

Project Title	File 2014-7633:Hampton Inn and Suites- 162 room hotel
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Margaret Netto, Project Planner
Phone Number	408-730-7628
Project Location	861 E. El Camino Real (APN # 211-16-021)
Applicant's Name	Philip Stewart
Project Address	861 E. El Camino Real Sunnyvale, CA 94088
Zoning	C-2 Highway Business
General Plan	Highway Business
Other Public Agencies whose approval is required	None/CalTran review for modifications to El Camino Real

BRIEF PROJECT DESCRIPTION

The proposed project includes the following related applications on a 1.59 acre parcel:

Special Development Permit to allow a 162 room hotel.

Design Review Permit to allow new construction.

Variance to allow solar shading to exceed the maximum 10% on an adjacent commercial building.

DETAILED PROJECT DESCRIPTION:

Surrounding Uses and Setting: The project site is located north of the intersection of El Camino Real and South Wolfe Road. The site is bordered to the north by a miniature golf facility, to the south by an existing one-story commercial building, to the west across El Camino Real, a two-story multi-family complex and to the east across Wolf Road, a three-story multi-family residential complex. The site is currently vacant but was previously occupied by a outdoor plant nursery. The surrounding area is zoned commercial and residential.

On-site Development: The project site is comprised of one 1.59-acre parcel. The site is rectangular in shape and has two frontages one on El Camino Real to the southwest and on South Wolf Road to the east. The site is a vacant nursery with a 3,000 square foot building; an approximately 10,000 square foot outdoor sales area (the cover has been removed), and asphalt paved parking area. Access to the site is from a driveway on East El Camino Real and two driveways on South Wolfe Road. The entire site is covered in structures or pavement, except for two landscaped areas on the eastern and western borders of the site.

The project includes full demolition of all existing buildings and pavement and construction of a five-story hotel (Hampton Inn and Suites) with 162 rooms including 46 surface parking spaces and 103 below grade parking spaces. The project is comprised of one five-story linear building. Vehicular access to the site would be provided via two entry points: one full access driveway on South Wolf Road and one right-turn only

driveway on El Camino Real. Both driveways would provide access to the 46 surface parking stalls, the centrally located main entrance and to the basement-level parking garage ramp located on the east side of the property. The project provides sidewalks surrounding the hotel, with connections to the existing sidewalks on South Wolfe Road and El Camino Real. The sidewalks on the project site provide pedestrian connection to the main hotel entrance. Pedestrian access to the hotel's underground parking garage would be provided by a centrally located elevator and two staircases, one on either side of the garage.

Visitors would access the hotel from the porte-cochere located toward El Camino Real on the north side of the hotel. The lobby area contains the breakfast area, pantry meeting room and work area. An outdoor patio area is proposed behind a six-foot tall wall and landscaping along the El Camino Real frontage adjacent to the fitness center on the ground floor level.

Construction Activities and Schedule: Construction activities include full demolition of all existing buildings and paving on the project site and construction of a 166 room hotel with associated on-site and off-site improvements and underground garage. The project will be subject to the Sunnyvale Municipal Code requirements for construction noise and hours of construction contained in Chapter 16.08.030.

Construction is estimated to span 15 months, which is typical for a project of this size. Demolition is likely to commence in spring, 2016. The remaining time will include construction of buildings, excavation for an underground parking garage, on-site improvements and off-site improvements. Construction would not include deep pile foundations or pile driving or jack hammers.

Off-site Improvements: The existing curb cut and driveway will be upgraded to comply with current standards. Sidewalk and trees, and street lights will be installed in the public right-of-way, per standard specifications for El Camino Real and Wolfe Road. Standard water, sewer, right-of-way and utility upgrades will be provided as required by the Municipal Code.

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 Margaret Netto

Date:

Title: Project 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapter 3 and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.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 and Transportation Chapter 3 and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.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"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapter 3 and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.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"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapter 3 of the Sunnyvale General Plan 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"/>	Land Use and Transportation Chapter 3, Housing Chapter 5 of the Sunnyvale General Plan 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"/>	Housing Sub-Element 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.sunnyvaleplanning.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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
effect?					
9. 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/view.php?topic=19-4-19_46&frames=off Traffic Impact Analysis for the project prepared by Hexagon dated December 22, 2014.
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), Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.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"/>	Moffett Field AICUZ
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"/>	Safety and Noise Chapter of the Sunnyvale General Plan, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off Environmental Noise Impact Analysis prepared by First Carbon Solutions dated February 5, 2015.
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description Project Construction Schedule Environmental Noise Impact Analysis prepared by First Carbon Solutions

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					dated February 5, 2015.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Environmental Noise Impact Analysis prepared by First Carbon Solutions dated February 5, 2015.
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"/>	Environment Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
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"/>	Environment Management Chapter 7 of the Sunnyvale General Plan 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environment Management Chapter 7 of the Sunnyvale General Plan 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 type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Arborist Report prepared by SBCA Tree Consulting dated July 14, 2014.
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"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan and General Plan 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory or Heritage Resources

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
archeological resource?					The United States Secretary of the Interior's "Guidelines for Rehabilitation" Criteria of the National Register of Historic Places
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 description. Project archeological study and cultural resource survey. California health and Safety Code Section 7050.5 (b), CEQA Guidelines Section 15064.5(e) CHRIS letter, dated October 29, 2014.
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"/>	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. See discussion for information about school impacts.
25. 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"/>	BAAQMD CEQA Guidelines 2100Thresholds Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 2011 Thresholds AB 32 Project Climate Action Plan Checklist
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale Climate Action Plan 2014 Project Climate Action Plan Checklist AB 32
28. 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"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element 2011
29. Air Quality -Result in a cumulatively considerable net increase of any criteria	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 2011 Thresholds

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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)?					Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
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 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
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 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

1, 2, 3. Aesthetics (Less than Significant) - The project proposes to construct a five-story, 166-room hotel on a vacant nursery site. The height of the hotel would be 62' to the top of the parapet. The existing trees at the site, which range in height from 20 to 30 in feet height, are not proposed to be removed. The project would be comprehensively landscaped as required by the Zoning Ordinance (Title 17 of the Sunnyvale Municipal Code). The new landscaping and increased height of the building would partially or completely block the existing view from the adjacent and surrounding properties. The project would change but not degrade the visual character or quality of the site and its surrounding properties; however, the City does not have protected view sheds. The architectural design, massing/scale, and layout are in general conformance with the adopted design guidelines. The project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings with a state scenic highway.

The project is located in an urban setting, the proposed hotel would create increased source of light and glare that could adversely affect daytime and nighttime views in the area. Permanent features such as windows and building surfaces would introduce new sources of glare, affecting daytime views. Building materials have the potential to be

reflective. The project would likely include accent lighting at the entrances to the hotel, street lighting and pedestrian lighting. Pedestrian scale lighting fixtures and parking lot lights would likely be mounted on poles and bollard lights would be installed in the parking area. Although lighting fixtures are currently present at the project site, the project would increase the amount of ambient light radiating into the night sky from the project.

The project would be subject to the City's development approval process prior to submittal of construction drawings. This review and approval process includes a Planning Commission public hearing to receive approval on the design. The review would ensure that the proposed design, construction materials, and lighting would not adversely affect the visual quality of the area or create a substantial new source of light or glare. A final lighting plan will be reviewed to assure lighting is directed downward and would not spill over to the adjacent properties or otherwise be highly visible. As a result, the impacts are expected to be less than significant.

8. Land Use Planning Conflict (Less than Significant) – The project is requesting a variance to allow solar shading to exceed the maximum 10% on an adjacent commercial building. The project site is a long rectangular shaped parcel, the options for siting the hotel building are limited, and the building has been sited as far as possible from the adjacent parcel (while maintaining the side yard setbacks) to avoid shading as much as possible. The 5th floors are stepped back to decrease the amount of shading on the adjacent parcel and the overall height has been decreased. The project is under the height limit of the El Camino Real Specific Plan. The adjacent property would still be able to add functional solar panels to the site which is the intent of the Solar Ordinance. This review and approval process includes a Planning Commission public hearing to receive approval on the design and the variance. This review will ensure the variance findings are met and the shading is avoided as much as possible. As a result, the impacts are expected to be less than significant.

9. Transportation and Traffic-Parking (No Impact) - A minimum of 130 total parking spaces (0.8 spaces per hotel room) are required per Sunnyvale Municipal Code (SMC) Section 19.46. The project complies with the parking requirement by providing 149 parking spaces (46 grade level including 4 handicap spaces and 103 parking garage level spaces). An electric car charging system would be located in the garage. Therefore, no impact is expected.

14-16. Noise (Less than Significant with Mitigation)-A noise study was prepared by First Carbon Solutions dated February 5, 2015. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8 a.m. and 5 p.m. Noise measurements were conducted, the study evaluated existing and future noise conditions in order to determine interior noise, exterior noise, and ground borne vibration impacts to future tenants of the development, as well as short-term construction-related impacts to the surrounding residents. The study noted that the existing noise environment is primarily due to traffic sources along El Camino Real and South Wolfe Road.

Exterior Noise: The Safety and Noise Chapter of the Sunnyvale General Plan specifies a limit of 75 dB DNL (Day-Night Level, or cumulative noise exposures occurring over a 24-hour day) for operational noise measures at any point on the property line of the premises upon which the noise is generated or produced. Additionally operational noise levels shall not exceed 50 dBA during nighttime or 60 dBA during daytime hours at any point adjacent residentially zoned properties. The study found exterior noise levels to range under cumulative plus project conditions between 67.5 dB DNL at the South Wolf Road project entrance to 69.2 dB DNL at the El Camino Real/Maria Lane project entrance. Therefore, the exterior noise exposures would be in compliance with the Safety and Noise Chapter of the Sunnyvale General Plan standards and mitigation is not required.

Interior Noise: The California Code of Regulations, administered during the building permit process, limits interior noise levels to 45 dB DNL with doors and windows closed. The project would include mechanical ventilation that would ensure that windows would remain closed. With the combination of walls, doors and windows, standard construction for northern California residential type buildings would provide approximately 25 dBA in exterior to interior noise reduction with windows closed. The noise reduction feature would reduce on-site traffic noise impacts to meet the normally acceptable noise levels standard of 45 dBA CNEL. Therefore, traffic noise impacts would be considered less than significant.

Ground Borne Vibration: Sunnyvale does not currently have standards or limits for vibration in residential structures. The noise study used the criteria established by the Federal Transit Administration (FTA). The FTA recommends a limit of 72 VdB (decibels of vibration). Small vibratory rollers produce ground borne vibration levels ranging up to

approximately 80 VdB at 25 feet from operating equipment. These vibration levels are in excess of what would be considered the threshold of human perception without instruments. The operation of heavy equipment on the project site during demolition and construction could result in ground borne vibration levels that could be perceptible to an individual at adjacent land uses, without the use of a special measuring device. Therefore, mitigation should be incorporated into the project to reduce the impact to less than significant.

MITIGATIONS-Ground-borne Vibration Related Noise

WHAT: Prior to issuance of a demolition, grading or building permit, the project applicant shall submit a demolition/construction plan for review and approval that would provide means to avoid unduly impact sensitive receptors from ground borne vibration from the operation of heavy construction equipment. Receiving land uses within 20 feet of the project construction limits shall be indicated on the demolition/construction plan. Viable means of vibration reduction may include but are not limited to restrictions on the type of equipment that may operate within 25 feet of the property line and digging a trench along the property line that would interrupt the ground borne vibration wave to off-site receptors. The applicant shall submit an engineering report and demolition/construction plan and means of compliance with the engineering recommendations to the city for review and approval.

WHEN: The mitigation shall be incorporated into conditions of approval for the Use Permit prior to its final approval by the City's Planning Commission. The condition will become valid when the Permit is approved and prior to building permit issuance.

WHO: The property owner is responsible for completing the mitigation measure.

HOW: Prior to issuance of a demolition, grading or building permit, the project applicant shall submit a demolition/construction plan for review and approval.

Construction Noise Impacts: SMC Section 16.08.030 places restrictions on time of construction to minimize nuisance to neighboring properties but does not include noise limits generated by construction. The noise study found typical construction and demolition-related activities and equipment noise to range from 55 to 90dBA at a 50 foot distance from the source. These short-term noise levels have the potential to disturb residences living nearby during the course of demolition and construction, which is anticipated to span 16 to 18 months. The closest residential land use to the project site is the multi-family residential land use located approximately 80 feet east of the project property line across South Wolfe Road. At a distance of 80 feet, noise from project construction could result in maximum noise levels of up to 86 dBA if multiple pieces of heavy construction equipment were to operate simultaneously at the nearest project property line. These noise levels could result in sleep disturbance of nearby sensitive receptors unless mitigation is implemented. The following mitigation has been included to reduce the potential impact to less than significant level.

MITIGATIONS-Construction Related Noise

WHAT:

- 1) Construction and demolition shall be restricted to between the hours of 7:00 am and 6:00 pm on weekdays, and between the hours of 8:00 am and 5:00 pm on Saturdays. No such work will be permitted on Sundays or holidays.
- 2) The construction contractor shall prohibit unnecessary idling of internal combustion engines.
- 3) The construction contractor shall place all stationary construction equipment so that the emitted noise is directed away from sensitive noise receptors nearest the project site.
- 4) The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas so as to maximize the distance between construction related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- 5) The construction contractor shall ensure that all construction equipment have appropriate sound muffling devices, which are properly maintained and used at all times such equipment is in operation.
- 6) Construction operations must comply with the limits of the City of Sunnyvale Municipal Code.
- 7) Keep mobile equipment (haul trucks, concrete trucks, etc.) off of local street as much as possible.

- 8) Orient the concrete crusher so that the hopper (noise end) faces away from the noise sensitive receptors.
- 9) Use scrapers as much as possible for earth removal, rather than the noisier loaders and hauling trucks.
- 10) Use a motor grader rather than a bulldozer for final grading.
- 11) Power saws should be shielded or enclosed where practical to decrease noise emissions. Nail guns should be used where possible as they are less noisy than hammering.
- 12) Use generators and compressors that are housed in acoustical enclosures rather than weather enclosures or none at all.

WHEN: The mitigation shall be incorporated into conditions of approval for the Use Permit prior to its final approval by the City's Planning Commission. The condition will become valid when the Permit is approved and prior to building permit issuance.

WHO: The property owner is responsible for completing the mitigation measure.

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

20. Biological Resources Trees (No impact) - An arborist report was prepared SBCA Tree Consulting, dated July 14, 2014. A total of three trees were survey. Two of the trees are within the site and the third one is outside of the property. The tree (Blackwood Acacia) located off-site is in poor condition and the arborist recommends removal. The following table summarizes the disposition.

Table 1. On-Site Tree Summary

	Remove	Save
Non-protected trees	-	Crepe Myrtle- 1
Protected	-	Liquid amber- 1
Total	0	2

There is one tree located on-site that is considered "protected" under SMC Section 19.94. A protected tree is defined as having a trunk size of at least 38 inches in circumference, as measured 4.5 feet from the ground. No protected trees are proposed to be removed. Therefore, there are no impacts.

23. Historic and Cultural Resources (Less than Significant with Mitigation)- The project site has been previously graded and developed with buildings, landscaping, access driveways, and parking and loading areas. The proposed project includes grading and land disturbance for the new building and underground parking garage. A records search by the California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHIS/NWIC) was conducted for the project area dated October 29, 2014. Records indicate that there have been no cultural resource studies of the 861 E. El Camino Real project area. This project area contains no recorded archeological resources. The CHRIS letter recommended no further study at this time.

Although there are not recorded archeological sites in the immediate area of the project site, there still remains the possibility of discovery of Native American artifacts and remains during grading since there are archeological sites in the greater vicinity. In the event of discovery, project grading could result in potential disturbance of subsurface cultural resources, which would result in a significant impact unless mitigated. There are no surface historic resources currently known on the project site. Although the discovery of cultural resources on this site is not anticipated, the following mitigation measure has been included in the project to reduce the potential impacts to a less than significant level.

Cultural Resources Mitigation

WHAT:

- 1) If a significant archeological resource is identified during grading or construction, the City and project proponent shall seek to avoid damaging effects to the resource. Preservation in place to maintain relationship between the artifact(s) and the archeological context is the preferred manner of mitigating impacts to an archeological site. Preservation may be accomplished by:
 - Planning construction to avoid the archeological site.

- Incorporating the site within a green space; or other open space element;
- Covering the site with a layer of chemically stable soil; or
- Deeding the site into a permanent conservation easement.

- 3) When in place mitigation is determined by the City to be feasible, 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 Information Center. If Native American artifacts are indicated, the studies must also be submitted to the Native American Heritage Commission. Identified cultural resources shall be recorded on form DPR 422 (archeological sites). Mitigation measures recommended by these two groups and required by the City shall be undertaken, if necessary, prior to resumption of construction activities. A data recovery plan and data recovery shall not be required if the City determines that testing or studies already completed have adequately recovered the necessary data, provided that the data have already been documented in another EIR or are available for review at the California Historical Resource Information Center [CEQA Guidelines section 15126.4(b)].

Provide documentation that construction staff has been informed of the following requirement. In the event that subsurface cultural resources are otherwise encountered during approved ground disturbing activities for a project area construction activity, work in the immediate vicinity shall be temporarily halted in the vicinity of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

If human remains are found, special rules set forth in State Health and Safety Code section 7050.5 and CEQA Guidelines section 15126.49(b) shall apply.

WHEN: These mitigation measures shall be converted into conditions of approval prior to the final approval by the Planning Commission. The conditions will become valid when the entitlement is approved. Conditions will be applicable during the grading and construction of the project.

WHO: The property owner is responsible for completing the mitigation measure.

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

27. Air Quality-Greenhouse Gas (No Impact) – A “Climate Action Plan CEQA Checklist” was completed for the project, which provides further analysis related to project greenhouse gas emissions. The Checklist demonstrates conformance with the City’s adopted Climate Action Plan; therefore, the project is not expected to have an impact on greenhouse gas emissions.

Further Discussion if “Less Than Significant” with or without mitigation: **None required.**

Responsible Division: Planning Division

Completed by: Margaret Netto

Date: September 9, 2015

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Traffic Impact Analysis for the project prepared by Hexagon dated December 22, 2014.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Traffic Impact Analysis for the project prepared by Hexagon dated December 22, 2014.
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 checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
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"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/ Traffic Impact Analysis for the project prepared by Hexagon dated December 22, 2014.
39. 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"/>	Land Use and Transportation Chapter 3 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
					<p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Traffic Impact Analysis for the project prepared by Hexagon dated December 22, 2014.</p>
40. 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"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Traffic Impact Analysis for the project prepared by Hexagon dated December 22, 2014.</p>
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"/>	<p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Traffic Impact Analysis for the project prepared by Hexagon dated December 22, 2014.</p>
42. 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"/>	<p>Project Description and COAs</p> <p>Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com</p> <p>Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/</p> <p>Traffic Impact Analysis for the project prepared by Hexagon dated December 22, 2014.</p>

35, 36 and 38 Transportation- (No Impact) - A Traffic Impact Analysis (TIA) has been prepared for the project by Hexagon dated December 22, 2014. The report notes that based on Institute of Transportation Engineers' (ITE) Trip Handbook, the project (162 rooms) after applying the existing trip credit, is estimated to generate 89 new AM peak (7-9 am.) hour trips and 75 new trips during the PM peak (4-6 pm.) hour trips. Since the project would generate less than 100 new peak hour vehicle trips, an analysis in accordance with the Congestion Management Program (CMP) is not required. The study determined the traffic impacts of the proposed developed at five (5) signalized intersections and two (2) driveways in the vicinity of the project site during the weekday AM and PM peak period of traffic. Using the ITE recommended inbound /outbound splits; the project would produce 51 inbound and 38 outbound trips during the AM peak hour and 38 inbound and 37 outbound trips during the PM peak hour. The analysis indicates, measured against the City of Sunnyvale standards, all of the study intersections currently operate at acceptable levels of service and would continue to do so under background plus project and cumulative plus project. Therefore, it is anticipated that the existing roadway system can accommodate the incremental increase in trips. No traffic impacts are anticipated.

The project has been reviewed by the City Fire Department and Transportation Division and does not contain design features that will substantially increase hazards or result in inadequate emergency access. The project will not result in a change to air traffic patterns. Therefore, no impacts are anticipated.

Responsible Division: Planning Division

Completed by: Margaret Netto

Date: September
9, 2015

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
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
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
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Preliminary Geotechnical Report by Cornerstone Earth Group dated December 30, 2013.
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.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code Preliminary Geotechnical Report by Cornerstone Earth Group dated December 30, 2013.
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 and Title 16 (Building) of the Sunnyvale Municipal Code Preliminary Geotechnical Report by Cornerstone Earth Group dated December 30, 2013.

Further Discussion if “Less than Significant” with or without mitigation: None required.

Further Discussion: The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued. Therefore, no impacts are anticipated.

46-48. Geology and Soils (Less than Significant) – A Preliminary Geotechnical Report was prepared by Cornerstone Earth Group, dated December 13, 2013. The study concluded the project is feasible provided project's Geotechnical Report recommends be implemented in the project design. The site is not located within an Earthquake fault zone and therefore, the fault rupture is low. The site is also has a low potential for liquefaction and lateral spreading. The site is located approximately 7 miles inland from the San Francisco Bay shoreline, and is approximately 123 to 126 above mean sea level. Therefore, the potential for inundation due to tsunami or seiche is considered low. The study recommended general design and construction related methods to address the presence of sand and gravel 13 feet below grade for the excavation of the below grade parking garage. This condition and general recommendations are not uncommon in Sunnyvale. Through implementation of the Building Code and recommendations from the geotechnical report, standard procedures for structural analysis and confirmation during the building permit process; impacts will be considered less than significant.

Responsible Division: Planning Division

Completed by: Margaret Netto

Date: August 31,
2015

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.sunnyvalepalnning.com
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"/>	<ul style="list-style-type: none"> Project Description Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvalepalnning.com
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"/>	<ul style="list-style-type: none"> Project Description Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvalepalnning.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"/>	<ul style="list-style-type: none"> Project Description Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvalepalnning.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"/>	<ul style="list-style-type: none"> Project Description Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvalepalnning.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"/>	<ul style="list-style-type: none"> Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvalepalnning.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"/>	<ul style="list-style-type: none"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboard.ca.gov/

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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"/>	<ul style="list-style-type: none"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboard.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
57. 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"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboard.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.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"/>	<ul style="list-style-type: none"> Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
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"/>	<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 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"/>	<ul style="list-style-type: none"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboard.ca.gov/

Engineering	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"> City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.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"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

Responsible Division: Planning Division

Completed by: Margaret Netto

Date: August 31, 2015

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
63. 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"/>	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: Margaret Netto

Date: September 9, 2015

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com Title 20 of the City of Sunnyvale Municipal Code Environmental Info. From completed by applicant.
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 Project description
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State of California Hazardous Waste and Substances Site List (Cortese List), Department of Toxic Substance Control.
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.sunnyvaleplanning.com

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

65. Hazards and Hazardous Materials (Less than Significant with Mitigation) - A Phase I Environmental Site Assessment was prepared by Cornerstone Earth Group, dated December 13, 2013. The study is available for review at the City of Sunnyvale’s Community Development Department, Monday through Friday between 8 a.m. and 5 p.m. The study found no indications of underground or aboveground storage tanks, no indications of significant releases of hazardous materials, and no indications of significant petroleum. However, chemical use was observed on-site which consisted of small pesticides, herbicides and fertilizers. The pesticides, herbicides, and fertilizers were observed within the nursery building, where they were stored for consumer resale. As part of the project, the below grade garage would need to be excavated and the soils reused or disposed of off-site. The soil companies or landfills would require soil data before acceptance. Therefore, soil samples would need to be taken and evaluated prior to excavation. If contaminated soils are discovered, the applicant must ensure that the contractor employs engineering and BMP’s to minimize human exposure.

Due to the age of the buildings, building materials may contain asbestos or lead based paint. Prior to demolition of the building an asbestos and lead based paint survey would be conducted by a qualified licensed professional and disposed of appropriately.

Hazardous Material Mitigation- Soils

WHAT: Prior to excavation soils samples must be taken and analyzed by a qualified licensed professional.

WHEN: This mitigation measures shall be converted into conditions of approval prior to the final approval by the Planning Commission. The conditions will become valid when the entitlement is approved. Conditions will be applicable during the grading and construction of the project.

WHO: The property owner is responsible for completing the mitigation measure.

HOW: The conditions of approval require these mitigations measures to be incorporated into the grading and construction plans.

Hazardous Material Mitigation- Lead Based Paint and Asbestos

WHAT: Hazardous building materials surveys shall be conducted by a qualified and licensed professional for all structures. All loose and peeling lead-based paint and asbestos-containing material shall be abated by certified contractor(s) in accordance with local, state, and federal requirements. All other hazardous materials shall be removed from buildings prior to demolition in accordance with California Department of Industrial Relations, Division of Occupational Safety and Health regulations. The completion of the abatement activities shall be documented by a qualified environmental professional(s) and submitted to the City for review with applications for issuance of construction and demolition permits.

WHEN: This mitigation measures shall be converted into conditions of approval prior to the final approval by the Planning Commission. The conditions will become valid when the entitlement is approved. Conditions will be applicable during the grading and construction of the project.

WHO: The property owner is responsible for completing the mitigation measure.

HOW: The conditions of approval require these mitigations measures to be incorporated into the grading and construction plans.

Responsible Division: Planning Division

Completed by: Margaret Netto

Date: August 31,
2015

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.sunnyvaleplanning.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.sunnyvaleplanning.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.sunnyvaleplanning.com

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

Responsible Division: Planning Division

Completed by: Margaret Netto

Date: August 31, 2015

ENVIRONMENTAL SOURCES

Initial Study Checklist
Project Title
File #2014-7464
Page 27 of 29

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 19.28 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 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

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>

ENVIRONMENTAL SOURCES

Initial Study Checklist
Project Title
File #2014-7464
Page 28 of 29

- 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
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated August 19, 2015
- Project Traffic Impact Analysis December 22, 2014
- Project Noise Study dated February 5, 2015
- Project Green House Gas and Air Quality Analysis dated July, 16, 2014
- Field Inspection
- Project Site Plan dated August 19, 2015
- Project construction schedule
- Project Draft Storm Water Management Plan
- Project Tree Inventory dated July 14, 2014
- Project Tree Preservation Plan
- Project Green Building Checklist August 19, 2015
- Project LEED Checklist August 19, 2015
- Project Preliminary Geotechnical Investigation dated December 30, 2013
- Project Phase I Environmental Assessment dated December 27, 2013