

Santa Clara County Clerk-Recorder's Office
State of CaliforniaCounty of Santa Clara
Office of the County Clerk-Recorder
Business DivisionCounty Government Center
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Fee Total: 0.00REGINA ALCOMENDRAS, County Clerk-Recorder
by Vanessa Ortiz, Document Examiner,**CEQA DOCUMENT DECLARATION**ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- LEAD AGENCY: City of Sunnyvale
- PROJECT TITLE: Application for a Special Development Permit and Vesting Tentative Map.
- APPLICANT NAME: S&S Construction, LLC PHONE: (408) 730-7659
- APPLICANT ADDRESS: 523 E. Homestead Road, Sunnyvale, CA 94087
- PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
- NOTICE TO BE POSTED FOR 21 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENTa. 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

- ☐ 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) \$ 50.00 \$ 0.00
- ☐ 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: ☐ ENVIRONMENTAL IMPACT REPORT ☐ NEGATIVE DECLARATION \$ 50.00 \$ 0.00

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

- ☐ NOTICE OF PREPARATION ☒ 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)

(FEES EFFECTIVE 01-01-2014)



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

File Number: 2013-8029
No. 14-05

**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 **Special Development Permit** and **Vesting Tentative Map** filed by **S&S Construction, LLC**.

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2013-8029
Location: 523 E. Homestead Rd. (APN: 309-44-003, 309-44-049, 309-44-050)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow 7 single-family homes.
VESTING TENTATIVE MAP to create 7 ownership lots.
Applicant / Owner: S&S Construction, LLC / Louis Mariani Trustee
Environmental Review: Mitigated Negative Declaration
Staff Contact: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@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 **Wednesday, May 28, 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:

Wednesday, May 28, 2014 at 8:00 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 May 6, 2014

Signed: 
Shaun Mendrin, Senior Planner

Project Title	Special Development Permit to allow 7 single-family homes and Vesting Tentative Map to create 7 ownership lots.
Lead Agency Name and Address	City of Sunnyvale 456 W. Olive Ave. P.O. Box 3707 Sunnyvale, CA 94088
Contact Person	Noren Caliva-Lepe, Associate Planner
Phone Number	408-730-7659
Project Location	523-543 E. Homestead Road Sunnyvale, CA 94087
Applicant's Name	S&S Construction, LLC
Project Address	523-543 E. Homestead Road
Zoning	R-2/PD
General Plan	Residential Low Medium Density
Other Public Agencies whose approval is required	None

DESCRIPTION OF THE PROJECT:

The proposed project is a Special Development Permit for site and architectural review to allow construction of seven single-family detached homes and a Vesting Tentative Map to create seven ownership lots.

DETAILED PROJECT DESCRIPTION:

Background: The project site is comprised of three lots totaling 39,575 square feet. Based on City records, the property was previously contemplated for expansion of a future Fremont Unified School District campus to the north in the 1960s. The school campus was not built, and the project site was rezoned from PF (Public Facilities) to the current designation of R-2/PD (Low Medium Density Residential/Planned Development) in 1970. The site, which has been owned by the Mariani family since at least the 1930s, was also partially redeveloped at this time. An existing two-story single-family home built in the 1930s was maintained, and additional homes and structures were built. The adjacent property previously owned by the School District was subsequently sold and subdivided into single-family homes. The project site and existing structures are not listed on the City's Heritage Resources Inventory.

On-site Development: Currently, there are five residential units on the property, including two duplex buildings and one single-family home. The remaining site is paved with asphalt and

concrete for parking and circulation, with interior yard areas and perimeter landscaping and trees. All five existing units have direct driveway access off of Homestead Road.

The proposed project includes demolition of all existing structures and removal of several trees for the purposes of constructing seven new single-family detached homes on seven lots. Each home will be two-stories and approximately 27 feet in height and will contain five bedrooms. The homes will internally face a common driveway and cul-de-sac with sidewalks, providing direct vehicular and pedestrian access off of Canary Drive. Each home will have four parking spaces, including two covered garage spaces and two uncovered driveway spaces. No additional parking spaces will be provided within the project. A new concrete masonry wall will be constructed along the site perimeter and good-neighbor fences will be constructed internally to enclose private yards.

Off-site Improvements: Existing curb cuts and driveways will be removed and one new curb cut will be installed along Canary Drive to allow for a new common driveway for the seven homes. Upgrades to the existing sidewalk, curb, and gutter will be provided along the site perimeter per City standards and new street trees will be planted within the City right-of-way between the new masonry wall and back-of-sidewalk. Standard water, sewer and utility upgrades will be provided as required by the Municipal Code.

Construction Activities and Schedule: Construction activities include full demolition of all existing buildings and hardscape on the subject properties and construction of new buildings and associated site improvements. The project will be subject to the Sunnyvale Municipal Code requirements for construction noise and hours of construction contained in Chapters 19.42.0.0 and 16.08.030.

Construction of the proposed project is likely to occur over a period of 12 months. Demolition, grading and site preparation will commence in July and will span approximately two months. The remaining time will include construction of buildings, on-site improvements, and off-site improvements. Construction of the project will not involve pile driving or other extremely high noise-generating activities or significant vibration.

Surrounding Uses and Setting: The site is located on the northeast corner of Homestead Road and Canary Drive, just north of the City of Cupertino border. Properties to the north and east include two-story single-family homes. Duplexes are located to the west, across Canary Drive. To the south, across Homestead Road, is a multi-family apartment development within the Cupertino city limit.

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 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 type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input 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

Mandatory Findings of Significance? 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

Mandatory Findings of Significance? 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. ☐

Checklist Planner Name: Noren Caliva-Lepe

Date: 5/06/14

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"/>	<ul style="list-style-type: none"> • Sunnyvale General Plan Map • Community Character and Land Use and Transportation Chapters of the Sunnyvale General Plan www.sunnyvaleplanning.com • Sunnyvale Heritage Resource Inventory • SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Sunnyvale General Plan Map • Community Character and Land Use Chapters of the Sunnyvale General Plan • Single Family Home Design Techniques • City-Wide Design Guidelines
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Sunnyvale General Plan Map • Community Character, Land Use and Transportation Chapters of the Sunnyvale General Plan • Single Family Home Design Techniques • City-Wide Design Guidelines
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Land Use and Transportation Chapter of the Sunnyvale General Plan • General Plan Map www.sunnyvaleplanning.com • City of Sunnyvale General Plan Housing and Community Revitalization Sub-element
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"/>	<ul style="list-style-type: none"> • Housing Chapter, Land Use and Transportation Chapter of the Sunnyvale General Plan • General Plan Map www.sunnyvaleplanning.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"/>	<ul style="list-style-type: none"> • City of Sunnyvale General Plan, Housing Chapter www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
7. 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"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
8. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
9. For a project located within 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"/>	<ul style="list-style-type: none"> Moffett Field Air Installations Compatible Use Zones (AICUZ) Sunnyvale Zoning Map Sunnyvale General Plan Map www.sunnyvaleplanning.com
10. 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"/>	<ul style="list-style-type: none"> There are no private airstrips in or in the vicinity of Sunnyvale
11. 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"/>	<ul style="list-style-type: none"> Moffett Field Air Installations Compatible Use Zones (AICUZ) Study Map
12. 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"/>	<ul style="list-style-type: none"> Sunnyvale Zoning Map www.sunnyvaleplanning.com
13. 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"/>	<ul style="list-style-type: none"> Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off Noise Study, prepared by Illingworth & Rodkin, Inc., dated April 11, 2014.
14. Noise - Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Noise Study, prepared by Illingworth & Rodkin, Inc., dated April 11, 2014.

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
15. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • Noise Study, prepared by Illingsworth & Rodkin, Inc., dated April 11, 2014.
16. 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 Wildlife or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • General Plan Map • Project Description
17. 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"/>	<ul style="list-style-type: none"> • General Plan Map • Project Description
18. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • General Plan Map • Project Description
19. 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"/>	<ul style="list-style-type: none"> • SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees • Tree Inventory Report, prepared by Atlas Tree Services, dated September 17, 2013 • Supplemental Tree Inventory Letter, signed by Atlas Tree Services, dated April 23, 2014
20. 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"/>	<ul style="list-style-type: none"> • General Plan Map • Project Description
21. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> • Community Character Chapter of the Sunnyvale General Plan • Sunnyvale Inventory of Heritage Resources • The United States Secretary of the

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					Interior's "Guidelines for Rehabilitation" <ul style="list-style-type: none"> Criteria of the National Register of Historic Places Phase I, prepared by Berlogar Stevens & Associates, dated January 15, 2014
22. Historic and Cultural Resources - Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Project Description
23. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	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.
24. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> BAAQMD CEQA Guidelines Sunnyvale General Plan Map www.sunnyvaleplanning.com BAAQMD Screening Analysis Tables - Advanced Screening for Mobile Hazardous Sources within 1,000 feet of Project Site
25. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> BAAQMD CEQA Guidelines
26. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> BAAQMD CEQA Guidelines AB 32
27. Air Quality - Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> BAAQMD CEQA Guidelines CalEEMod Results
28. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> BAAQMD CEQA Guidelines

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?					
29. Air Quality - Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • BAAQMD CEQA Guidelines
30. 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"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com • California Geological Survey - Alquist-Priolo Earthquake Fault Zones Map
31. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com
32. Seismic Safety - Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • California Building Code
33. Seismic Safety - Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • 2001 ABAG Liquefaction Hazard Map www.abag.ca.gov • California Building Code

Further Discussion if "Less Than Significant" with or without mitigation:

4. Population and Housing (Less than Significant) – The maximum density permitted under the R-2/PD zoning designation is 12 dwelling units per acre, or 11 units for the site. The proposed project is for seven units, which will replace the existing five units on the property. The additional units are allowed to be developed on the site with approval of a Special Development Permit consistent with the Zoning and General Plan designation of the site. The project's impact will be a slight incremental beneficial impact to the City's Jobs/Housing balance and creation of additional homeownership opportunities. The proposed density is less than the maximum allowed and would not induce substantial population growth in a way that is inconsistent with the Zoning and General Plan designation of the site. Therefore, impacts on population and housing will be less than significant.

9. Transportation and Traffic, Parking (Less than Significant) – The project will provide 28 total parking spaces, or four parking spaces per unit. Each unit will be provided with two covered garage spaces and two uncovered driveway spaces. No additional parking spaces will be provided on the private cul-de-sac. Sunnyvale Municipal Code Chapter 19.46 requires two covered and two uncovered parking spaces for new single-family homes. The Code also stipulates that additional on-site spaces may be required at a rate of 0.4

spaces per unit (three spaces for seven units) if there is limited on-street parking. There are a total of five on-street parking spaces along the Canary Drive frontage. The project warrants no additional on-site parking spaces. The project complies with the Sunnyvale parking requirements and would result in a less than significant impact.

14. & 15. Noise (Less than Significant with Mitigation) – A Noise Study was prepared by Illingworth & Rodkin, Inc. on April 11, 2014. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m. The study evaluated existing and future noise conditions at two points on the property, one point on each street frontage, in order to determine indoor and outdoor noise impacts to future residents on the property, construction vibration, project-generated traffic noise, and construction noise.

Outdoor & Indoor Noise: The Sunnyvale General Plan attempts to achieve an outdoor noise level of no greater than 60 dBA. The study found that future outdoor and indoor noise levels will range between 63 dBA Ldn and 70 dBA Ldn for Lots 1, 5, 6, and 7, which have rear or side yards and windows or doors that abut the Homestead Road or Canary Drive frontages. The study found that outdoor and indoor noise levels can be reduced to 60 dBA or less with the following mitigations:

WHAT: 1) A noise barrier wall with a height of 8 feet above the final yard grade is required to be built on the southern property lines of Lots 5, 6, and 7 and either on the corner periphery of Lot 7. Additionally, a 6 foot high noise barrier wall must be built on the western property line of Lot 1 adjacent to the home and rear yard and on the northern property line of Lot 5. These noise barrier heights may be achieved either with a single solid wall or with the combination of a berm with a shorter wall at its crest. To be effective as a noise barrier, these walls must be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 3.0 lbs. per sq. ft. Acceptable materials include, but are not limited to, masonry block and pre-cast concrete panels. Wood may also be used as a homogeneous sheet material, such as 3/4" plywood, as a backing for a typical 1" thick (nominal) wood fence slats. A variety of other materials may be used for the barrier wall as long as the above specifications for noise attenuation are met.

2) Sound-rated construction methods and building façade treatments on Lots 1, 5, 6, and 7 are required, including but not limited to, sound rated windows and doors, acoustical caulking, protected ventilation openings, etc. The needed Sound Transmission Class (STC) ratings of the windows and patio doors in these areas are expected to range from 28 to 30. Homes on these lots will require a suitable form of forced-air mechanical ventilation, satisfactory to the local building official, so that windows could be kept closed at the occupant's discretion to control noise.

WHEN: These mitigations shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance. A qualified acoustical consultant shall review the final site plan, building elevations, and floor plans and submit a noise analysis showing compliance with the indoor noise standard of 45 dBA and outdoor noise standard of 60 dBA prior to issuance of a building permit. A second study providing evidence of compliance shall be submitted prior to occupancy of units. The compliance report shall comply with the provisions of the current building codes and Sunnyvale requirements.

WHO: The project applicant or property owner 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.

Construction Vibration: For structural damage, the California Department of Transportation uses a limit of 0.3 in/sec PPV (Peak Particle Velocity) for ground vibration experienced at nearby structures during the course of demolition and construction. While extremely high noise-generating activities are not expected, such as pile-driving, construction activities will produce vibrations due to the planned demolition of existing structures, excavation, site preparation work, foundation work, and new building framing and finishing. The study found that construction vibration levels will range from 0.003 in/sec PPV to 0.210 in/sec PPV. The expected construction vibration will be perceptible but under the threshold of 0.3 in/sec. Therefore, the project construction is not expected to cause structural damage to neighboring structures and the impact will be less than significant impact.

Project-Generated Traffic Noise: A significant impact would be identified if traffic generated by the project would increase the noise level on Canary Drive by 5 dBA Ldn or greater, or on Homestead Road by 3 dBA Ldn or greater. To produce at least a 3 dBA increase in traffic noise, the project would have to result in at least a doubling of traffic volumes. Based on the project size and the observed traffic volumes, this type of traffic volume increase is not expected. Therefore, the impact from project-generated traffic noise will be less than significant.

Construction Noise: During project construction, properties within the vicinity will be intermittently exposed to high noise levels. Construction noise is regulated by the City of Sunnyvale Building Safety Division under SMC 16.08.030. The code limits construction activities to weekdays, between 7:00 a.m. to 6:00 p.m. and Saturdays, between 8:00 a.m. and 5:00 p.m. Construction activities are prohibited on Sundays and city observed federal holidays. In addition, the code prohibits environmentally disruptive noises, such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments, radios, etc., where such noises may be a nuisance to adjacent residential neighborhoods. The study found that residents to the north and east of the site will be intermittently exposed to high levels of noise during construction, ranging from 83 dBA to 90 dBA. The study recommends the following mitigations to reduce the impact to less than significant:

- WHAT: 1) Develop a construction mitigation plan in close coordination with adjacent noise-sensitive land uses so that construction activities can be schedule to minimize noise disturbance. The construction mitigation plan must consider the following available controls to reduce construction noise levels to level that do not exceed municipal code standards:
- a. Restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours between 7:00 a.m. ad 6:00 p.m., Monday through Friday and 8:00 a.m. to 5:00 pm. On Saturday. Construction shall be prohibited on Sundays and city observed federal holidays;
 - b. Temporary noise barriers (e.g., solid plywood fences at a minimum height of 8 feet) and/or acoustical blankets could be erected, if necessary, along affected property boundaries or building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected;
 - c. Equip all internal combustion engine-driven equipment with mufflers in good condition and appropriate for the equipment;
 - d. Prohibit all unnecessary idling of internal combustion engines;
 - e. Route construction related traffic to and from the site via designated truck routes and avoid Canary Drive where possible;
 - f. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists;
 - g. Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;

- h. Shield adjacent sensitive uses from stationary equipment with individual noise barriers or partial acoustical enclosures;
- i. Locate staging areas and construction material storage areas as far away as possible from adjacent noise sensitive land uses;
- j. Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
- k. Hold a pre-construction meeting with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, construction schedule, and noise coordinator) are completed.

WHEN: These mitigations shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance. The construction mitigation plan shall be submitted prior to building permit issuance. The compliance report shall comply with the provisions of the current building codes and Sunnyvale requirements.

WHO: The project applicant or property owner 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.

20. Biological Resources (Less than Significant) – A Tree Inventory Report was prepared by Atlas Tree Services on September 17, 2013. A Supplemental Tree Inventory Letter was submitted on April 23, 2014. A total of 39 trees were included in the report, 12 of which are located within the City right-of-way between the property line and the back of the sidewalk. Most of the City trees are small palm trees and will be removed as part of the project. Two larger trees facing Canary Drive will be maintained during construction, including a Silk Oak tree and a Japanese Zelkova.

The remaining 27 trees are located on-site, with 26 of them proposed for removal. Most of the on-site trees are palm trees and not considered "protected" under Sunnyvale Municipal Code Chapter 19.94. A protected tree is defined as having a trunk that is at least 38 inches in circumference, as measured 4.5 feet from the ground. A protected redwood tree is located towards the Homestead Road frontage, and is recommended for removal by the arborist due to the structural instability of the tree root system during the construction of the project and the removal of the asphalt surrounding the tree base. There is a line of Italian Cypress trees along the north and east perimeter of the site, which will be maintained during construction. The Italian Cypress trees are in good condition and are likely to be approximately 40 years old. Based on the report and supplemental letter, Italian Cypress trees are very long-lived and can grow to be over 1,000 years old. More trees will be added to the site than the amount of protected trees being removed, which will mitigate the loss of these trees in accordance with Sunnyvale Municipal Code Section 19.94, to a less than significant level.

22. Historic and Cultural Resources (Less than Significant) – The Heritage Resources Inventory was adopted by the Sunnyvale City Council in 1979, which recognizes properties that have architectural or historic significance. Additional city-wide evaluations of potential historic resources were completed in the 1980s, 1990s, and, more recently in 2007. The existing two-story single-family home was built in the 1930s. The project site and existing structures are not listed on the City's Heritage Resources Inventory. Therefore, removal of existing structures would result in a less than significant impact on historic and cultural resources.

22. Public Services, Schools (Less than Significant) – The project site is located in the Cupertino Union Elementary School District and the Fremont Union High School District. In both districts, all new residential developments are required to fully offset their anticipated impact on demand for schools by paying a school impact fee as set by the Districts. The City requires evidence of school impact fee payment prior to issuance of building permits. Therefore, impacts on public schools will be less than significant. Payment of school impact fees mitigate impacts to school to a less than significant level.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 5/06/14

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
34. 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 nonmotorized 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"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
35. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com 2009 VTA Congestion Management Program
36. 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"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
37. 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"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
38. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
39. Affect the multi-modal performance of the highway and/or street and/or rail and/or off road nonmotorized trail transportation facilities, in terms of structural, operational, or perception-based measures of effectiveness (e.g. quality of service for nonmotorized and transit modes)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
40. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					<ul style="list-style-type: none"> • 2009 VTA Congestion Management Program

Further Discussion if "Less than Significant" with or without mitigation:

35. Transportation and Traffic (Less than Significant): Development proposals require preparation of a transportation impact analysis (TIA) if more than 100 new peak hour trips in either the AM (7:00AM – 9:00AM) or PM (4:00PM-6:00PM) peak hour are estimated. Per the Institute of Transportation Engineers Trip Generation Manual, 9th Edition ("ITE Manual") the City's Division of Transportation and Traffic estimates that 2 AM and 5 PM peak hour additional trips would be generated by the removal of the existing structures and the construction of a seven dwelling single-family residential development (Land Use 210); therefore, a TIA is not required for this project. The ITE Manual is the standard reference document prescribed by the Santa Clara County Congestion Management Program TIA Guidelines for estimating trip generation from land development. These guidelines are used by all cities in Santa Clara County for determining the necessity for traffic analysis.

Based on the low number of estimated trips added to the street system by the project, the existing street system can absorb this minimal increase in traffic. Additionally, these estimated additional trips are not expected to impact the existing traffic calming measures on Canary Drive (i.e. the traffic circle at Loch Lomond Court and the speed humps on the 1600 block) as these trips will account for less than half of one percent of the estimated traffic volumes on Canary Drive. The resulting trips from the project would have a less than significant impact.

Responsible Division: Transportation and Traffic

Completed by: Carla Ochoa

Date: 5/06/14

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
41. 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"/>	<ul style="list-style-type: none"> • FEMA Flood Insurance Rate Map No. 06085C0045H Effective 5/18/09 • California Building Code • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Investigation, prepared by Berlogar Stevens & Associates, dated 11/08/13
42. 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"/>	<ul style="list-style-type: none"> • FEMA Flood Insurance Rate Map No. 06085C0045H Effective 5/18/09 • California Building Code • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Investigation, prepared by Berlogar Stevens & Associates, dated 11/08/13
43. 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"/>	<ul style="list-style-type: none"> • 1995 ABAG Dam Inundation Map www.abag.ca.gov • California Building Code • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Investigation, prepared by Berlogar Stevens & Associates, dated 11/08/13
44. 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"/>	<ul style="list-style-type: none"> • Sunnyvale Municipal Code 12.60 • Sunnyvale Storm Water Quality Best Management Practices Guideline Manual • Geotechnical Investigation, prepared by Berlogar Stevens & Associates, dated 11/08/13
45. 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"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • California Building Code • California Plumbing, Mechanical, and Electrical Codes • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Investigation, prepared by Berlogar Stevens & Associates, dated 11/08/13
46. 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"/>	<ul style="list-style-type: none"> • California Building Code • California Plumbing, Mechanical, and Electrical Codes • Title 16 (Building) of the Sunnyvale Municipal Code • Geotechnical Investigation,

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					prepared by Berlogar Stevens & Associates, dated 11/08/13

Further Discussion if "Less than Significant" with or without mitigation:

46. Geology and Soils (Less than Significant): The proposed project will include grading activity intended to clear the existing site prior to construction. During that time, the existing topsoil is exposed and there is a potential for erosion and loss of soil. There is no surface run-off anticipated during construction and no long-term run-off is expected after construction. This aspect of the project will be less than significant with the implementation of Sunnyvale's Municipal Code 12.60, Storm Water Quality Best Management Practices, Regional Water Quality Board C.3 permit requirements, and the Blueprint for a Clean Bay.

47. Geology and Soils (Less than Significant): The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. Through the City's implementation of the Uniform Building Code requirements for areas within potential for seismic activity, this aspect of the project will be less than significant.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 5/06/14

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
47. 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
48. 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
49. 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
50. 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
51. 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
52. 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
53. 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

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
54. 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"/>	<ul style="list-style-type: none"> • Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
55. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects
56. 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"/>	<ul style="list-style-type: none"> • RWQCB, Region 2 Municipal Regional Permit • City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects • Draft SWMP (in project plans)
57. 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"/>	<ul style="list-style-type: none"> • 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
58. 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"/>	<ul style="list-style-type: none"> • Environmental Management Chapter of the Sunnyvale General Plan
59. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • Community Character Chapter of the Sunnyvale General Plan

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
ratios, response times or other performance objectives for any of the public services?					

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 5/06/14

Public Safety	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
60. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Safety and Noise Chapter of the Sunnyvale General Plan • www.sunnyvaleplanning.com • Sunnyvale Department of Public Safety
61. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • California Building Code • SMC Section 16.52 Fire Code

Further Discussion if "Less Than Significant" with or without mitigation: None required.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 5/06/14

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Phase I, prepared by Berlogar Stevens & Associates, dated January 15, 2014
63. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Phase I, prepared by Berlogar Stevens & Associates, dated January 15, 2014
64. 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"/>	<ul style="list-style-type: none"> Sunnyvale Zoning Map General Plan Map Community Vision Chapter of the Sunnyvale General Plan
65. 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"/>	<ul style="list-style-type: none"> Envirostar Hazardous Waste and Substances Site List (State of California) SWRCB GeoTracker Map Phase I, prepared by Berlogar Stevens & Associates, dated January 15, 2014
66. 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"/>	<ul style="list-style-type: none"> Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if “Less than Significant” with or without mitigation:

65. Hazards and Hazardous Materials (Less than Significant with Mitigation) – A Phase I was prepared by Berlogar Stevens & Associates (BSA) on January 14, 2014. The study is available for review at the City of Sunnyvale’s Community Development Department, Monday through Friday between 8:00 a.m. and 5:00 p.m.

The site has historically been used for agricultural purposes and residential uses. Based on a search of regulatory records and field walk conducted by BSA, there appears to be no evidence of hazardous materials use or disposal on the property. BSA did not observe visual evidence of hazardous material contamination, indicators of improper hazardous material storage or disposal, or identify significant concerns related to hazardous materials on the property.

Given the date of construction of the buildings, lead-based paint and asbestos containing materials may be present. Therefore, the following mitigations are recommended to reduce impacts to less than significant:

WHAT: 1) A qualified contractor must test for asbestos-containing building materials (ACBM) and lead-based paint (LBP) prior to demolition of existing buildings on-site. If suspect materials are encountered, they should be properly managed and disposed.

2) The trash behind the duplex and shed must be properly managed and disposed. Any household hazardous materials (such as chemicals, cleaners, paints, oils, etc.) must be properly disposed at an appropriate facility or through the County Household Hazardous Materials Program.

WHEN: These mitigations shall be converted into conditions of approval for the Special Development Permit (SDP) prior to its final approval by the City's Planning Commission. The conditions will become valid when the SDP is approved and prior to building permit issuance.

WHO: The project applicant or property owner 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.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 5/06/14

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
67. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
68. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
69. 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"/>	<ul style="list-style-type: none"> Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Further Discussion if "Less Than Significant" with or without mitigation:

69. & 70. Recreation (Less than Significant): The project will generate an increase in the use of existing park facilities. Through implementation of the City's Park Dedication requirement, which includes payment of the estimated park in-lieu fee of approximately \$64,000, this impact is less than significant.

Responsible Division: Planning Division

Completed by: Noren Caliva-Lepe Date: 5/06/14

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City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.lnsunnyvale.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 19.28 Downtown Specific Plan District
 - Chapter 19.29 Moffett Park Specific plan District
 - 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 Special Development 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 Special Development 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

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>

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- 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
- Santa Clara Valley Habitat Conservation Plan

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
- Sunnyvale Project Environmental Information Form
- Project Development Plans
- Noise Study, prepared by Illingworth & Rodkin, Inc., dated April 11, 2014
- Tree Inventory Report, prepared by Atlas Tree Services, dated September 17, 2013
- Supplemental Tree Inventory Letter, signed by Atlas Tree Services, dated April 23, 2014
- Phase I, prepared by Berlogar Stevens & Associates, dated January 15, 2014
- Geotechnical Investigation, prepared by Berlogar Stevens & Associates, dated 11/08/13
- Project Construction Schedule
- Project Draft Storm Water Management Plan (in project plans)
- Project Tree Inventory prepared by McClenehan Consulting LLC dated April 13, 2013
- Project Green Building Checklist