

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

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

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688



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REGINA ALCOMENDRAS, County Clerk – Recorder
by Raymund Reyes, Deputy Clerk – Recorder, *RR*

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: 803-833 W. El Camino Real
3. APPLICANT NAME: De Anza Properties PHONE: 650-209-3232
4. APPLICANT ADDRESS: 960 N. San Antonio Road, Los Altos, CA 94022 (Project Address: 803 W. El Camino Real, Sunnyvale, CA 94087)
5. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. NOTICE TO BE POSTED FOR 20 DAYS.
7. **CLASSIFICATION OF ENVIRONMENTAL DOCUMENT**

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--|-------------|---------|
| ☐ 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152) | \$ 3,070.00 | \$ 0.00 |
| ☐ 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,210.25 | \$ 0.00 |
| ☐ 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ 0.00 |
| ☐ 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u> | \$ 1,043.75 | \$ 0.00 |
| ☐ 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 01-01-2016)



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

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:

803-833 W. El Camino Real

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2015-7756

Location: 803 W El Camino Real (APN: 165-01-029,-042, -043)

Proposed Project: SPECIAL DEVELOPMENT PERMIT for a mixed use development on a 2.97 acre site with 49 residential units (40 apartments + 8 attached single family homes + 1 detached single family home), approximately 5,662 s.f. commercial space, and expansion of the adjacent Grand Hotel (51 rooms)

VESTING TENTATIVE MAP to subdivide the 3 existing lots into 11 separate lots. A condominium map is requested for lot #11.

Applicant / Owner: De Anza Properties / Pastoria El Camino Partnership

Environmental Review: Mitigated Negative Declaration

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 April 25, 2016. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

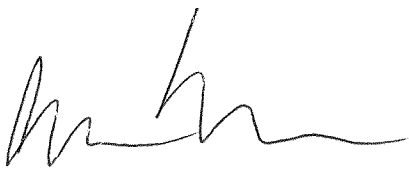
A public hearing on the project is scheduled for:

Monday April 25, 2016 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 March 25, 2016

Signed: 
Andrew Miner, Planning Officer

Project Title	803-833 W. El Camino Real
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Ryan Kuchenig, Senior Planner
Phone Number	(408) 730-7431
Project Location	803-833 W. El Camino Real & 505 S. Pastoria Avenue Sunnyvale, CA 94086 (APN: 165-01-029 & 042 & 043)
Applicant's Name	Pastoria El Camino Partnership
Zoning	C-2/ECR (Highway Business - El Camino Real Precise Plan)
General Plan	Commercial General Business
Other Public Agencies whose approval is required	California Department of Transportation (CalTrans) review for improvements on El Camino Real

BRIEF PROJECT DESCRIPTION

The proposed project is located on a combined 2.97-acre parcel and consists of a **Special Development Permit** to demolish an approximately 23,000 square foot, one and two-story multi-tenant retail and office building and a 3,000 square foot fast food restaurant building and construct a four-story mixed use retail/office and residential building consisting of 40 condominium units and approximately 5,600 square feet of commercial space. The project also consists of constructing 9 single family homes and a hotel annex building (51 rooms) which is associated with the existing adjacent hotel (Grand Hotel). The project includes a ground-level podium parking garage and associated site improvements. A Tentative Map application is also proposed to subdivide the lots into separate ownership lots including individual condominium lots for the 40 residential units within the mixed use building.

DETAILED PROJECT DESCRIPTION

Surrounding Uses and Setting: The project site is located at the northwest street intersection of El Camino Real, and Pastoria Avenue which wraps around to W. Olive Avenue. The project site is located within the Precise Plan for El Camino Real. The site is zoned C-2/ECR (Highway Business/ Precise Plan for El Camino Real). The site is surrounded by a hotel to the west, commercial uses to the south across W. El Camino Real, single family residential across W. Olive to the north, and the City's Public Safety Department to the east across S. Pastoria Avenue.

The one and two story, multi-tenant commercial building is currently onsite was developed in 1988. The fast food restaurant (currently - Jack in the Box) was constructed in 1972. Prior to the

existing development, the site was historically used as agricultural land as well as a gas station at the corner. Commercial businesses currently onsite include professional offices, a deli/market, shoe repair, bakery, and personal service salons. A parking lot is front of the building and can be accessed from El Camino Real and Pastoria Ave. The vacant .54 acre lot at the corner of the site is seasonally operated for pumpkin and Christmas tree sales.

Bus service is provided by the Santa Clara Valley Transportation Authority (VTA) with a stop in front of the project site along the El Camino Real street frontage. A bus stop is also located directly across the street to serve transit from the opposite direction. A public sidewalk is located around the entire site along each street side.

The project is targeting 110 Build-It-Green points for the residential portion of the project which exceeds the minimum 80 points requires and allows for additional 5% lot coverage or 5 feet in height over the maximum allowed. For the commercial portion, the project is designed at LEED Silver intent as required.

On-site Development: The proposed project includes the complete demolition of the existing commercial buildings and construction of a four-story mixed use building (40 condo units and approximately 5,600 square feet of commercial area), nine two-story single family homes and a four-story hotel annex building. The proposed unit mix within the mixed use building includes 37 three-bedroom units and 3 two-bedroom units. Each of the single family units along W. Olive consists of four bedrooms. A fitness room for residents is provided on the second level. Common open spaces are provided in courtyards on the ground and second floors, and private open space for each unit is provided through balconies. A larger open space area with a pedestrian path is situated between the hotel annex building and the mixed use building. Each of the single family homes would maintain front and private rear yards. Each of the 40 condo units has 300 cubic feet of lockable storage space consistent with Sunnyvale Municipal Code (SMC) requirement within a small basement area beneath the parking garage. Solid waste and recycling service is provided through chutes on each floor that dispose into a central trash room within the parking garage. A separate trash enclosures are located adjacent to the retail building. A new enclosure will also be provided for the combined hotel buildings on the neighboring site.

A Special Development Permit (SDP) is required for the project's site and architectural review, since the site is located within a Planned Development combining district. Deviations from the Sunnyvale Municipal Code (SMC) may be considered by the Planning Commission with the SDP. The State Density Bonus Law (Government Code Section 65915-65918) allows consideration of up to three city code concessions since this project is a qualifying affordable housing project. Project concessions and deviations from the SMC include:

- Lot Coverage – 55% proposed where up to 35% is allowed, per Section 19.32.020;
- Front Yard Setback along Pastoria Ave. – 12' 8" proposed for floors 2-4, when a minimum of 15' is required, per Section 19.34.050.

The proposed building would be four stories tall with a maximum height of 53' 6" from the street curb elevation along El Camino Real & Pastoria. The building parapet extends up to approximately 60 feet for a portion of the building. A majority of the building is approximately 49' 6" tall. The hotel buildings reach a peak of approximately 51' with a majority of the building peaking at 46'. The single family homes range from 26' to 28' tall.

An existing driveway off Pastoria and two off El Camino Real would be removed and replaced in roughly the same location. The driveway at the furthest western location along El Camino Real

would serve the hotel annex building. The driveway off Pastoria Avenue would serve to allow access to the site with nearby parking that serves commercial uses. The driveway would extend into the ground level parking garage under the mixed-use building. The majority of parking spaces within the parking garage would serve residential uses. A driveway would wrap around and allow ingress and egress to El Camino Real. Pedestrian walkways are positioned along the perimeter of the mixed use building along the fence adjacent to single family residential uses and between the annex buildings. A majority of the existing redwoods located along the Olive Avenue street frontage are planned to be preserved. A total of 12 trees will be preserved while 61 will be removed. A total of 128 trees are to be added to the site. An outdoor dining plaza serving commercial uses is proposed towards the corner of the site at El Camino Real and Pastoria Avenue. New wider sidewalks are proposed to be constructed around the site.

Construction Activities and Schedule: Construction activities include full demolition of the existing buildings and paving onsite and construction of the new mixed use building, hotel annex, and single family housing with associated on-site and off-site improvements. 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 of the project is estimated to span 18 months, which is typical for a project of this size. Construction will not include deep pile foundations or pile driving.

Off-site Improvements: New sidewalks, street trees, and street lights will be installed in the public right-of-way, per standard specifications. The new sidewalk would align with constructed sidewalks on the west sides of the project site. 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.

- | | | |
|---|--|---|
| ☐ Aesthetics | ☐ Hazards & Hazardous Materials | ☐ Public Services |
| ☐ Agricultural Resources | ☐ Hydrology/Water Quality | ☐ Recreation |
| ☐ Air Quality | ☐ Land Use/Planning | ☐ Transportation/Traffic |
| ☐ Biological Resources | ☐ Mineral Resources | ☐ Utilities/Service Systems |
| ☐ Cultural Resources | ☐ Noise | ☐ Mandatory Findings of Significance |
| ☐ Geology/Soils | ☐ 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 Prepared By: Ryan Kuchenig

Date: 3/24/2016

Title: Senior 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?	☐	☐	☒	☐	Sunnyvale General Plan Map, 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	☐	☐	☒	☐	Sunnyvale General Plan Map, 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?	☐	☐	☒	☐	Sunnyvale General Plan Map, 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?	☐	☐	☒	☐	Sunnyvale General Plan Map, 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?	☐	☐	☐	☒	Land Use and Transportation Chapter 3, and Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
6. Population and Housing - Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	☐	☐	☐	☒	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 effect?	☐	☐	☐	☒	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in inadequate parking capacity?	☐	☐	☒	☐	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
10. For a project located within 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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	Moffett Field 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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	Moffett Field AICUZ
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	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?	☐	☐	☒	☐	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 Noise Assessment by Charles Salter, dated July 15, 2015
15. Noise - Exposure of persons to or generation of excessive ground borne vibration?	☐	☐	☒	☐	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Noise Assessment by Charles Salter, dated July 15, 2015
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Noise Assessment by Charles Salter, dated July 15, 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?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
18. Biological Resources - Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
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?	☐	☒	☐	☐	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
20. Biological Resources - Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Arborist Report by HortScience, Inc., dated March 7, 2015
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?	☐	☐	☐	☒	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 archeological resource?	☐	☐	☐	☒	Community Character Chapter 4 of the Sunnyvale General Plan, Sunnyvale Inventory of Heritage Resources 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?	☐	☒	☐	☐	California Health and Safety Code Section 7050.5(b), CEQA Guidelines Section 15064.5(e) Project description California Historical Resources Information System (CHRIS) Letter, dated December 10, 2013
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	☐	☐	☒	☐	The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
significant environmental impacts, in order to maintain acceptable performance objectives?					District and Santa Clara Unified School District.
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?	☐	☐	☐	☒	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Air Quality and GHG Emissions Assessment by Illingworth & Rodkin, Inc., dated February 5, 2016
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	BAAQMD CEQA Guidelines 2011 Thresholds AB 32 Project Climate Action Plan CEQA Checklist Air Quality and GHG Emissions Assessment by Illingworth & Rodkin, Inc., dated February 5, 2016
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?	☐	☐	☐	☒	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale Climate Action Plan 2014 AB 32 Project Climate Action Plan CEQA Checklist Air Quality and GHG Emissions Assessment by Illingworth & Rodkin, Inc., dated February 5, 2016
28. Air Quality - Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	☐	☐	☐	☒	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Air Quality and GHG Emissions Assessment by Illingworth & Rodkin, Inc., dated February 5, 2016
29. Air Quality - Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Air Quality and GHG Emissions Assessment by Illingworth & Rodkin, Inc., dated February 5, 2016
30. Air Quality - Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale General Plan Map Environmental Management Chapter

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Air Quality and GHG Emissions Assessment by Illingworth & Rodkin, Inc., dated February 5, 2016
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?	☐	☐	☐	☒	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety - Strong seismic ground shaking?	☐	☐	☐	☒	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety - Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

1. Aesthetics – Scenic Resources (Less Than Significant) – The proposed project site is located within an urban area of mixed uses (commercial and residential) that has no designated scenic resources. The project would result in the removal of all the existing trees on-site. In accordance with Chapter 19.94 of the SMC, the project will provide replacement trees onsite as well as street trees along each street frontage. The replacement of trees and landscaping onsite and along the street frontages would improve the visual/aesthetic character of the area. Therefore, the proposed project would have a less than significant impact on scenic resources at the project site.

2. Aesthetics – Visual Character (Less Than Significant) - Construction of the proposed project will alter the visual character of this site by transitioning the site from a commercial to a mixed use (commercial & residential) by placing a four-story mixed use building, four-story hotel annex building, and nine two-story attached single family homes on a site currently containing one and two-story commercial buildings, pavement, and unpaved areas. The proposed project is subject to the Citywide Design Guidelines, and the design of the buildings and site layout will be in general conformance with the adopted design guidelines. The proposed buildings will be taller than most of the nearby buildings. The City's implementation of the City-Wide Design Guidelines and staff's review of final development plans, which will be submitted for final Building Permit review, will ensure that the final design of the project is consistent with the plans reviewed by the Planning Commission. The project will not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, impacts would be less than significant.

3. Aesthetics - Lighting (Less Than Significant) - There is no lighting plan available for the project site at this time. Lighting on the project site will be reviewed by Planning staff prior to issuance of building permits,

and will be reviewed for consistency with the City's policies and City-Wide Design Guidelines to reduce light and glare, and to ensure it will not adversely affect the visual quality of the area or create a substantial new source of light or glare.

4. Population and Housing (Less Than Significant) – The General Plan and the Zoning designation for the project site allows for mixed-use (commercial and medium density residential) developments. The El Camino Real Specific Plan does not currently prescribe density limitations for residential uses. The proposed residential density is approximately 16.5 dwelling units to the acre.

9. Transportation and Traffic – Parking (Less Than Significant) – For the mixed use portion of the project, a minimum of 103 total parking spaces is required per Sunnyvale Municipal Code (SMC) Section 19.46.080. The proposed project would include a total of 106 parking spaces which are located in the podium parking garage or open parking lot behind the building. Each of the single family homes provide a two-car garage and two driveway spaces as required. The combined hotel (including the neighboring site provides 127 spaces where 124 is required.

14-16. Noise (Less than Significant/Less than Significant with Mitigation) – A noise study was prepared by Charles Salter, dated July 15, 2015. The study is provided as an exhibit attached to this study and is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8 a.m. and 5 p.m.

State of California Building Code

Part 1 of the Supplement to the California Building Code, effective 1 July 2015, requires that the indoor noise level in residential units of multi-family dwellings not exceed DNL 45 dB where the exterior noise level is greater than DNL 60 dB.

CALGreen Criteria – California Building Standards Code

Section 5.507.4 of the CALGreen code requires mitigating exterior noise at commercial spaces where sound levels regularly exceed 65 dB. If the exterior noise level regularly exceeds 65 dB, then the building envelope must have wall and roof-ceiling assemblies designed to provide an interior noise environment not exceeding a $Leq(h)$ of 50 dB in occupied areas during hours of operation. We assumed that the hours of operation for the retail spaces would be from 7 am to 8 pm and used the loudest $Leq(h)$ during that period as the basis of design.

City of Sunnyvale Noise Element

The City of Sunnyvale's General Plan interior noise standard is consistent with the State requirement for multi-family housing. Additionally, a maximum instantaneous noise level (L_{max}) of 50 dB in bedrooms and 55 dB in other rooms is expected when the residence is exposed to train or aircraft noise.

According to the City of Sunnyvale's Land-Use Compatibility chart (Table 2 of the Noise Element), for residential land uses, sound levels below DNL 60 DB are considered "normally acceptable". Sound levels between DNL 60 dB and 75 dB are considered "conditionally acceptable", meaning that mitigation is needed to bring the sound level down to the normally acceptable level. Levels above DNL 75 dB are "normally unacceptable".

MITIGATIONS – Commercial/Retail

WHAT:

- (1) To meet the CALGreen interior noise criterion of $Leq(h)$ 50 dB, the glazing systems will need to achieve the STC ratings shown in Figure 2.

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

WHO: The developer is responsible for completing the mitigation measure.

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

MITIGATIONS – Residential/Hotel

WHAT:

- (1) To meet the project indoor noise criterion of DNL 45 dB, it will be necessary for some of the facades to be sound-rated. We calculated the window and exterior door STC ratings needed to meet the project criterion. These are shown on Figures 3 to 5. For our calculations, we assumed that bedrooms will be carpeted and all other rooms will have hard-surfaced flooring.
- (2) The recommended STC ratings are for full window assemblies (glass and frame) rather than just the glass itself. Tested sound-rated assemblies should be used. For reference, typical one-inch glazing assemblies (two 1/4-inch thick panes with 1/2-inch airspace) achieve an STC rating of 32. Where STC ratings above 33 are required, at least one pane will need to be laminated.
- (3) Where windows need to be closed to achieve an indoor DNL of 45 dB, an alternative method of supplying fresh air (e.g., mechanical ventilation) should be provided. This applies to the project residences and guestrooms with STC ratings shown. This issue should be discussed with the project mechanical engineer.

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

WHO: The developer is responsible for completing the mitigation measure.

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

19. Biological Resources – Wildlife (Less than Significant with Mitigation) – While the entire site is disturbed and developed, raptors (such as falcons, hawks, eagles, and owls) and other migratory birds may utilize the large trees on-site for foraging or nesting. Nesting raptors are among the species protected under provisions of the Migratory Bird Treaty Act and California Department of Fish and Wildlife (CDFW) Code Sections 3503, 3503.5, and 2800. The proposed project would remove many of the existing trees on-site. Construction disturbance near raptor nests can also result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment in the trees on the project site. Disturbance that causes abandonment and/or loss of reproductive effort is considered a taking by the CDFW. Any loss of fertile eggs, nesting raptors, or any activities resulting in nest abandonment would constitute a significant impact. The following mitigation measures will be implemented to avoid abandonment of raptor and other protected migratory birds nests, and reduce impacts to a less than significant level. Therefore, the following mitigation measures are recommended to reduce potential impacts on biological resources:

MITIGATION – Biological Resources

WHAT:

- (1) If construction commences anytime during the nesting/breeding season of native bird species (typically February through August), a qualified biologist must conduct a preconstruction survey of the project vicinity for nesting/breeding birds at least 30 days prior to the start of construction

activities. The intent of the survey is to determine if active raptor nests or other species protected by the Migratory Bird Treaty Act are present within the construction zone or within 250 feet of construction zone for raptors and 50 feet of the construction zone for other migratory birds. The survey area must include all trees and shrubs within zones that have the potential to support nesting birds.

- (2) If active nests are found in the area that could be directly affected or are within 250 feet of construction for raptors and 50 feet for other migratory birds, a no-disturbance buffer zone must be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. Once the young have fledged, tree removal and other construction activities may commence.

WHEN: These mitigations shall be incorporated 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 property owner shall 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) – An arborist report was prepared for the project by HortScience, Inc., dated March 7, 2015. The report recommends removal of 61 of the 73 existing trees onsite of varying species. Seven nearby off-site trees were also evaluated. Most of the trees are located within the interior of the site and positioned within the proposed building foot print or parking lot. Twelve (12) on-site coast redwoods in good and fair condition are planned to be preserved. Seven off-site trees, may be impacted by development. Trees cannot be damaged or removed without the neighbor's approval and must be preserved and protected. The City's Tree Replacement Standards require a minimum of 104 24" box trees to be planted to offset the loss of protected trees. The proposed project includes 104 24" box and 24 36" box trees, which will mitigate the loss of the existing protected trees in accordance with the City's Tree Replacement Standards, to a less than significant level.

23. Historic and Cultural Resources (Less than Significant with Mitigation) – The project construction will include grading and land disturbance. A California Historical Resources Information System (CHRIS) letter dated December 10, 2013 documents a records search that reviewed pertinent base maps, cultural resources records and reports, historic-period maps, and literature from Santa Clara County. Review of historical literature and maps gave no indication of the possibility of historic-period archaeological resources within the El Camino Real and Pastoria Avenue project area. With this in mind, there is a low potential of identifying unrecorded historic-period archaeological resources in the proposed El Camino Real and Pastoria Avenue project area. The following mitigations are recommended to reduce the potential impact to less than significant level:

MITIGATION – Historic and Cultural Resources

WHAT:

- (1) A qualified archaeologist shall conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.
- (2) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist 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.

WHEN: These mitigations shall be incorporated 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 property owner shall 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.

24. Public Services – Schools (Less than Significant) – The project site is located within the Sunnyvale School District and 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.

27. Air Quality - Greenhouse Gases (No Impact) – A Sunnyvale "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.

30. Air Quality – Exposure to Sensitive Receptors (Less than Significant with Mitigation) – Given the project site's proximity to El Camino Real, an Air Quality and GHG Emissions Assessment prepared by Illingworth and Rodkin, Inc., dated February 5, 2016. The study addressed toxic air contaminant (TAC) issues and mitigation measures to reduce significant exposures of sensitive receptors to air pollutant emissions. Air quality impacts would occur due to temporary construction emissions and as a result of direct and indirect emissions from users of the new homes.

Sensitive receptors are locations where an identifiable subset of the general population (children, asthmatics, the elderly, and the chronically ill) that is at greater risk than the general population to the effects of air pollutants are likely to be exposed. These locations include residences, schools, playgrounds, childcare centers, retirement homes, hospitals, and medical clinics. Operation of the project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels. Construction activity would generate dust and equipment exhausts on a temporary basis. There are nearby sources of air pollutant emissions, but they are not anticipated to adversely affect new residents. Impacts from project construction and existing sources of air pollution are addressed.

MITIGATION – Construction Period Emissions

WHAT: Mitigation Measure 1: Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality and fugitive dust-related impacts associated with grading and new construction to a less than significant. The contractor shall implement the following Best Management Practices that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

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

Mitigation Measure 2: Selection of equipment during construction to minimize emissions. Such equipment selection would include the following:

1. All diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall, at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent.

WHEN: These mitigations shall be incorporated 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 developer shall 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: Ryan Kuchenig

Date: 3/24/2016

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	☐	☐	☐	☒	Land Use and Transportation Chapter 3 of the Sunnyvale General

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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?					Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
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?	☐	☐	☐	☒	Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
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?	☐	☐	☐	☒	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)?	☐	☐	☐	☒	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	☐	☐	☐	☒	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/
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)?	☐	☐	☐	☒	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/

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
41. Reduce, sever, or eliminate pedestrian or bicycle circulation or access, or preclude future planned and approved bicycle or pedestrian circulation?	☐	☐	☐	☒	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/
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	☐	☐	☐	☒	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/

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

35. Transportation – (No Impact) – 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. The Institute of Transportation Engineers (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. Per the ITE Trip Generation Manual, 9th Edition (“ITE Manual”) the City’s Division of Transportation and Traffic estimates that the project will not result in 100 net new AM and PM peak hour trips. It is anticipated that the existing roadway system can accommodate the incremental increase in trips.

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 3/24/2016

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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	Sunnyvale Municipal Code 12.60, City of Sunnyvale Storm Water Quality Best Management Practices Guideline Manual Geotechnical Investigation by GeoForensics Inc., dated June 26, 2015
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?	☐	☐	☒	☐	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 Geotechnical Investigation by GeoForensics Inc., dated June 26, 2015
48. Geology and Soils - Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	☐	☐	☒	☐	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code Geotechnical Investigation by GeoForensics Inc., dated June 26, 2015

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

43-45. Hydrology and Water Quality (No Impact) – The project site is located in the "X" flood zone (designated by the Federal Emergency Management Agency or FEMA) that is considered a moderate to low risk area with a 0.2% annual chance of flood; 1% annual chance of flood with average depths of less than one foot or with drainage areas less than one mile; and areas protected by levees with 1% annual chance of flood. Because of the project site's location outside of a significant flood zone, the project's flooding impacts are expected to be less than significant.

47 and 48. Geology and Soils (Less than Significant) – A Geotechnical Investigation Report was prepared by GeoForensics Inc., dated June 26, 2015. The study concluded that development of the site is feasible from a geotechnical engineering perspective. Further geotechnical investigation will be conducted prior to construction to identify potential issues with seismic hazards, compressible soils, expansive soils, existing undocumented fill materials, shoring stability and soil corrosivity. It is not expected that any significant unusual geotechnical conditions will be encountered at the site. Depending upon the results of further geotechnical analysis, the foundation for the buildings are likely to consist of mat slabs, interlocking grade beams, conventional footings, or pier and grade beam foundations. Pile driving will not be required.

Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 3/24/2016

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?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.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?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.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?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.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?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.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?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
54. Utilities and Service Systems - Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboards.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)?	☐	☐	☐	☒	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.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?	☐	☐	☐	☒	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
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?	☐	☐	☐	☒	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
59. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	☐	☐	☐	☒	RWQCB, Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/ 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?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan 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?	☐	☐	☐	☒	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

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 Project Name: 803-833 W. El Camino Real
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Responsible Division: Planning Division

Completed by: Ryan Kuchenig

Date: 3/24/2016

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?	☐	☐	☐	☒	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
63. Public Services Police and Fire protection - Would the project result in inadequate emergency access?	☐	☐	☐	☒	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: Ryan Kuchenig

Date: 3/24/2016

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?	☐	☐	☐	☒	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?	☐	☒	☐	☐	Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com Title 20 of the City of Sunnyvale Municipal Code Phase I Environmental Site Assessment by Phase I Environmental Site Assessment by ENGEO Incorporated dated October 16, 2015
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?	☐	☐	☐	☒	Sunnyvale Zoning Map www.sunnyvaleplanning.com

67. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	☐	☐	☐	☒	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?	☐	☐	☐	☒	Safety and Noise Chapter 6 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 Environmental Site Assessment was prepared by ENGEO Incorporated, dated October 16, 2015, respectively. The studies are available for review at the City of Sunnyvale’s Community Development Department, Monday through Friday between 8 a.m. and 5 p.m. The Phase I notes that the project site, prior to development, was used historically cultivated for orchards until the early 1960s. The Property currently contains one and two-story commercial buildings occupied by multiple vendors, including a former drycleaners, restaurants and a vacant lot seasonally occupied by either a pumpkin patch or a Christmas tree farm.

Based on the findings of this assessment, the following historical Recognized Environmental Condition (REC) was identified for the Property:

A former Chevron service station in the southeastern corner of the Property, at 803 W. El Camino Real had four underground fuel storage tanks (USTs) that were removed in 1989. Subsequent subsurface sampling identified significantly elevated concentrations of petroleum hydrocarbons in the area of the former tanks. Although the former Chevron facility was granted case closure by the Santa Clara Valley Water District in April 2001, significant levels of petroleum hydrocarbons remain in the subsurface. TPH-g was detected at concentrations of 350 mg/kg and 8,000 mg/kg at 30’ and 40 feet below the ground surface, respectively. No equilibrium-state soil gas data has been collected in the vicinity of the Chevron facility. It does not appear that the soil or ground after samples were analyzed for diesel- or motor-oil range petroleum hydrocarbons.

In addition, the following REC was identified for the Property:

-Soil and soil vapor remediation is currently on-going at the Camaro Cleaners located at the 505 S. Pastoria Avenue. Dry cleaning operations using tetrachloroethene (PCE) were conducted at the Property from at least 1998 through 2005. Subsequent investigations conducted in 2005, 2006, and 2008 found elevated PCE concentrations in soil and soil vapor at the drycleaners and beneath an adjacent unit. Additional sampling confirmed that groundwater at the Property had not been impacted.

A sub-slab soil vapor venting system was installed in 2010. Annual operational reports prepared by SVC Environmental Inc., have noted reductions in PCE concentrations; however, these concentration continue to remain above the Regional Water Board’s Environmental Screening Level (ESL) for commercial/industrial land use.

In 2013, a site mitigation plan consisting of the excavation of impacted soil was approved by the RWQCB. In 2014, soil characterization fieldwork, including the advancement of six soil borings, was conducted subsequent to the removal of the dry cleaning equipment. Review of the laboratory results suggests that PCE-impacted soil appears to be shallower than anticipated in the SMP prepared for the Property. Re-evaluation of the soil beneath the former dry cleaning equipment has found that the PCE contamination is generally limited to the upper 5 to 6 feet of soil. The highest concentrations of PCE

were detected along the northern portion of the site. This is the area where elevated concentrations of PCE were previously detected (S1) at 5 feet and 10 feet below ground surface that exceeded the ESLs.

MITIGATIONS – Hazards and Hazardous Materials

WHAT:

- (1) Given the subsurface conditions as reported at the time of case closure of the former Chevron facility, a soil gas sampling program shall be completed in this location.
- (2) Given the historical agricultural use of the Property, it is conceivable that organochlorine pesticides may have been stored or used. Soil sampling with laboratory testing shall be undertaken to check that the near surface soil has not been impacted by past agrichemical use.
- (3) Given the age of the structure on the Property, it is possible that asbestos-containing materials or lead-based paint materials are present. An environmental professional shall be retained to check for asbestos-containing materials and/or lead-based paint.
- (4) The PCE-impacted soil should be excavated in accordance with the SMP prepared for the Property. Within the Soil Characterization Report prepared in 2014, ENGEO defined the lateral extent of the PCE-impacted soil and anticipates that these limits would need to be excavated to a depth of 5 to 6 feet below the ground surface for off-site disposal. With regard to the soil in the area of the 2006 boring S1, we recommend that at the time of soil excavation this area be trenched or 'pot-holed' to extend to at least 10 feet below the ground surface.

Review of the laboratory test results suggests that the soil impacts tend to be near the ground surface. Consequently, as the excavation of the impacted soil will likely extend to the south under the donut shop where the contamination is anticipated, we recommend that excavation sidewall samples be collected. Laboratory testing of the soil could provide additional information with regard to the depth of soil excavation anticipated along the drain line extending under the donut shop.

We recommend that an environmental technician be on site at the time of the soil excavation to observe and monitor the soil removal. A PID should be used to monitor the soil vapors as the excavation proceeds to check for significant variations in the air and as a health and safety check. Soil samples should be collected from the base and sidewalls of the excavation for laboratory testing to confirm that impacted soil exceeding the residential ESLs has been removed.

- (5) Further, with respect to the proposed remedial activity, the proposed excavation beneath the dry cleaners, will require the destruction and removal of a significant portion of the floor slabs within the dry cleaner suite and potentially the donut shop. Prior to the commencement of slab removal activities, perform a review of the foundation elements to confirm that such activities will not undermine the structural integrity of the foundation or the structure as a whole.

WHEN: These mitigations shall be incorporated 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 property owner shall 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: Ryan Kuchenig

Date: 3/24/2016

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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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?	☐	☐	☐	☒	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: Ryan Kuchenig

Date: 3/24/2016

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 Climate Action Plan 2014

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
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance
- Section 404 of Clean Water Act

Lists / Inventories:

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

- The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

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

Transportation:

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

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

Public Works:

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

Miscellaneous Agency Plans:

- ABAG Projections 2013
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines 2011 Thresholds

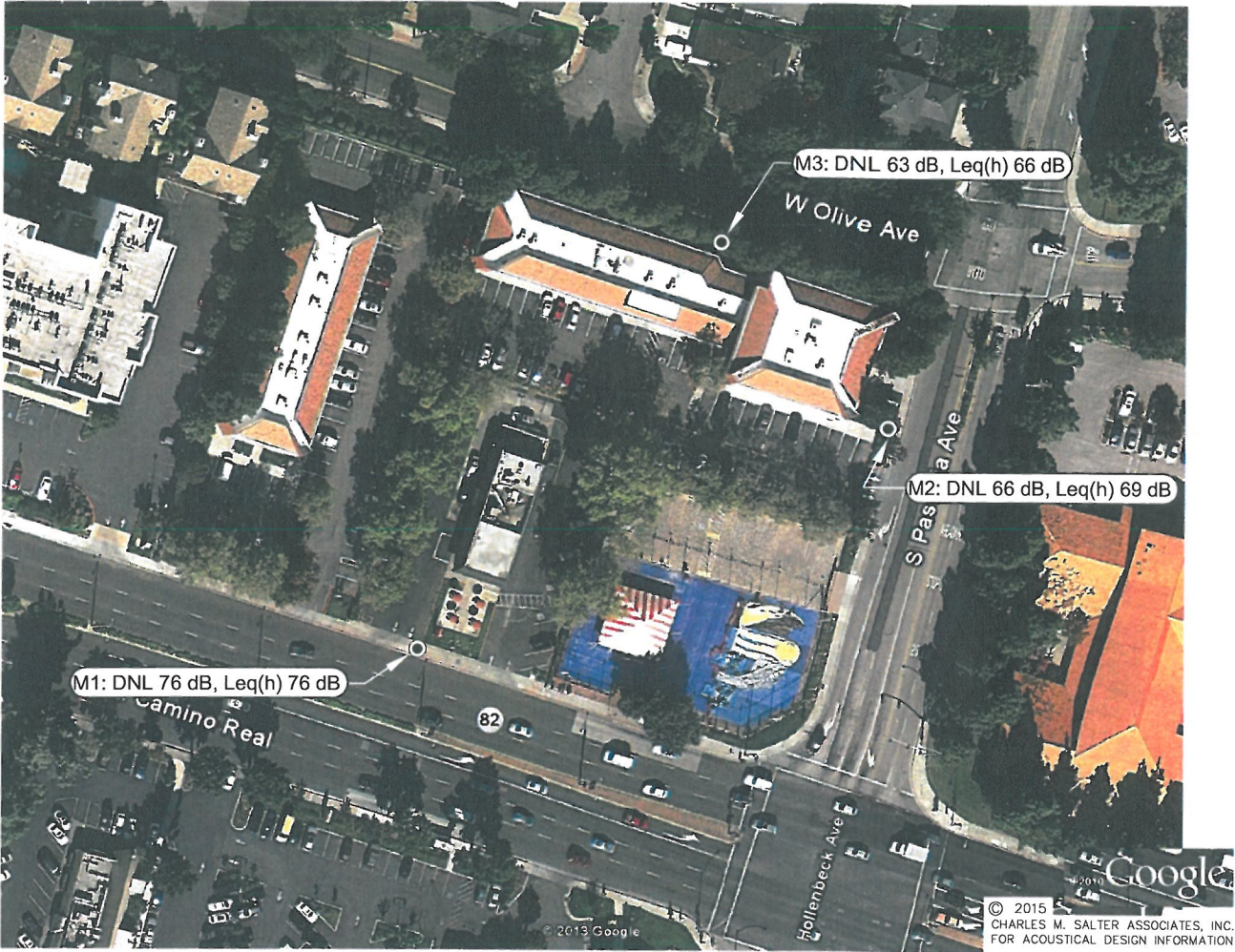
Building Safety:

- 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 received December 22, 2015
- Project Draft Storm Water Management Plan (in project plans)
- Noise Assessment by Charles M. Salter, dated July 15, 2015
- Arborist Report by HortScience, Inc., dated March 7, 2016
- California Historical Resources Information System (CHRIS) Letter, dated December 10, 2013
- Air Quality and GHG Emissions Assessment by Illingworth & Rodkin, Inc., dated February 5, 2016
- Geotechnical Investigation by GeoForensics Inc., dated June 26, 2015
- Phase I Environmental Site Assessment by ENGEO Incorporated dated October 16, 2015
- Project Climate Action Plan CEQA Checklist

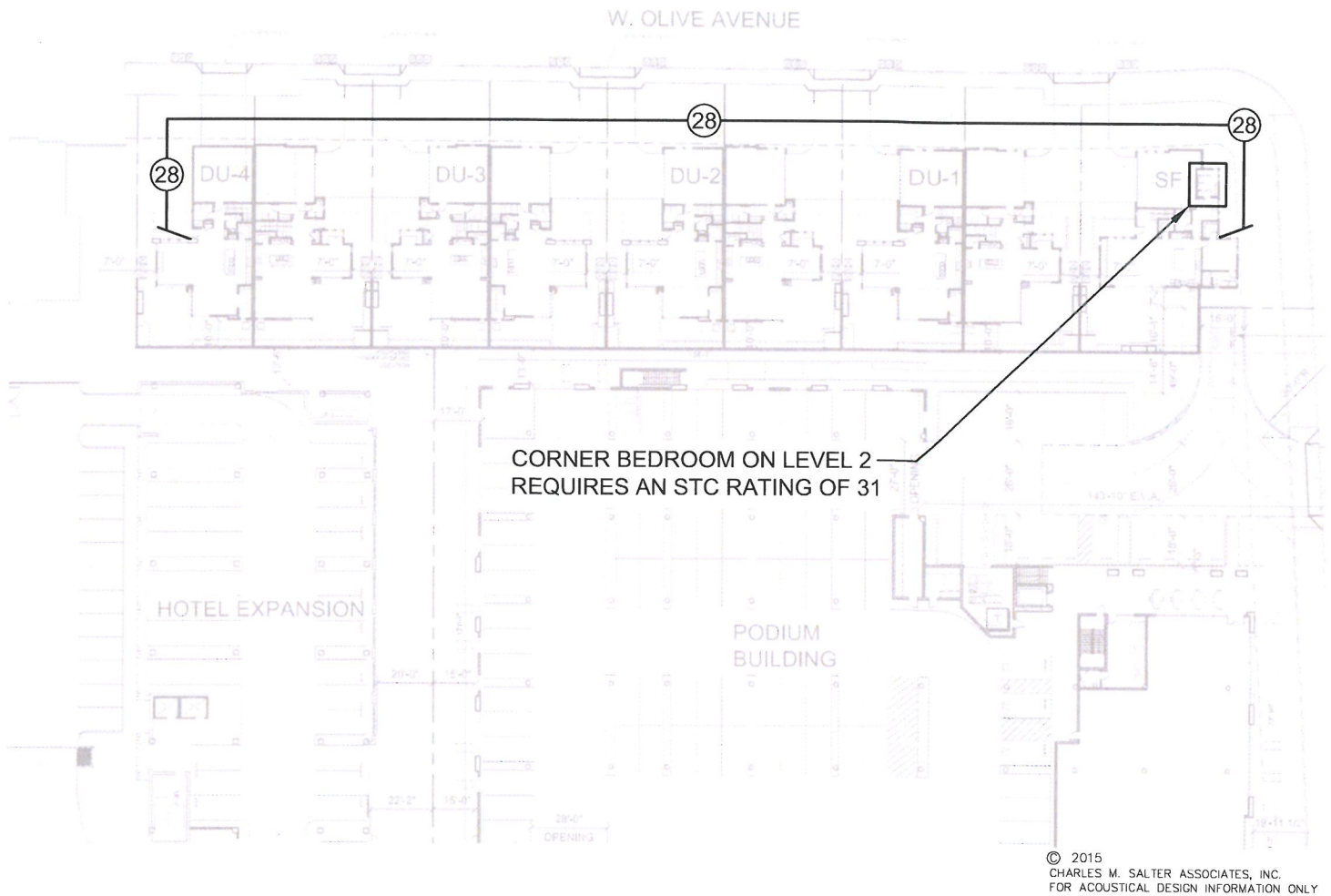
Charles M Salter Associates Inc 130 Sutter Street San Francisco California 94104 Tel: 415 397 0442 Fax: 415 397 0454



PASTORIA CONDOMINIUMS
MEASUREMENT LOCATIONS AND MEASURED DNL

FIGURE 1

CSA #	BDP/ELB
15-0396	07.15.15



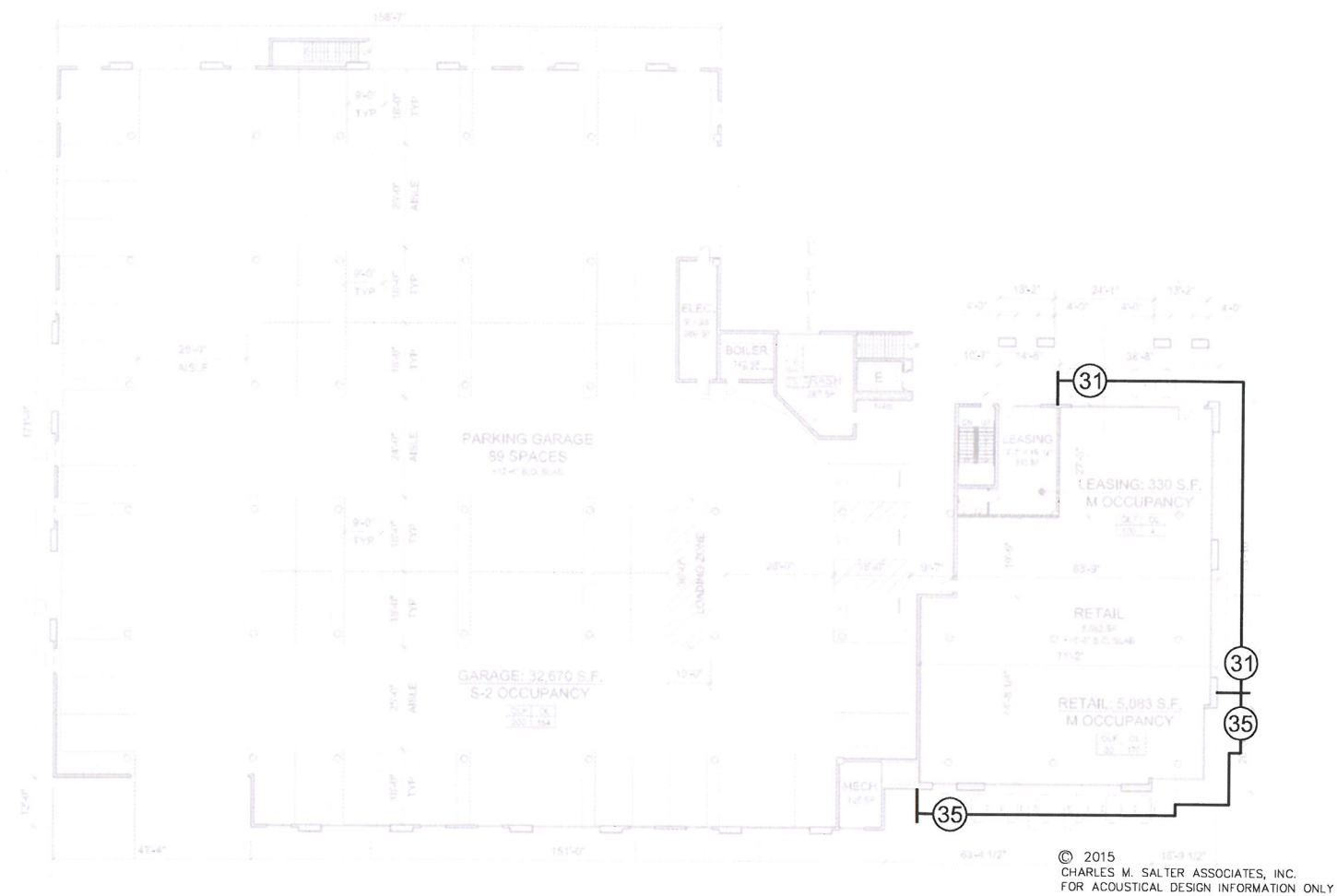
PASTORIA CONDOMINIUMS
MINIMUM RECOMMENDED STC RATINGS FOR
WINDOWS AND EXTERIOR DOORS (DETACHED UNITS)

FIGURE 2

CSA #
15-0396

SLL/ELB
07.15.15

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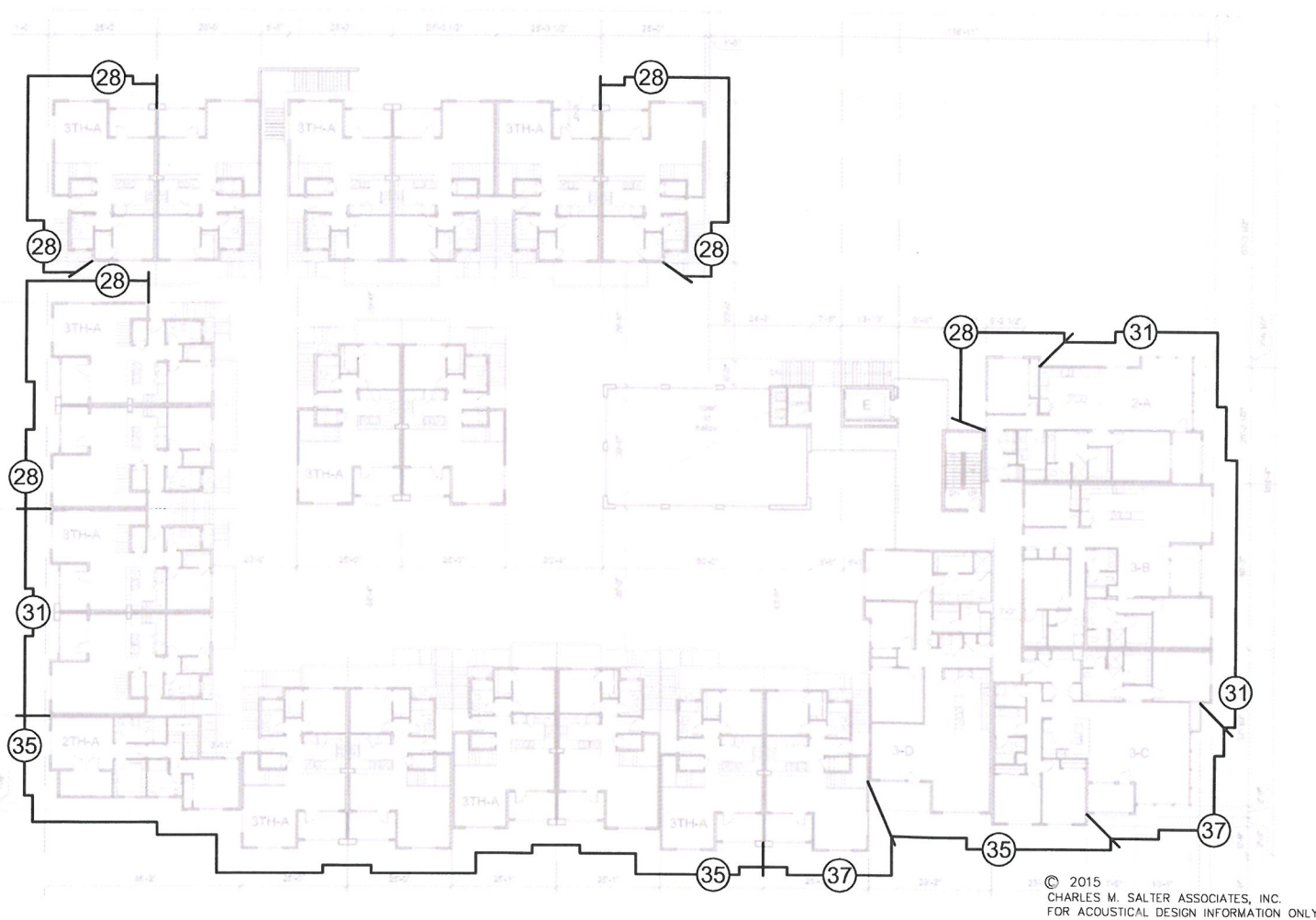


PASTORIA CONDOMINIUMS
MINIMUM RECOMMENDED STC RATINGS FOR WINDOWS
AND EXTERIOR DOORS TO MEET CALGREEN (FLOOR 1)

FIGURE 3

CSA # 15-0396
SLL/ELB 07.15.15

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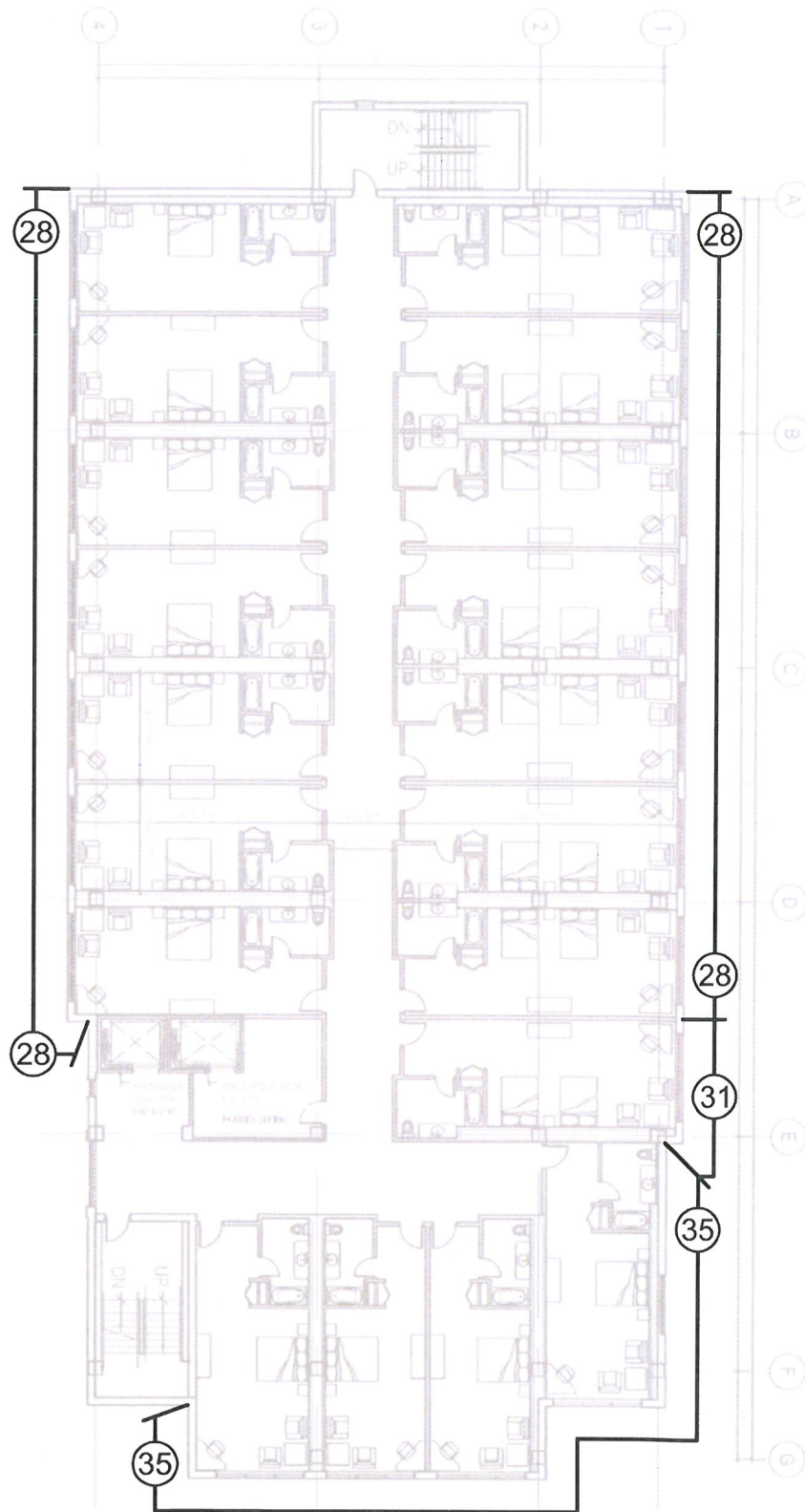


PASTORIA CONDOMINIUMS
MINIMUM RECOMMENDED STC RATINGS FOR
WINDOWS AND EXTERIOR DOORS (FLOORS 2 TO 4)

FIGURE 4

CSA #
15-0396

SLL/ELB
07.15.15



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PASTORIA HOTEL
MINIMUM RECOMMENDED STC RATINGS
FOR WINDOWS AND EXTERIOR DOORS
(FLOORS 1 TO 4)

Charles M Salter Associates Inc

FIGURE 5

CSA #
15-0396

SLL/ELB
07.15.15