

Project Title	File # 2015-7256- 520 Almanor Avenue- Office Project
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Rosemarie Zulueta, Senior Planner
Phone Number	(408) 730-7437
Project Location	520 Almanor Avenue (APN # 165-43-016, -017 & -018)
Applicant's Name	Lane Partnership, LLC
Zoning	Peery Park Specific Plan/Innovation Edge/Future Sites
General Plan	Peery Park
Other Public Agencies whose approval is required	Santa Clara County - Airport Land Use Commission

BRIEF PROJECT DESCRIPTION

The project requires a Peery Park Plan Review Permit to allow redevelopment of a 4.4-acre industrial/office site with a four-story 207,620-sq. ft. office building, seven-level parking structure (includes two levels underground and a roof level) with 4,000 sq. ft. of attached retail/offices floor area. The total proposed FAR is 110 percent FAR.

The project is subject to the Peery Park Specific Plan (PPSP). On September 20, 2016, the City Council adopted the PPSP and certified the related Program Environmental Impact Report (EIR). This project was included as a near-term development project in the EIR analysis. The City Council adopted a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (MMRP).

DETAILED PROJECT DESCRIPTION**Existing Site conditions**

The 4.4-acre site is currently developed with a one-story, 81,474-sq. ft. building used as corporate office/research and development (R&D). The building was constructed in 1985. Prior to the adoption of the PPSP, the site was zoned M-S/FAR100 (Industrial and Service/Futures Site 100% FAR). There have been no previous development applications on the site.

The project site is bound by Vaqueros Ave. to the west and by Almanor Ave. to the north and east. There is one driveway access off Vaqueros Ave. and another at the northern frontage on Almanor Ave. There is a public sidewalk along the Almanor Ave. frontages, but no sidewalk along the Vaqueros Ave. frontage. A gated loading area is located along the rear of the existing building. The remaining portions of the site consist of concrete slabs, planter areas, and various young to mature trees, many of which line the perimeter of the site. The ground surface across the site is relatively level with overall site drainage to the northeast.

Surrounding Uses and Setting

The site is in Peery Park, one of the City's developed workplace districts, consisting mostly of light industrial, corporate office and R&D uses. A Specific Plan was recently adopted to guide the transformation of the Peery Park area into an innovative, cutting-edge workplace district. Existing uses surround the site include corporate/R&D office uses to the north and west, and hotel/motel to the south and east (across Almanor Ave. and N. Mathilda Ave.).

On-site Development

The project consists of two buildings; a four-story building at 207,620 sq. ft. and a separate, seven-level parking structure with two levels underground with up to 4,000 sq. ft. of attached retail/office space at the corner. A minimum of 2,500 sq. ft., of the 4,000-sq. ft. space will be reserved for retail/commercial uses and a maximum 1,500 sq. ft. could be used as another office tenant space. The total FAR proposed is 110 percent.

The main office building is oriented towards the Almanor Ave. frontages at the northeast portion of the site and measures 60 ft. to the fourth story, 65 ft. to the top of the parapet and 80 ft. to the top of the mechanical equipment screen. The parking structure is located at the corner of Vaqueros Ave. and Almanor Ave. and measures 58 ft. to the top of the stairwell. Building entries have clear pedestrian connections to the public sidewalk. Vehicular access to the office project would be provided from the existing driveway locations at the Vaqueros Ave. and northern Almanor Ave. frontages. The retail/office space at the corner of the parking structure is designed to achieve a small activity cluster configuration, defined in the PPSP as a small store or cluster of stores integrated into a larger building, typically on a corner site, consisting of restaurants, personal services or small-scale shopping located within easy walking distance to surrounding businesses or homes.

A Peery Park Plan Review Permit (PRP) is required for site and architectural review for new construction, additions or modifications of structures and property within the PPSP district. The proposed uses are permitted by right and is consistent with the uses envisioned for the PPSP area; therefore, no conditional use permit is required for the project. The project is in FAR Zone 2 and categorized as a Tier 3 Project in the PPSP, where sites may develop up to 120 percent FAR with the provision of both Defined and Flexible Community Benefits and City Council review and approval. The PRP review allows for consideration of deviations from specified development standards such as lot width, building length, setbacks, parking, etc. The project includes a request for deviation to the maximum front yard setback of 30 ft. from the eastern Almanor Ave. frontage where 36 ft.-1 in. is proposed, and to the minimum parking requirement of 686 spaces where 613 spaces is proposed.

The project incorporates a variety of private and public open spaces and configures over 40 percent of the site area as open space or landscaping. These areas include building perimeter and entry plazas with mounded landscaping and seating, an amenities area equipped with a fire pit, outdoor kitchen and lounge seating for future employees. The main building also includes a fourth-floor terrace for employees. Adjacent to the corner retail/office space are recreation areas that will include dining tables, game tables, lounge seating and fitness section proposed for public use under the project's Community Benefits Plan. Also part of the project's Community Benefits Plan is the provision of a 12-ft. wide public pedestrian/bike path along the southern property line, creating a direct connection to Mathilda Ave. from workplaces in the center of the Peery Park area. It will be separated from the emergency vehicle access road by a landscaping strip.

Construction Activities and Schedule

Construction activities include full demolition of the existing building and parking on the project site, removal of 77 of the existing 145 trees on the project site (includes street trees) and construction of a 207,620-sq. ft. main office building and seven-level parking structure with attached 4,000 sq. ft. of retail/office space 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 is estimated to span approximately 16 months, which is typical for a project of this size. Demolition will take approximately three weeks. Foundation installation is anticipated to take four to six weeks. Grading activity includes excavation for two levels of subterranean parking. It is likely that the first six to eight months of construction will involve higher noise-generating activities with the subsequent six to eight months focused primarily on skin, interiors and landscaping. Construction will not include deep pile foundations or pile driving or extremely high noise-generating activities or significant vibration. A construction management team and coordinator will maintain proper protocol during the construction period.

Off-site Improvements

The project is required to install new sidewalks, curb and gutter, and landscaped areas along all street frontages to meet the PPSP standards. The sidewalks will meander as necessary to preserve the mature redwood trees and oak street trees will be planted along the frontage where space permits. The PPSP also proposes new bike lanes to be installed along the Almanor Ave. frontages of the site if feasible. Final designs will be determined by the Department of Public Works during the review of the off-site improvements. 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 “**Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR**” or “**New Significant Impact**” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics and Visual Resources	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Recreation
<input type="checkbox"/> Cultural Resources & Historic Structures	<input type="checkbox"/> Noise	<input type="checkbox"/> Transportation, Circulation & Traffic
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Utilities & Infrastructure
		<input type="checkbox"/> Mandatory Findings of Significance

CEQA Section 15168 - Program EIR.

The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4). The project is within the scope of the PPSP Program EIR. The City has completed a checklist and determined that no new environmental impacts will occur and no new mitigation measures are required. The Program EIR Mitigation Monitoring and Reporting Program is included by reference for this project as a Condition of Approval.

(see checklist for further information):

Does the Project have additional potential environmental effects that were not covered in a Program EIR? ☐ Yes

☒ No

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 environmental effect on the environment that has not been considered in the Peery Park Specific Plan EIR, Mitigation Measures and Monitoring Plan ☒

I find that although the proposed project could have a significant effect on the environment not covered in the Peery Park Specific Plan Program EIR, 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 not covered in the Peery Park Specific Plan Program EIR, 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 not covered in the Peery Park Specific Plan Program EIR, 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: Rosemarie Zulueta

Date: 01/26/17

Title: Senior Planner

City of Sunnyvale

Signature:

SECTION 1.0 Environmental Checklist

This Environmental Checklist compares the environmental impacts that would result from the implementation of the proposed project to the impacts previously identified for the site under the implementation of the PPSP, to determine whether the proposed project's environmental impacts were adequately addressed in the PPSP EIR per CEQA Guidelines Sections 15162 and 15168, as described under *Section 3.0* above.

The checkboxes in the Environmental Checklist indicate whether the proposed project would result in environmental impacts, as described below:

- **Equal or Less Severity of Impact than Previously Identified in PPSP EIR** – The severity of the specific impact of the proposed project would be the same as or less than the severity of the specific impact described in the PPSP EIR.
- **Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR** – The proposed project's specific impact would be substantially greater than the specific impact described in the PPSP EIR.
- **New Significant Impact** – The proposed project would result in a new significant impact that was not previously identified in the PPSP EIR.

Where the severity of the impacts of the proposed project would be the same as or less than the severity of the impacts described in the PPSP EIR, the checkbox for **Equal or Less Severity of Impact Previously Identified in PPSP EIR** is checked. Where the checkbox for **Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR** or **New Significant Impact** is checked, there are significant impacts that are:

- Due to substantial changes in the project (CEQA Guidelines Section 15162[a][1]);
- Due to substantial changes in circumstances under which the project will be undertaken (CEQA Guidelines Section 15162[a][2]); or
- Due to substantial new information not known at the time the EIR was certified [CEQA Guidelines Sections 15162(a)(3)].

1.1 Aesthetics

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.1 Aesthetic and Visual Resources Impact AES-1</i>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.1 Aesthetic and Visual Resources Impact AES-4</i>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.1 Aesthetic and Visual Resources Impact AES-2</i>
d) Create a new source of substantial light or glare which will adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.1 Aesthetic and Visual Resources Impact AES-6</i>

Analysis

As discussed in the PPSP EIR, there are no designated scenic vistas or state-designated scenic highways in the project vicinity. The project site does not contain other scenic resource such as rock outcroppings or historic buildings.

Redevelopment of the site would alter the visual character of the site, but it would not substantially degrade the visual character or quality of the site and its surroundings. Currently the site is developed with a one-story concrete and wood frame building with mansard roof. The existing building will be demolished to construct a four-story office building and a seven-level parking structure (two levels underground). The building heights proposed are within the maximum allowed in the PPSP and City's Zoning Code. The project plans include a neighborhood context study showing that the proposed development will not be visible from the residential neighborhood across Mathilda Ave. The proposed architectural style is modern/contemporary, and is consistent with the vision and design guidelines described in the PPSP.

There are 145 trees currently existing on the site, including street trees. Of the 145 trees, 77 are proposed to be removed. The trees proposed for removal are either liquidambar trees (City policy is to encourage removal of this species) or within the building footprints. The project is designed to preserve most the mature redwood trees and all the ash trees lining the southern boundary of the site. Consistent with the PPSP EIR, the project is subject to the City's Tree Preservation Ordinance and current Tree Replacement Policy. The project will not result in new or more significant impacts to aesthetics than disclosed in the PPSP EIR. **(No New Impact)**

The PPSP EIR concluded that the implementation of the PPSP would change the visual character of the PPSP area. Development consistency with the applicable design guidelines and development standards in the PPSP would enhance the character and quality of the area and avoid significant, adverse changes in visual character.

1.2 Agricultural and Forestry Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
d) Result in a loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>

Analysis

The project site is not designated as farmland. It is developed, zoned and designated for urban development. The project would have no impacts on agricultural or forestry uses, and would not result in new or more significant impacts to agricultural or forestry resources than disclosed in the PPSP EIR. **(No New Impact)**

1.3 Air Quality

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.2 Air Quality Impact AQ-4</i>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.2 Air Quality Impact AQ-1</i>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.2 Air Quality Impact AQ-5</i>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.2 Air Quality Impact AQ-5</i>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.2 Air Quality</i>

Analysis

The PPSP EIR concluded that the implementation of the PPSP would not conflict with or obstruct implementation of the 2010 Clean Air Plan because the projected growth is consistent with local and regional policies. The amount of development proposed by the project is included in the PPSP. In conformance with the Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines and PPSP EIR, the project must implement mitigation measure **MM AQ-1** and **MM AQ-2** from the PPSP EIR to control dust and exhaust during construction and mitigate any potential air quality impacts. The PPSP EIR concluded that the buildout of the PPSP (construction and operation) would not result in significant odor impacts because standard construction requirements would minimize odors from construction activity and the planned land uses (included the proposed office and commercial uses) are not odor generating land uses such as agricultural uses, wastewater treatment plants, and landfills. The project would not result in new or more significant impacts to air quality than disclosed in the PPSP EIR. **(No New Impact)**

1.4 Biology

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>

Analysis

The project area is fully developed, does not contain potential natural habitats (such as riparian corridors or wetlands) for any sensitive species identified as a candidate, sensitive or special status species and is not a wildlife corridor. Trees on the site, however, provide potential nesting habitat for raptors and migratory birds as observed in a Biological Resources survey by Zentner and Zentner of the site, dated June 4, 2015. Should active

nests be present, tree removal and other construction activities could result in loss or abandonment of the nest and result in an impact to these species. The following measures are recommended to reduce potential impacts:

MITIGATION MEASURE – BIRD NESTING

Construction activities shall avoid the nesting season to the extent feasible. If construction would commence anytime during nesting/breeding season of native bird species (typically February through August in the region), a qualified biologist shall conduct a preconstruction survey of the project vicinity for nesting/breeding birds at least 30 days prior to the start of construction activities. The survey shall determine if active raptor nests or other species protected by the Migratory Bird Treaty Act are present within the construction zone or within 250 ft. of construction for raptors and 50 ft. of the construction zone for other migratory birds. The survey area shall include all trees and shrubs within that zone that have the potential to support nesting birds.

If active nests are found in areas that could be directly affected or are within 250 ft. of construction for raptors and 50 ft. for other migratory birds, a no-disturbance buffer zone shall 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.

The project, with the implementation of the above standard mitigation measure, would not result in new or more significant impacts to nesting birds than disclosed in the PPSP EIR. **(No New Impact)**

The primary biological resource onsite is trees. An arborist report was completed by Richard Smith (Bay Area Tree Specialists), dated May 1, 2015. There are 145 trees currently existing on the site, including street trees. Of the 145 trees, 77 are proposed to be removed. The trees proposed for removal are either liquidambar trees (City policy is to encourage removal of this species) or within the building footprints. The project is designed to preserve most the mature redwood trees and all the ash trees lining the southern boundary of the site. Of the 77 trees proposed for removal, 55 are considered “protected” (circumference of 38 inches or greater at breast height) per the City’s Tree Preservation Ordinance. Consistent with the PPSP EIR, the project is subject to the City’s Tree Preservation Ordinance and current Tree Replacement Policy. The project will not result in new or more significant impacts to trees than disclosed in the PPSP EIR. **(No New Impact)**

1.5 Cultural Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.3 Cultural Resources Impact CR-2</i>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.3 Cultural Resources Impact CR-4</i>
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.3 Cultural Resources Impact CR-3</i>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.3 Cultural Resources Impact CR-4</i>

Analysis

The building on the project site is not considered a historic resource as defined by CEQA Section 15064.5. Existing historic resources within the PPSP area are Libby Tower and Mellow's Nursery and Farm, neither of which are on the project site.

While the project area does not contain any known archaeological resources, there is a potential for unknown buried archaeological resources to be encountered during redevelopment of the project area. The project site is located on a broad alluvial plain. The undifferentiated alluvial deposits within the project area date from the Holocene age and have been known to overlay archaeological material with sterile alluvium of varying depths. Given the similarity of these environmental factors, there is a moderate potential of identifying unrecorded Native American resources in the project area.

Consistent with the project-specific record research results by California Historic Resources Information System, dated 4/21/15, and the records search for the PPSP EIR, the project must implement mitigation measures **MM CR-3, MM CR-4, MM CR-5 and MM CR-6** to reduce impacts to unknown, buried archaeological or paleontological resources to a less than significant level. With the implementation of these measures, the project would not result in new or more significant impacts than identified in the PPSP EIR. (**No New Impact**)

1.6 Geology and Soils

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as described 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? (Refer to Division of Mines and Geology Special Publication 42.) ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
c) Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
d) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>

Analysis

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 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 building permits to be issued for the project.

As concluded in the PPSP EIR, the existing state and City building and grading regulations would reduce or avoid significant geology and soil impacts. The project does not propose the use of septic tanks or alternative wastewater disposal systems. The project would not result in new or more significant geology and soils impacts than identified in the PPSP EIR. **(No New Impact)**

1.7 Greenhouse Gas Emissions

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.4 Greenhouse Gas Impact GHG-1</i>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.4 Greenhouse Gas Impact GHG-1</i>

Analysis

The development of the project (including demolition, construction and operation) would generate greenhouse gas emissions. The certified 2016 PPSP concluded that the buildout of the PPSP (which includes the development of the project) would result in significant and unavoidable greenhouse gas emissions. Consistent with the PPS EIR, the project shall implement the following mitigation measures from the PPSP EIR:

- **MM AQ-1** Fugitive Dust Plan
- **MM AQ-2** Construction-Related Emissions Reduction Plan
- **MM GHG-1**

The project, with the implementation of the above mitigation measures from the PPSP EIR, would not result in a new or more significant greenhouse gas emissions. **(No New Impact)**

1.8 Hazards and Hazardous Materials

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.5 Hazards and Hazardous Materials Impact HAZ-2</i>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.5 Hazards and Hazardous Materials</i>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.5 Hazards and Hazardous Materials</i>
d) 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, will it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.5 Hazards and Hazardous Materials</i>
e) 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, will the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.5 Hazards and Hazardous Materials Impact HAZ-3</i>
f) For a project within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.5 Hazards and Hazardous Materials</i>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.5 Hazards and Hazardous Materials</i>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.5 Hazards and Hazardous Materials</i>

Analysis

A Phase I environmental site assessment was completed for the project site by Essel Environmental Engineering & Consulting, dated 4/10/15. The study concluded that there is evidence of a historical recognized environmental condition in connection with the project site; however, insignificant or no contaminant impact likely remains at the present time and Essel does not recommend further environmental investigation at this time. The project would not result in new or more significant impacts than identified in the PPSP EIR. **(No New Impact)**

The project site is within the Airport Influence Area for the Moffett Federal Airfield, as defined by the Moffett Federal Airfield Comprehensive Land Use Plan. The CLUP includes land use compatibility policies and standards, which forms the basis for evaluating the land use compatibility of individual projects with the Airfield and its operations. Santa Clara County Airport Land Use Commission (ALUC) staff has determined the project to be outside of any noise or safety zones and consistent with ALUC height policies as defined in the CLUP. An Avigation Easement is required to be dedicated to the United States Government on behalf of Moffett Federal Airfield, consistent with the CLUP. The project has also received a Determination of No Hazard to Air Navigation by Federal Aviation Administration, dated 9/2/15. **(No New Impact)**

1.9 Hydrology and Water Quality

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 4.4 Areas Found Not to be Significant
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will 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 will drop to a level which will not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 4.4 Areas Found Not to be Significant
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on-or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 4.4 Areas Found Not to be Significant
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on-or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 4.4 Areas Found Not to be Significant
e) Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 4.4 Areas Found Not to be Significant
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 4.4 Areas Found Not to be Significant
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 4.4 Areas Found Not to be Significant
h) Place within a 100-year flood hazard area structures which will impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section 4.4 Areas Found Not to be Significant

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
i) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
j) Inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>

Analysis

As discussed in the PPSP EIR, the project is required to comply with existing regulations to reduce water quality impacts to a less than significant level, including Municipal Code Section 12.60.155 regarding low impact development site design; City's building and grading standards; General Permit for Discharges of Storm Water Associated with Construction Activity (General Permit Order 2009-009-DWQ); National Pollution Discharge Elimination System Permit; and SWPPP guidance. Development of the project would decrease impervious surfaces by 21% percent. The project would not result in new or more significant hydrology and water quality impacts than identified in the PPSP EIR. **(No New Impact)**

1.10 Land Use

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.6 Land Use and Planning Impact LU-1</i>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.6 Land Use and Planning Impact LU-2</i>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.6 Land Use and Planning Impact LU-3</i>

Analysis

The redevelopment of the project site with office and commercial uses is consistent with the PPSP, the City's General Plan and Zoning Ordinance, and would not introduce a new land use to the area or divide an established community. The PPSP EIR concluded that implementation of the PPSP (including redevelopment of the project site with office and commercial uses) would be compatible with surrounding land uses and would not physically disrupt or divide adjacent established communities. **(No New Impact)**

The project is also subject to the CLUP, with which the ALUC has determined the project to be consistent by dedicating an avigation easement. **(No New Impact)**

1.11 Mineral Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 4.4 Areas Found Not to be Significant</i>

Analysis

The project site does not contain any known mineral sources. **(No New Impact)**

1.12 Noise

Would the project result in:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.7 Noise Impact NOI-2</i>
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.7 Noise Impact NOI-2</i>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.7 Noise Impact NOI-3</i>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.7 Noise Impact NOI-4</i>
e) 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, will the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.7 Noise Impact NOI-5</i>
f) For a project within the vicinity of a private airstrip, will the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.7 Noise Impact NOI-5</i>

Analysis

The proposed uses are not anticipated to be noise generating and there are no sensitive land uses in the immediate vicinity. The nearest sensitive land uses are the residences located waste of N. Mathilda Ave. The noise environment at the site and in the surrounding areas results primarily from vehicular traffic along N. Mathilda Ave. and U.S. Highway 101. Construction-related noise, however, is anticipated, as described in the PPSP EIR. Construction will not include deep pile foundations or pile driving or extremely high noise-generating activities or significant vibration. The applicant has stated that auger cast piles or drilled piers will be implemented instead per geotechnical recommendation. Consistent with the PPSP EIR, the project shall implement the following mitigation measures to reduce construction-related noise impacts:

- **MM NOI-1** Additional Project Review
- **MM NOI-4a** Construction Noise Control Measures

- **MM NOI-4b** Pile Driving Noise-Reducing Techniques and Muffling Devices

The project, with the implementation of the above mitigation measures from the PPSP EIR, would not result in new or more significant noise impacts. **(No New Impact)**

The ALUC has issued a determination that the project is consistent with the CLUP and is outside of the noise contours. **(No New Impact)**

1.13 Population and Housing

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.8 Population and Housing Impact PH- 1</i>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.8 Population and Housing Impact PH- 1</i>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.8 Population and Housing Impact PH- 1</i>

Analysis

The PPSP EIR concluded that the development of the PPSP (which includes development of the proposed project) would not induce substantial population growth in the City. The project site does not contain housing units; therefore, it would not displace existing housing or residents. The project would not result in new or more significant impacts to population and housing than identified in the PPSP EIR. **(No New Impact)**

1.14 Public Services

	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental 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:				<i>Section 3.9 Public Services Impact PH- 1-3</i>
Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.9 Public Services Impact PH- 1-3</i>
b) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.9 Public Services Impact PH- 1-3</i>

Analysis

The PPSP concluded that buildout of the PPSP (which includes the proposed project) would not significantly affect fire, police and emergency medical response time and coverage ability or service. **(No New Impact)**

Pursuant to Senate Bill 50 (SB 50), and as discussed in the PPSP EIR, the payment of developer fees to the Sunnyvale School District and Fremont Union High School District would fully mitigate impacts to schools to a less than significant level. The project shall pay the appropriate SB 50 fees. The project, therefore, would not result in new or more significant school impacts than identified in the PPSP EIR. **(No New Impact)**

As discussed in the PPSP EIR, it is anticipated that during the workday, employees in the PPSP area would use new open space areas rather than existing parks near the PPSP area due to the proximity of these new facilities to their jobs. The project includes configuring over 40% of the site as open space or landscaping. The project also includes a publicly accessible outdoor seating/recreation area with game tables and exercise equipment adjacent to the retail/office space at the corner of Vaqueros Ave. and Almanor Ave., and a publicly accessible pedestrian/bicycle path that would connect Vaqueros Ave. to Mathilda Ave. more directly. The PPSP EIR concluded that the impacts from the buildout of the PPSP (which includes the development proposed by the project) on local and regional parks would be less than significant. The project would not result in new or more significant impacts to park and recreational facilities than identified in the PPSP EIR. **(No New Impact)**

1.15 Transportation, Circulation, and Traffic

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.10 Transportation</i>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.10 Transportation</i>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.10 Transportation</i>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.10 Transportation</i>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.10 Transportation</i>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.10 Transportation</i>

Analysis

The amount of office and retail/commercial area proposed is within the overall development assumptions for the PPSP buildout. The project was included in the near-term traffic impact analysis conducted for the PPSP EIR. As identified in the PPSP EIR, the project shall implement the following mitigation measures related to transportation, circulation and traffic impacts:

- **MM T-1** Construction Impact Mitigation Plan
- **MM T-2a** Third Westbound Left-Turn Lane
- **MM T-2b** County of Santa Clara Expressway Plan 2040 Fee
- **MM T-3** Valley Transportation Authority Valley Transportation Plan 2040 Fee
- **MM T-6a** Transportation Management Agency
- **MM T-6b** Transportation Impact Fee

The project, with the implementation of the above mitigation measures from the PPSP EIR, would not result in new or more significant transportation, circulation and traffic impacts. The project will also commit to increased Transportation Demand Management trip reduction goals than required in the PPSP. **(No New Impact)**

1.16 Utilities and Service Systems

Would the project:	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.11 Public Services Impact UT- 1</i>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.11 Public Services Impact UT- 2</i>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.11 Public Services Impact UT- 2</i>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.11 Public Services Impact UT- 2</i>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.11 Public Services Impact UT- 5</i>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.11 Public Services Impact UT- 6</i>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Section 3.11 Public Services Impact UT- 7</i>

Analysis

The PPSP EIR concluded that buildout of the PPSP (which includes the proposed project) would likely require improvements to the existing water and wastewater system as applicable. Consistent with the PPSP EIR, the project shall pay the Peery Park Infrastructure Fees (mitigation measures **MM UT-1** and **MM UT-2**) to ensure adequate financing for funding of water and wastewater infrastructure improvements. The project, therefore, would not result in a significant impact to the water or wastewater system with the implementation of the mitigation measures identified in the PPSP EIR. **(No New Impact)**.

1.17 Mandatory Findings of Significance

	Equal or Less Severity of Impact Previously Identified in the PPSP EIR	Substantial Increase in Severity of Previously Identified Significant Impact in PPSP EIR	New Significant Impact	Where the Impact was Analyzed in the PPSP EIR
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Analysis

Implementation of the identified mitigation measures in this environmental checklist and compliance with applicable policies and regulations, the proposed project would not result in new or more significant impacts than identified in the PPSP EIR. The project will be subject to the PPSP EIR MMRP. **(No New Impact)**

WHEN: The mitigations identified in this environmental checklist and the PPSP EIR MMRP shall be incorporated by reference into conditions of approval (**Attachment 4**) for the Peery Park Plan Review Permit prior to its final approval by the City Council. The conditions will become valid when the application is approved and prior to building permit issuance.

WHO: The project applicant or 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: Rosemarie Zulueta Date: 1/26/17

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:

- Peery Park Specific Plan 2016

Environmental Impact Reports:

- Peery Park Specific Plan Environmental Impact Report
- 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

- 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

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

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 1999 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 dated 1/20/17

- Project Construction Schedule
- Project Biological Resources Review by Zentner and Zentner, dated 6/4/15
- Project Draft Storm Water Management Plan (in project plans)
- Project Arborist Report (Tree Survey and Appraisal) by Richard Smith, Bay Area Tree Specialists, dated 5/1/15
- Project Tree Disposition and Replacement Plan (in project plans)
- Project Green Building Checklist (in project plans)
- Project Phase 1 Environmental Site Assessment by Essel Environmental Engineering & Consulting, dated 4/10/15
- Project Record Research Result by California Historic Resources Information System, dated 4/21/15
- Project Airport Land Use Commission Consistency Determination letter by Santa Clara County Airport Land Use Commission, dated 11/30/16
- Project Determination of No Hazard to Air Navigation by Federal Aviation Administration, dated 9/2/15