street frontage and a paved surface parking lot. The proposed project would construct an approximately 172,675 square-foot, six-story office building on the northeastern portion of the site and a five-level parking structure

on the northwestern portion of the site. The existing two-story office building will remain on-site. Both buildings and the parking structure would be accessed primarily by a single driveway on Almanor Avenue. Vehicles could also access the proposed parking structure via a secondary route through a parking lot located southwest of the project site on the adjacent property (675 Almanor Avenue, APN 165-44-012). This secondary route is primarily for emergency access and is secured with an easement.

The project would consist of a 172,675 square-foot, six-story office R&D building, approximately 100 feet high, and a four-story (five-level) parking structure, approximately 60 feet high.

The proposed office building would be set back approximately 25 feet from the northern boundary (US 101), 13 feet from the eastern boundary, and 60 feet north of the existing two-story office building. The setback area from the northern and eastern property lines would include landscaping. A paved pedestrian pathway would connect the proposed office building to the existing two-story building.

At the center of the project site is a vegetated, man-made channel (creek) controlled by the SCVWD that runs northeast to southwest. East of the channel is the SF PUC property (Hetch Hetchy) as shown on the site plan. Currently, a paved bridge provides vehicle access over the creek to the western and eastern portion of the project site. The existing bridge over the creek will continue to connect the two areas of the site that are bisected by the Hetch Hetchy and the creek. The project would include a pedestrian lane to this bridge. In addition to the bridge, vehicles could access the proposed parking structure via a secondary route through a parking lot located southwest of the project site and on the adjacent property. Surface parking areas would be located along the western boundary of the project and south of the proposed parking structure. Electric vehicle charging stations would be located in the parking area immediately east of the channel on the Hetch Hetchy parcel. The proposed parking structure and surface parking areas (not counting parking on Hetch Hetchy parcel) would contain 882 vehicle parking spaces and 47 bicycle spaces, thereby meeting the Sunnyvale Municipal Code (SMC) requirements.¹

There are currently 45 trees on-site, including seven within the SCVWD parcel and two on the property line between the SCVWD parcel and the proposed development area of the project site. Of the 49 trees, 45 are classified as protected by the City, and 14 of those trees are proposed to be removed as noted on Sheet 9 (Existing Tree Inventory).² Removing a protected tree requires a Tree Removal Permit. The project proposes to plant approximately 58 new trees (Sheet 11 – Planting Plan).

The project site is not located within an adopted Specific Plan area³ or Habitat Conservation Plan area.

As proposed, the building would achieve a minimum of 52 points under the LEED green building rating system for a LEED Silver certification, consistent with the City of Sunnyvale Green Building standards.

Construction Activities and Schedule:

Construction of the proposed project would occur over approximately 23 months. The most intensive site work, such as demolition, trenching, excavation, and grading would take approximately five months to complete.

Excavation and grading would be necessary for site preparation and construction of the proposed project. Demolition of existing hardscape would generate approximately 975 cubic yards of demolition debris (i.e. asphalt and concrete). Excavation for the project (i.e., grading and foundation work) would generate approximately 1,200 cubic yards of soil that would be exported from the site.

¹ The SMC requires a minimum of two spaces per 1,000 square feet of building space on-site.

² A protected tree is defined as a single trunk measuring 38 inches or greater in circumference or multiple trunks with at least one trunk measuring 38 inches or greater in circumference or the sum of measurements of the multi-trunks equal at least 113 inches. The circumference is measured at 4.5 feet above the ground.

³ The project site is within the Peery Park Specific Plan study area, which has not been adopted.

Surrounding Uses and Setting:

The proposed development is located at 645 Almanor Avenue between North Pastoria Avenue and Vaqueros Avenue. The project site is bounded by US 101 to the north, a five-story office building to the east, Almanor Avenue to the south, and multiple office buildings immediately to the west. South of Almanor Avenue is a mix of businesses including automotive repair shops, a motel, restaurants, and commercial developments. Approximately 860 feet west of the project site is the Sunnyvale Golf Course. There are no residences within 800 feet of the project site and no parks and schools within 1,400 feet of the project site. There are hotels north of US 101, approximately 250 feet north of the project site. Two residential neighborhoods are located within 2,000 feet northeast and southeast of the project site.

Off-site Improvements: The project will be required to install a sidewalk along the Almanor Avenue street frontage. The sidewalk will have to meander around existing trees in order to save them.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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

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

Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ Yes
☒ No

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

Shétal Divatia

Date:

Title: Associate Planner

City of Sunnyvale

Signature:

Planning	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use Chapters of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Plan Map, Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan www.generalplan.InSunnyvale.com Citywide Design Guidelines www.generalplan.InSunnyvale.com
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, General Plan Map www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Chapter, Land Use and Transportation Chapter of the Sunnyvale General Plan and General Plan Map www.generalplan.InSunnyvale.com
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Chapter, Land Use and Transportation Chapter of the General Plan www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.generalplan.InSunnyvale.com
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com Title 19 (Zoning) of the Sunnyvale Municipal Code www.sunnyvaleplanning.com
9. PP Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/

Planning	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
10. For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field Air Installations Compatible Use Zones (AICUZ), Santa Clara County ALUC Moffett Field CLUP, Sunnyvale Zoning Map, www.sunnyvaleplanning.com Sunnyvale General Plan Map www.generalplan.InSunnyvale.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale.
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Installations Compatible Use Zones (AICUZ) Study Map, Santa Clara County ALUC Moffett Field CLUP, No Objection Certificate issued by FAA for the project
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2010 Noise Conditions Map, Safety and Noise Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com SMC 19.42 Noise Ordinance sunnyvale.ca.gov/CodesandPolicies/GeneralPlan/ImplementationPlan.aspx
15. Noise - Exposure of persons to or generation of excessive ground borne vibration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com SMC 19.42 Noise Ordinance sunnyvale.ca.gov/CodesandPolicies/GeneralPlan/ImplementationPlan.aspx
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2010 Noise Conditions Map, Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Traffic Impact Analysis
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
19. Biological Resources -Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Burrowing Owl and Other Nesting Raptor Survey Report, Sunnyvale Zoning Map www.sunnyvaleplanning.com
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.94 Tree Preservation Ordinance http://qcode.us/codes/sunnyvale/ Sunnyvale Heritage Resources Inventory http://sunnyvale.ca.gov/CityGovernment/BoardsandCommissions/HeritagePreservationCommission.aspx
21. Biological Resources -Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Character Chapter of the Sunnyvale General Plan, www.generalplan.InSunnyvale.com Sunnyvale Inventory or Heritage Resources, Project Archaeological Literature Review
23. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Archaeological Literature Review -Records Research Results from the California Historical Resource Information System
24. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project description Sunnyvale General Plan Map www.generalplan.InSunnyvale.com The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District, and Santa Clara Unified School District.

Planning	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
25. Air Quality - Conflict with or obstruct implementation of the <u>BAAQMD</u> air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines, Sunnyvale General Plan Map, Environmental Management Chapter of the General Plan www.generalplan.InSunnyvale.com
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines, AB 32, Sunnyvale General Plan Map, Environmental Management Chapter of the General Plan www.generalplan.InSunnyvale.com , Project Greenhouse Gas and Air Quality Assessment
27. Air Quality - Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines, AB 32, Sunnyvale General Plan Map, Environmental Management Chapter of the General Plan www.generalplan.InSunnyvale.com , Project Greenhouse Gas and Air Quality Assessment
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines, Environmental Management Chapter of the General Plan www.generalplan.InSunnyvale.com , Project Greenhouse Gas and Air Quality Assessment Project Transportation Impact Analysis
29. Air Quality -Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines, Environmental Management Chapter of the General Plan www.generalplan.InSunnyvale.com , Project Greenhouse Gas and Air Quality Assessment
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines, Environmental Management Chapter of the General Plan www.generalplan.InSunnyvale.com , Project Greenhouse Gas and Air Quality Assessment
31. Seismic Safety -Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com , State Seismic Hazard Zone Map

Planning	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com , California Plumbing, Mechanical, and Electrical Codes, Title 16 (Building) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/ , USGS Regional Geologic Map (2000), State Earthquake Fault Zone Map (1982), State Seismic Hazard Zone Map (2002)
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com , California Plumbing, Mechanical, and Electrical Codes, Title 16 (Building) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/ , USGS Regional Geologic Map (2000), State Earthquake Fault Zone Map (1982), State Seismic Hazard Zone Map (2002)

Less Than Significant Impacts

1-2. Aesthetics - Substantially damage scenic resources including trees, and degrade the existing visual character or quality of the site? (Less Than Significant Impact)

The project site is located adjacent to US 101, which is not a designated scenic highway. The proposed project would remove 17 of the existing 45 trees on-site, construct a six-story office building and a five-level parking structure, and install new landscaping and pedestrian pathways, thereby changing the view of the site from US 101 and the surrounding roadways. The project neighborhood consists of office buildings ranging from one to five stories. To the east of the project site is a five-story office building with large glass windows. The proposed building is of similar height and architectural style to the building on the adjacent property to the east. The proposed office building and parking structure will be compatible with the surrounding office and industrial buildings and will not substantially degrade the existing visual character or quality of the site. In addition, while the project proposes to remove 17 trees, approximately 58 trees are included as part of the new landscape plan. Because of the proposed landscape improvements, the loss of 17 trees on-site will not substantially degrade the existing visual character or quality of the site or the project area.

3. Aesthetics - Create a new source of substantial light or glare? (Less Than Significant Impact)

The project has been designed to comply with the Citywide Design Guidelines. These Design Guidelines are intended to enhance the overall image of the City, protect and preserve the existing character of the community, communicate the image the community desires and achieve a higher design quality. Specific guidelines related to light and glare include the following:

Guideline 2.E3: Avoid large expanse of highly reflective surfaces and mirror glass exterior walls to prevent heat and glare impacts on the adjacent public streets and properties.

Guideline 3.B9: Lighting (d). Shielding. Shield light sources to prevent any glare or direct illumination on public streets or adjacent properties.

City staff will review the final development plans, including the exterior lighting plan, architectural materials, and design details, to ensure that the final design of the project would be consistent with the aforementioned design guidelines. Therefore, implementation of the proposed project would not create substantial light or glare to the surrounding areas. As a result, the aesthetic impacts would be less than significant.

16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Less Than Significant Impact)

A significant increase in ambient noise levels is defined as an increase of three A-weighted decibels (dBA) or greater and exceeding the existing "normally acceptable" 70 dBA for the outdoor noise level of the project site. The City and the California Code of Regulation does not consider an office building as a sensitive use and does not have an interior noise level threshold.

Typically, vehicle trips on roadways need to double in order to create a perceptible noise level increase to the human ear. The project generates 213 trips in the peak hour, the busiest travel period of the day, and those trips are distributed to the surrounding streets, all of which carry trips far in excess of the project's 213 peak hour trips, so the project would not cause trips to double on any surrounding roadways. Therefore, the proposed project would not generate sufficient vehicle trips to increase ambient noise levels and would have a less than significant noise impact.

20. Biological Resources- Conflict with Local Policies Protecting Resources? (Less Than Significant Impact)

Site preparation for development would include the removal of 17 trees on-site, as well as the thinning and removal of shrubs on the edge of the creek. The proposed project would plant approximately 58 new trees. In accordance with Chapter 19.94 of the Sunnyvale Municipal Code, the project would provide trees along the frontage of Highway 101, west side of the parking structure, east side of the six-story office building, and within landscaped areas in the parking lots. Tree replacement proposed by the project would offset the loss of the trees to be removed and would be consistent with the City's tree preservation regulations. This would therefore result in a less than significant impact with regard to local policies protecting biological resources.

33-34. Seismic Safety (Less Than Significant Impact)

The project site is not within a State Earthquake Fault Zone for active faults or Seismic Hazard Zone for liquefaction susceptibility. The San Francisco Bay Area, which includes the City of Sunnyvale, has a history of high magnitude earthquakes. To provide seismic stability to the proposed development, all structures and buildings on-site will be designed and constructed following the standards in the California Building Code (CBC) and the Sunnyvale Municipal Code (SMC). The CBC contains a series of building code requirements to address safety issues including seismic shaking, flooding, and soil types. Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. By following the standards in the SMC and the CBC, the proposed development will not create, or result in, an unstable soil environment. Therefore, the proposed project will result in a less than significant impact to seismic safety.

Less Than Significant Impacts with Mitigation

14, 15. Noise (Less Than Significant Impact with Mitigation)

The private open space between the office buildings and the parking structure is subject to the land-use compatibility guidelines of the City's Noise Element, per Policy SN-8.5. Based on ambient noise levels and the site configuration, noise levels in this area are expected to be between an Ldn⁴ of 65-69 dBA and are therefore "normally acceptable" for outdoor open space per the Sunnyvale General Plan.

Mechanical equipment associated with the project, such as heating, ventilation, and air-conditioning equipment have the potential to exceed City noise standards. Specific noise reduction measures cannot be determined until the equipment has been selected. As a condition of project approval, the applicant would provide documentation verifying that mechanical equipment selected for the building would not exceed the noise standards of section 19.42.030 of the City of Sunnyvale Municipal Code (SMC), and would describe any noise attenuation features included in the project to reduce mechanical equipment noise to meet SMC noise limits.

Construction of the project might result in temporary elevated noise levels at adjacent commercial land uses, as well as generating groundborne vibration. There are no sensitive noise receptors (e.g. residential uses) within 800 feet of the site. Construction activities on-site would include demolition of the existing hardscape, excavation and grading for building foundations, temporary shoring, concrete forming and pumping, structural framing, interior framing, and interior and exterior finishes. The noisiest of these activities is typically demolition and excavation/grading, when heavy machinery would be in use. Typical noise levels from these activities range from 80 to 90 dBA at 50 feet.

Through the implementation of the current Sunnyvale Municipal Code construction noise regulations, as well as the following measures, construction-period noise and vibration impacts would be reduced to a less than significant level during construction.

MITIGATION:

WHAT:

1. Per Chapter 16.08 of the Sunnyvale Administrative Code, construction activities shall be limited to the hours of 7:00 a.m. and 6:00 p.m. daily Monday through Friday, and Saturday between 8:00 a.m. and 5:00 p.m. There shall be no construction activity on Sunday or national holidays when City offices are closed.
2. Require posted signs at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems.
3. Notify the City and adjacent commercial neighbors in advance of the schedule for each major phase of construction and expected loud activities.
4. When feasible, select "quiet" construction methods and equipment.
5. Locate noisy stationary equipment (e.g., generators and compressors) and material unloading and staging areas away from the most sensitive adjacent uses.
6. Require that all construction equipment be in good working order and that mufflers are inspected to be functioning properly. Avoid unnecessary idling of equipment and engines.
7. Designate a construction noise coordinator. This coordinator would be available to respond to complaints from neighbors and take appropriate measures to reduce noise.

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

⁴ Ldn is the average sound level for day and night.

WHO: The project contractor/applicant will be solely responsible for implementation and maintenance of these mitigation measures.

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

19. Biological Resources - Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Less Than Significant Impact with Mitigation)

The Burrowing Owl and Other Nesting Raptor Survey Report prepared for the project (H.T. Harvey and Associates November 2013) noted that the project site is developed with a two-story building, parking lots, vegetation in landscaped islands and is isolated from extensive natural habitats and open space areas. The survey found no evidence of burrowing owl or raptor nests on-site or within 300 feet of the project site. Ground squirrel burrows, where burrowing owls tend to nest, were not observed on-site. Although there are no evidence of raptors on-site, raptors may inhabit large and mature trees on-site and adjacent to the project boundary. Site preparation for development would include the removal of 17 trees on-site. Construction disturbance during the breeding season (February 1 through August 31, for most species in the area) could result in the incidental loss of eggs or nestlings of native birds, either directly through the destruction of active nests or indirectly by causing disturbance that results in the abandonment of nests. Disturbance of nests of common bird species that are likely to inhabit the site would not be a significant impact under CEQA. Implementation of the following measures would ensure the project's compliance with the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code, thereby reducing potential biological impacts to a less than significant level.

MITIGATION:

WHAT: Construction disturbance during the breeding season (February 1 through August 31, for most species in the area) could result in the incidental loss of eggs or nestlings of native birds, either directly through the destruction of active nests or indirectly by causing disturbance that results nest abandonment.

1. To the extent feasible, initial construction activities, including vegetation clearing, would be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside the nesting season, all impacts to nesting birds protected under the MBTA and California Fish and Game Code shall be avoided. The nesting season for most birds in the Sunnyvale area extends from February 1 through August 31.
2. If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds would be conducted by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. These surveys would be conducted no more than seven days prior to the initiation of construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest, to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation.
3. If construction activities will be initiated during nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation, as well as buildings) that are scheduled to be removed as part of the project must be removed prior to the start of the nesting season (e.g., prior to February 1). This will preclude the initiation of nests on these substrates, and minimize the potential for delay of the project due to the presence of active nests in these substrates.

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

WHO: The project contractor/applicant will be solely responsible for implementation and maintenance of these mitigation measures.

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

22, 23. Historic and Cultural Resources (Less Than Significant with Mitigation)

Historical Resources:

The existing office building on the project site was recently constructed; therefore, it is not historically significant according to the National Register, California Register, and the City of Sunnyvale criteria for historical significance, and no direct changes to the building are proposed. As a result, the building is not a historic or cultural resource under CEQA and any impact to the building from alteration of the site/surroundings from construction of a six-story office building and four-story garage would not create a historic or cultural resource impact.

Archaeological Resources:

In December 2013, a records search by the California Historical Resources Information System, Northwestern Information Center (CHRIS/NWIC) was completed for the project area (project site and surrounding area) and the findings presented in an Archaeological Literature Review. The records search found that the project site contains no recorded archaeological resources; however, the project site is in proximity to the Ynigo adobe site (also known as ScI-12/H), a prehistoric archaeological site extending from the southern area of Moffett Field to the intersection of Highway 237 and Highway 101.

The most recent survey and excavation of the Ynigo adobe site uncovered artifacts that showed evidence of Native American habitation from, at most, 3,300 years ago. The site is eligible for the National Register of Historic Places. Due to the project's proximity to the Ynigo adobe site, there is moderate to high potential that archaeological deposits would be discovered on-site during construction activities.

Due to the fact that extensive grading and soil removal and redeposition occurred during the construction of the freeways (Highway 101 is immediately north of the project site), archaeological soils from the adobe site were most likely disturbed and not intact. Therefore, a presence/absence testing program to identify the horizontal and vertical extent of any potential buried archaeological deposits associated with any cultural resources is not applicable. The project would include the following measures to reduce or avoid potential impacts to prehistoric resources, should they be encountered during construction. With implementation of these measures, impacts to archaeological resources would be reduced to less than significant.

MITIGATION:

WHAT: Ground-disturbing activities could impact as yet unrecorded subsurface archaeological resources.

1. Before construction, the project site will be cleared of all materials obscuring the ground surface, specifically in the vicinity of the proposed building and parking structure. The site will be visually inspected by a qualified archaeologist meeting the Secretary of the Interior's Standards (CEQA Guideline 15064.5(f)), for evidence of archaeological soils as defined by the Archaeological Literature Review.
2. If evidence of potential archaeological soils is identified through this field inspection process, construction activities shall be halted until a qualified archaeologist has submitted an evaluation plan of the deposit to the City for approval. The evaluation plan shall determine if there are intact archaeological soils in the deposit. If the deposit shows intact archaeological soils, and then the location of the deposit is determined to be a significant archaeological resource under CEQA, the evaluation plan will include site-specific mitigation measures to reduce historic and cultural resource impacts to a less than significant level.
3. The project proponent shall seek to avoid damaging effects to the resource. Preservation in place to maintain the relationship between the artifact(s) and the archaeological context is the preferred manner of mitigating impacts to an archaeological site.
4. If in-place mitigations are determined by the City to be infeasible, a data recovery plan, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies must be submitted to the California Historical Resources Regional Information Center. If Native American artifacts are indicated, the studies must also be submitted to the Native American Heritage Commission. Identified cultural resources should be recorded on form DPR 422 (archaeological sites). Mitigation measures recommended by these two groups and required by the City shall be undertaken, if necessary, prior to resumption of construction activities.

5. In the event prehistoric or historic cultural resources are otherwise encountered during approved ground-disturbing activities for project construction, all work within 25 feet of the discovery shall be stopped to allow for the identification and evaluation of the significance of the cultural materials by a qualified archaeologist. If the cultural materials are determined to be significant, the qualified archaeologist shall develop an appropriate treatment plan in consultation with the City's Planner to mitigate the discovery, according to the procedures described above. The plan could include avoidance and preservation measures to preserve the materials in place; scientific collection and analysis; preparation of a professional report in accordance with current professional standards; and, professional museum curation of collected cultural materials and resource documentation.
6. A pre-construction meeting shall be held with the contractor and other project personnel to discuss the requirements and potential for the exposure of archaeological materials during construction. Procedures for any unanticipated discoveries shall be discussed with the contractor and other pertinent parties.

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

WHO: The property owner and contractor will be responsible for implementation and maintenance of these mitigation measures.

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

25-30 Air Quality Impacts (Less Than Significant with Mitigation)

Operational Emissions – Criteria Pollutants:

For significant operational criteria pollutants impacts, the BAAQMD project size threshold is 346,000 square feet of office space. Based on the project size of 172,675 square feet of office space (even when considered together with the existing office building for a total of 303,557 square feet), the project would be well below the significance threshold for operational impacts. Based on these factors, the project would not result in significant emissions of any criteria pollutants and would not have a considerable contribution to cumulative criteria pollutant impacts.

The proposed project is an office building and there are no sensitive uses in the project area (e.g. residences, schools, and senior facilities). Therefore, no sensitive receptors would be exposed to pollutants resulting from the project.

Operational Emissions – Carbon Monoxide Emissions:

Carbon monoxide (CO) emissions from traffic generated by the project would be the pollutant of greatest concern at the local level. Congested intersections with a large volume of traffic have the greatest potential to cause high-localized concentrations of CO. Under BAAQMD's screening criteria, the project's potential to result in a significant local CO emissions impact based on the project's consistency with the local congestion management plan and its potential to cause any local intersection to exceed 44,000 vehicles per hour.

The Transportation Impact Analysis prepared by Hexagon Transportation Consultants in May 2013 concluded that the project complies with the County Congestion Management Plan, and the project would only generate 213 peak hour trips. Therefore, the project's CO emissions would be below the BAAQMD screening threshold, the project would not contribute substantially to existing or projected violations of those standards.

Operational Emissions – GHG Emissions:

The BAAQMD Air Quality CEQA Thresholds of Significance for operational-related GHG emissions (referred to as the bright line threshold) is 1,100 metric tons of CO₂e per year. In addition to this bright line threshold, the Guidelines include an "efficiency" threshold to be used for projects that result in overall emissions greater than 1,100 metric tons per year but emit GHGs at efficient levels that still allow achievement of AB 32. This efficiency threshold is 4.6 metric tons of CO₂e per service population (e.g., residents and employees) per year.

A GHG Emissions Assessment was completed in December 2013 to quantify the operational GHG emissions of the proposed project. The analysis was based on a total building size of 176,780 square feet and 442 new employees. The project proposes a 172,675 square foot building with 431 new employees, which is a reduction of 4,105 square feet and 11 employees.

Assuming occupation of the building in 2016 and a 30 percent reduction in total project generated traffic trips⁵, total project GHG emissions would be 1,950 MT CO₂e per year (based on a building size of 176,780 square feet), which exceeds the bright line threshold of 1,100 MT CO₂e per year. Because the project would exceed the bright line threshold, the GHG emissions per service population were also calculated.

To conservatively estimate the GHG emissions per service population, the total emissions for a 176,780 square foot building were divided by the number of employees estimated for the smaller project (172,675 square feet). The project would serve approximately 431 new employees, which would result in a net increase in emissions of approximately 4.53 MT CO₂e per year per service population.^{6,7} The project would not exceed the 4.6 MT CO₂e per year per service population significance threshold established by BAAQMD.

The assessment found that operation of the project would cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels. The project includes a Transportation Demand Management (TDM) Program that would provide a 30 percent trip reduction. Due to the substantial decrease in vehicular traffic produced by the project, air pollutants from vehicle emissions on local roadways are not anticipated to adversely affect future users of the project site.

Construction Emissions:

For significant construction criteria pollutants impacts, the BAAQMD project size threshold is 277,000 square feet of office space. Based on the size of the project and a construction timeframe of 23 months, the temporary criteria pollutant⁸ emissions from construction activities would not be significant.

Neither the City of Sunnyvale nor BAAQMD have quantified thresholds for greenhouse gas (GHG) emissions associated with construction activities. Nevertheless, construction GHG emissions were quantified for the proposed project using the CalEEMod model. The analysis assumed construction would occur in 2014 and 2015. The analysis estimated that construction of the project would emit 435 and 358 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year, respectively. The project site is in an industrial area and there are no sensitive receptors in proximity to the site. Because GHG emissions associated with construction activities would be temporary and the site is not in proximity to sensitive receptors, construction of the project would have a less than significant GHG emissions impact.

Although there are no significant construction emissions impacts, the BAAQMD air quality and dust control measures listed below would be included in the project to ensure that health risks associated with fine particulate matter and diesel emission remain at less than significant levels.

MITIGATION:

WHAT: Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality and fugitive dust-related impacts associated with grading and new construction to a less than significant. The contractor shall implement the following Best Management Practices that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. 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.

⁵ As a condition of approval, the City will require the project to reduce its total traffic trips by 30 percent (SMC 19.22.035).

⁶ The number of employees is based on 4.0 employees per 1,000 square feet of building area as provided by the applicant. This equates to 431 employees.

⁷ The GHG emissions per service population were calculated by dividing the annual project emissions (1,950 MT CO₂e per year) by the number of employees (431 employees). The analysis in the GHG Emissions Assessment determined emissions to be 4.41 MT CO₂e per year per service population by using 442 employees in the calculation.

⁸ Examples of criteria pollutants include nitrogen dioxide, carbon monoxide, sulfur dioxide, ozone, lead, and fine particulate matter.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. 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.
6. 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.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person 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.

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

WHO: The project contractor/applicant will be responsible for implementation and maintenance of these mitigation measures.

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

Responsible Division: Planning Division

Completed by: Shétal Divatia

Date:

Transportation	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including non-motorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Sunnyvale General Plan – Land Use and Transportation Chapter of the General Plan www.generalplan.InSunnyvale.com Project Transportation Impact Analysis
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Transportation Impact Analysis 2011 Congestion Management Program www.vta.org/cmp/congestion_management_pogram_document.html
37. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project Description, City of Sunnyvale General Plan – Land Use and Transportation Chapter of the General Plan www.generalplan.InSunnyvale.com
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Sunnyvale General Plan – Land Use and Transportation Chapter of the General Plan www.generalplan.InSunnyvale.com Project Transportation Analysis
39. Conflict with adopted policies, plans, or programs regarding public transit or non-motorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Sunnyvale General Plan – Land Use and Transportation Chapter of the General Plan www.generalplan.InSunnyvale.com
40. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road non-motorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for non-motorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Sunnyvale General Plan – Land Use and Transportation Chapter of the General Plan www.generalplan.InSunnyvale.com
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Sunnyvale General Plan – Land Use and Transportation Element www.generalplan.InSunnyvale.com
42. Cause a degradation of the performance or availability of all transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Sunnyvale General Plan – Land Use and Transportation

Transportation	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
including buses, light or heavy rail for people or goods movement?					Element www.generalplan.lnSunnyvale.com

Less Than Significant Impacts

35-36. Transportation - Exceeds the capacity of the existing circulation system? (Less Than Significant)

The City requires projects that generate a net of 100 peak hour trips or more to prepare a Traffic Impact Analysis. Hexagon Transportation Consultants, Inc. estimated the traffic trips that would be generated by the proposed project. The trip generation estimate was based on a total building size of 176,780 square feet which is 4,105 square feet larger than the proposed project. The project would generate 213 AM peak hour trips and 212 PM peak hour trips, exceeding the City's screening threshold (100 trips). Therefore, a Traffic Impact Analysis report was prepared for the project.

The report, prepared by Hexagon Transportation Consultants, Inc., analyzed the intersection levels of service (LOS) for thirteen study intersections and four freeway segments (two on Highway 101 and two on State Route CA-237) in the project area under six scenarios: existing, background, existing plus project, background plus project, cumulative, and cumulative plus project. Measured against the City's General Plan and the County Congestion Management Plan (CMP), the analysis concludes that traffic generated by the project (213 new AM and 212 PM peak trips) would not create significant impacts under any of the aforementioned scenarios.

Under existing and existing plus project conditions, the study intersections would operate at the acceptable LOS D or better. Background, background plus project, cumulative, and cumulative plus project scenarios showed the Mathilda Avenue and State Route CA-237 intersection operating at LOS F, however, the project would not increase the critical delay by more than four seconds or the volume to capacity ratio (V/C) by more than 0.01. Therefore, the project would have a less than significant level of service impact on the study intersections.

The freeway segments were evaluated according to the standards in the CMP and results showed that the project would have a less than significant impact on the freeway segments.

Under cumulative plus project conditions, the project would not cause a significant traffic impact at any study intersection. The intersection of Mathilda Avenue and SR 237 westbound ramps would operate at LOS F under both the cumulative no project and cumulative project scenarios in the AM and PM peak hours. The intersection of Mathilda Avenue and Ross Drive would also operate at LOS F under both cumulative scenarios in the PM Peak Hour. The project would not, however, increase the critical delay by more than four seconds or the V/C by more than 0.01. Therefore, the project would have a less than significant cumulative level of service impact on the study intersections. The proposed project would not add trips greater than one percent of the capacity of any freeway segment, so the project would not result in any cumulative freeway segment impacts.

Responsible Division: Planning Division

Completed by: Shétal Divatia

Date:

Building	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code http://sunnyvale.ca.gov/
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code http://sunnyvale.ca.gov/
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code http://sunnyvale.ca.gov/
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Municipal Code 12.60 http://qcode.us/codes/sunnyvale/ Sunnyvale Storm Water Quality Best Management Practices Guideline Manual
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.generalplan.InSunnyvale.com California Plumbing, Mechanical, and Electrical Codes, Title 16 (Building) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/ USGS Regional Geologic Map (2000) State Earthquake Fault Zone Map (1982) State Seismic Hazard Zone Map (2002)
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes, Title 16 (Building) of the Sunnyvale Municipal Code http://sunnyvale.ca.gov/ State Earthquake Fault Zone Map (1982) State Seismic Hazard Zone Map (2002) NRCS Custom Soil Report

Less Than Significant Impacts

47. Geology and Soils - Be located on a geologic unit or soil that is unstable? (Less Than Significant Impact)

The USGS Regional Geologic Map (2000) shows the project site located on a Holocene-age alluvial fan and fluvial deposits. The project site is not within a State Earthquake Fault Zone for active faults or Seismic Hazard Zone for liquefaction susceptibility. The San Francisco Bay Area, which includes the City of Sunnyvale, has a history of high magnitude earthquakes. To provide seismic stability to the proposed development, all structures and buildings on-site will be designed and constructed following the standards in the California Building Code (CBC) and the Sunnyvale Municipal Code (SMC). The CBC contains a series of building code requirements to address safety issues including seismic shaking, flooding, and soil types. Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. By following the standards in the SMC and the CBC, the proposed development will not create, or result in, an unstable soil environment. Therefore, the proposed project will result in a less than significant geologic impact.

48. Geology and Soils - Located on expansive soil? (Less Than Significant Impact)

The Custom Soil Report from the National Resource Conservation Service (NRCS) shows a moderate to high shrink-swell potential in the soil. High shrink-swell potential indicates highly expansive soil. The soil report measured linear extensibility⁹ between six and nine percent (moderate shrink-swell potential) in the first 1.5 feet below ground surface (bgs) and nine to 12 percent (high shrink-swell potential) from 1.5 feet to 3.75 feet bgs.

Although the project site contains moderate to highly expansive soils, the proposed development will be constructed following the standards and requirements in the California Building Code (CBC) and the Sunnyvale Municipal Code (SMC), specifically Title 16, which addresses buildings. The CBC contains a series of building code requirements to address safety issues including seismic shaking, flooding, and soil types. Therefore, the proposed project will result in a less than significant geologic impact.

Responsible Division: Planning Division

Completed by: Shétal Divatia

Date:

⁹ Linear extensibility is defined as change in length of an unconfined clod of soil as moisture content is decreased from a moist to a dry state.

Engineering	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com , Project Sewer Capacity Analysis
50. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com , Project Sewer Capacity Analysis
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
52. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
54. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District District Ordinance 90-1 (Groundwater Protection) www.valleywater.org

Engineering	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
57. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
58. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit, Stormwater Quality BMP Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
60. Utilities and Service Systems: Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com
61. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan

No Impacts

49-54, 60. Utilities and Service Systems (No Impacts)

The project's impacts on the existing utilities and service systems are determined by the capacity of the existing sewer lines serving the project site for wastewater conveyance, the capacity of the Sunnyvale Water Pollution Control Plant to treat the wastewater, and the capacity of existing waste collection facilities to process and contain solid waste generation from the project.

The Sanitary Sewer Analysis prepared for the project determined that the project would create a three percent flow increase on the capacity of the existing 15-inch sewer line serving the project site. The sewer line has the capacity to accommodate the increased flow from the proposed project. The Sunnyvale Water Pollution Control Plant has the capacity to treat 29.5 million gallons per day (mgd) of wastewater and a peak flow of 40 mgd. The Sunnyvale General

Plan estimated that the average wastewater flow for the City is approximately is 14.2 mgd. Therefore, the Water Pollution Control Plant's has sufficient capacity available for existing development and the proposed project.

Solid waste from the project site would be processed at the Sunnyvale Materials Recovery and Transfer Station to recover materials suitable for recycling. The remainder would be hauled to Kirby Canyon Landfill in San José through 2021. The proposed project is accounted for in the General Plan, and as a result, the proposed development would have no significant impacts to the City's utilities and service systems under CEQA.

55-59. Hydrology and Water Quality (No Impacts)

The Stormwater Management Plan for the project identifies the treatment measures that the project would install to capture and treat runoff from on-site impervious surfaces. The project would include Low Impact Development (LID) stormwater features such as bioretention basins, consistent with Municipal Regional Stormwater Permit (MRP) requirements. The project's LID features are expected to reduce the overall volume of runoff from the site compared to existing conditions in which the site is currently predominately impervious, since no stormwater treatment facilities are currently in place. During construction, the project would comply with the statewide Construction General Permit and City requirements to control soil erosion, prevent sediment transport in runoff, and implement good housekeeping practices to safeguard water quality while the site is disturbed.

The prevention of water quality impacts during construction, and the post-construction runoff volume reduction and treatment prior to discharge to the City's storm sewer system, is expected to improve the project site's hydrology and would therefore have a no significant water quality impacts under CEQA.

Responsible Division: Planning Division

Completed by: Shétal Divatia

Date:

Public Safety	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. Public Services Police and Fire protection - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com SMC Title 19 Zoning http://qcode.us/codes/sunnyvale/
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	California Building Code SMC Section 16.52 Fire Code http://qcode.us/codes/sunnyvale/

Less Than Significant Impact

62-63 Public Services and Fire Protection (Less Than Significant Impact)

The proposed development would result in an incremental increase in demand for fire and police services on-site. Because the project is proposing a higher FAR than is currently allowed, this increase was not specifically accounted for in the General Plan. While the project would result in an increased demand for fire and police services on-site, no new facilities would need to be constructed to meet the City's service goals. In addition, the project will provide sufficient emergency access throughout the site. As a result, the proposed project will have no public safety impacts under CEQA.

Responsible Division: Planning Division

Completed by: Shétal Divatia

Date:

Public Safety – Hazardous Materials	Potentially Significant Impact	Less Than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
64. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Environmental Site Assessment, Geotracker http://geotracker.waterboards.ca.gov/
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Environmental Site Assessment, Geotracker http://geotracker.waterboards.ca.gov/
66. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project Environmental Site Assessment, Geotracker http://geotracker.waterboards.ca.gov/
68. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.generalplan.InSunnyvale.com

Less Than Significant Impacts With Mitigation

64, 65, 67. Hazards and Hazardous Materials (Less Than Significant with Mitigation)

An Environmental Site Assessment (ESA) completed by Pristine Earth, Inc. in December 2013 was prepared for the project. The project site is listed on multiple environmental databases including Spills, Leaks, Investigations, and Cleanups (SLIC), EnviroStor, California Hazardous Material Incident Report System (CHMIRS), National Pollutant Discharge Elimination System (NPDES), and Hazardous Waste Information (HAZNET). A leakage of tetrachloroethylene (PCE), a type of chlorinated volatile organic compound (CVOC), on the property (675 Almanor Avenue) west of the site resulted in soil and groundwater contamination on the project site. Remediation activities including soil excavation were performed on the project site and the adjacent property with the leakage. In 2000, the Water Board recommended no further action for the soil on both sites and closed the case; however due to proximity of the contamination area to the building on the adjacent property, not all impacted soil were removed. The project site is located down gradient from the contamination area. Therefore, residual contamination can migrate to the project site via groundwater.

In December 2011, the CHMIRS database showed an accidental release of mineral oil during construction activities for the development of the existing two-story building on-site. A waste discharge permit was obtained from the Water Board and a cleanup was performed in the contamination area.

The property east of the project site (525 Almanor Avenue) is listed on the SLIC database due to the groundwater contamination from the property on 675 Almanor Avenue. The Water Board closed the case on September 2013.

Due to the history of soil and groundwater contamination on-site and in the vicinity, construction workers and future site users may be impacted by residual contamination. Therefore, additional soil testing will be required prior to construction activities and site development as described in the ESA.

MITIGATION:

WHAT:

1. Prior to the start of any construction activities (i.e. demolition, grading, etc.), groundwater samples shall be collected from monitoring wells in proximity to the proposed six-story office building and analyzed for CVOCs by a qualified Hazardous Materials Specialist, and the results shared with the City of Sunnyvale Planning Director.
2. If the samples show concentrations exceeding the Water Board's environmental screening levels (ESLs) for commercial and industrial land use areas and the potential vapor intrusion, then a site-specific mitigation plan prepared to the satisfaction of the RWQCB is required to ensure project occupants are not exposed to unhealthy levels of contaminants.
3. The site-specific Health and Safety Plan shall be prepared and implemented during construction activities of the proposed project to ensure project construction workers and occupants of adjacent and nearby buildings are not exposed to unhealthy levels of contaminants.
4. All construction activities, including demolition and disposal of construction debris, shall be undertaken in accordance to state and federal requirements, specifically Cal/OSHA standards.

WHEN: These mitigations shall be converted into conditions of approval for this Design Permit. The conditions will become valid when the permit is approved. Conditions will be applicable during the construction of the project.

WHO: The project contractor/applicant will be responsible for implementation and maintenance of these mitigation measures.

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

Responsible Division: Planning Division

Completed by: Shétal Divatia

Date:

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

No Impacts

69. Public Service, Parks- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services? (No Impacts)

The proposed project is an office development that would increase the daily employee population of the City but would not directly increase the resident population. While the proposed development could result in an incremental increase in recreational facilities during business hours, no new parks or other recreational facilities would need to be constructed to meet the City's service goals for the residential population. As a result, the proposed project will have no community service impacts under CEQA.

Responsible Division: Planning Division

Completed by: Shétal Divatia

Date:

City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.InSunnyvale.com

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

City of Sunnyvale Municipal Code:

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

Specific Plans:

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

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Use Permit Environmental Impact Report
- Tasman Corridor LRT Environmental Impact Study (supplemental)

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

Maps:

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

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

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

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List
- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>

- The Leaking Underground Petroleum Storage Tank List www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

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

Transportation:

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

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

Public Works:

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

Miscellaneous Agency Plans:

- ABAG Projections 2010
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines

Building Safety:

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

OTHER :

Project Specific Information

- Project Description
- Field Inspection
- Project Development Plans dated 11/26/13
- Project Draft Storm Water Management Plan 11/26/13
- Project Construction Schedule
- Project Environmental Site Assessment dated 12/06/13
- Project Green House Gas Assessment dated 12/20/13
- Project Sanitary Sewer Analysis dated 12/20/13
- Burrowing Owl and Other Nesting Raptor Survey Report dated 11/25/13
- Archaeological Literature Review: Records Research Results-California Historical Resource Information System dated 12/17/13
- Natural Resources Conservation Service (NRCS) Custom Soils Report dated 12/18/13
- Project LEED Checklist
- Project Traffic Impact Analysis dated May 2013