

REVISED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

project Title: 1008 E. El Camino Real/1314-1320 Popular Ave. – Mixed Income Transit Oriented Housing

project Location: 1008 E. El Camino Real (APN 313-03-011) and 1314-1320 Poplar Ave. (APN 313-03-013)

Introduction

As the lead agency under CEQA, the City of Sunnyvale prepared a draft Initial Study and Mitigated Negative Declaration (IS/MND) which evaluated the potential environmental effects of the proposed project. Based on the findings in the draft IS/MND, the City determined that the proposed project would not have a significant impact on the environment. This conclusion is supported by the following findings:

- The proposed project would result in no or less-than-significant impacts to aesthetics, agricultural resources, biological resources, geology/soils, hazards and hazardous materials, land use/planning, mineral resources, population/housing, public services, recreation, transportation/traffic, and utilities/service systems.
- With the incorporation of appropriate mitigation measures, the project would result in less-than-significant impacts to air quality, noise, and historic and cultural resources.
- The proposed project does not 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.
- The proposed project does not have impacts that are individually limited, but cumulatively considerable.
- The proposed project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The Draft IS/MND was made available for public review from March 24, 2017, to May 23, 2017, and is scheduled to go before the City Council for adoption on July 25, 2017 (continued from the originally scheduled hearing of May 23, 2017).

After circulation of the IS/MND, the applicant revised the project in order to address concerns related to building massing, neighborhood privacy and parking. In addition, the City received a comment letter from Native American Heritage Commission related to the adequacy of the IS/MND with regard to tribal cultural resources. The City also discovered that due to a clerical error, an incorrect file number and project title was included in the header information on pages 19 to 32 of the Initial Study.

The purpose of this Revised IS/MND is to evaluate the impacts of the revised project, clarify the information in the IS/MND related to tribal cultural resources, and correct the header information on page 19 to 32.

Section 15073.5 of the CEQA Guidelines provides that the lead agency must recirculate the MND if the document must be "substantially revised" prior to adoption. A "substantial revision" means that either (1) a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or (2) the lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required. Section 15073.5 further provides that recirculation is not required if new information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Revised Project Description

The applicant reconfigured the floor plan and modified the unit mix to reduce the building massing closest to adjacent existing lower density homes, minimize direct views onto adjacent property and to provide additional onsite parking. The project now includes 10 studios, 53 one-bedrooms and 45 two-bedrooms, ranging from 608 square feet for studios to 1,260 square feet for two-bedrooms. The previous unit mix included three-bedroom units and more two-bedroom units. The proposed number of units remains the same at 108. The modified unit mix allowed the southwest corner of the main building to be scaled down to three stories and for the fifth story units to be stepped back further from the adjacent existing homes. These modifications allow for the project to better relate to the existing visual character of the surrounding neighborhood. The additional parking increases the total spaces provided to 200, where 201 spaces is required, reducing the deficit from 24 to one space.

The project modifications serve to decrease the intensity of the proposed project, and therefore the potential impact would be less than significant.

Tribal Cultural Resources

The comment letter submitted by the Native American Heritage Commission raised the following concerns:

- There is no Tribal Cultural Resources section or subsection in the Executive Summary as per the 2016 update to Appendix G: Environmental Checklist Form.
- There is no information in the documents of any contact or consultation with all traditionally, culturally affiliated California Native American Tribes from the NAHC contact list.
- There is no evidence of what to do for inadvertent finds of Native American remains in accordance with Health & Safety Code 7050.5.

Due to an oversight, the IS/MND for the project did not utilize the 2016 version of Appendix G. However, there is no legal requirement that lead agencies use Appendix G for completing the initial study. Lead agencies may use different formats as long as the initial study evaluates all relevant environmental effects.

An analysis of the project's potential impacts on tribal cultural resources and mitigation measures are included on page 15 of the IS/MND under the Historic and Cultural Resources section. The information provided in the IS/MND indicates that the project will include grading and land disturbance. Based on a records search by California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHRIS/NWIC), there is a low potential of identifying Native American archaeological resources on the project site. Proposed mitigation measures listed on page 15 of the IS/MND include contacting Native American tribes, retaining a qualified archaeologist to conduct further archival and field study, measures to be taken in the event that archaeological resources are encountered during construction, and recording of any identified cultural resources on DPR 523 historic resource forms.

Therefore, with the adoption of appropriate mitigation, the project will not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- (1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, taking into consideration the significance of the resource to a California Native American tribe.

Clarification of File Number/Project Title

Due to a clerical error, the header information on pages 19 to 32 of the IS/MND inadvertently included the incorrect file number and project title. However, the substantive information and analysis on pages 19 to 32 is correct and is related to the current project.

Conclusion

As discussed above, the revisions to the MND merely clarify, amplify, and make insignificant modifications to the MND. The revisions do not result in any new significant effects or require new mitigation measures or project revisions in order to reduce a significant effect to insignificance. Therefore, this revision is appropriate and recirculation of the MND is not required under Section 15073.5 of the CEQA Guidelines.

Santa Clara County - Clerk-Recorder 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

File Number: ENV20721

ENVIRONMENTAL FILING

No. of Pages: 35

Total Fees: \$0.00

File Date: 03/24/2017

Expires: 04/23/2017

REGINA ALCOMENDRAS, Clerk-Recorder

By: Nina Khamphilath, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: 1008 E El Camino Real/ 1314-1320 Poplar Ave. - Mixed Income Transit Oriented Housing
3. APPLICANT NAME: St. Anton Communities PHONE: 916-471-3000
4. APPLICANT ADDRESS: 1801 I St., Suite 200, Sacramento, CA 95811
5. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. NOTICE TO BE POSTED FOR 30 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--|-------------|----------------|
| <input type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152) | \$ 3,078.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,216.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u> | \$ 1,046.50 | \$ <u>0.00</u> |
| <input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ <u>0.00</u> |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

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

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

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

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 TWO (2) 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 01-01-2017)



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

File Number: 2016-7293
No.

**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:

1008 E El Camino Real/1314-1320 Poplar Ave. – Mixed Income Transit Oriented Housing

PROJECT DESCRIPTION AND LOCATION (APN):

FILE #: 2016-7293
Location: **1008 E. El Camino Real** (APN 313-03-011) and **1314-1320 Poplar Ave.** (APN 313-03-013)
Proposed Project: REZONE: Introduction of an Ordinance to rezone the property at 1314-1320 Poplar Ave. (APN 313-03-013) from R-1/ECR (Low Density Residential/Precise Plan for El Camino Real) to C-2/ECR (Highway Business Commercial/Precise Plan for El Camino Real);
SPECIAL DEVELOPMENT PERMIT: Construct 108 residential units (rental apartment complex) on a 2.05-acre site, where 20% of units will be affordable to very low income households. The complex will consist of one five-story building facing El Camino Real (four stories above ground floor amenities and parking plus one underground level of parking) and one three-story building facing Poplar Ave. The project includes deviation requests from the required minimum distance between buildings on the same lot, maximum building height, minimum parking spaces and maximum lot coverage. The project site comprises a closed mobile home park (Conversion Impact Report certified and closure approved in January 2016) and a duplex property; and
VESTING TENTATIVE PARCEL MAP: Combine two lots into one lot.
Applicant / Owner: St. Anton Communities / Sunnyvale Park LLC; Alhambra Apartments LP

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 **May 23, 2017**. 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:

PLANNING COMMISSION HEARING ON Monday, April 24, 2017 AT 7 P.M., and CITY COUNCIL HEARING on Tuesday, May 23, 2017 AT 7 P.M., 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 23, 2017

Signed: 
Andrew Miner, Planning Officer

Project Title	1008 E El Camino Real/1314-1320 Poplar Ave. – Mixed Income Transit Oriented Housing
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	1008 E. El Camino Real (APN 313-03-011) and 1314-1320 Poplar Ave. (APN 313-03-013)
Applicant's Name	St. Anton Communities / Sunnyvale Park LLC; Alhambra Apartments LP
Zoning	1008 E. El Camino Real: C-2/ECR (Highway Business Commercial/Precise Plan for El Camino Real) 1314-1320 Poplar Ave: R-1/ECR (Low Density Residential/Precise Plan for El Camino Real)
General Plan	Commercial General Business (both properties)
Other Public Agencies whose approval is required	California Department of Transportation (Caltrans) and Santa Clara Valley Transportation Authority (VTA) for right-of-way improvements on El Camino Real

BRIEF PROJECT DESCRIPTION

Rezone: Introduction of an Ordinance to rezone the property at 1314-1320 Poplar Ave. (APN 313-03-013) from R-1/ECR (Low Density Residential/Precise Plan for El Camino Real) to C-2/ECR (Highway Business Commercial/Precise Plan for El Camino Real);

Special Development Permit: Construct 108 residential units (rental apartment complex) on a 2.05-acre site, where 20 percent of units will be affordable to very low income households. The complex will consist of one five-story building facing El Camino Real (four stories above ground floor amenities and parking plus one underground level of parking) and one three-story building facing Poplar Ave. The project includes deviation requests from the required minimum distance between buildings on the same lot, maximum building height, minimum parking spaces and maximum lot coverage. The project site comprises a closed mobile home park (Conversion Impact Report certified and closure approved in January 2016) and a duplex property; and

Vesting Tentative Parcel Map: Combine two lots into one lot.

DETAILED PROJECT DESCRIPTION

Surrounding Uses and Setting: The project site comprises two lots near the southeast corner of E. El Camino Real and Poplar Ave. The smaller lot is zoned R-1/ECR and is located at 1314-1320 Poplar Ave. currently contains a duplex built in 1952. The larger lot is zoned C-2/ECR (Highway Business Commercial/Precise Plan for El Camino Real) and the smaller lot facing Poplar Ave. is zoned R-1/ECR (Low Density Residential/Precise Plan for El Camino Real). The project includes a request to rezone the smaller Poplar Ave. lot to C-2/ECR, consistent with the predominant zoning designation along the El Camino Real corridor. The corridor contains a mix of residential and commercial uses. Both properties have contained residential uses since the 1950s. The larger lot located at 1008 E. El Camino Real is a former mobile home park (Nick's Trailer Court) that was built in 1959. A Conversion Impact Report and mobile home park closure were approved by the City Council on January 5, 2016.

A dentist office and five-unit apartment building are located west of the main portion of the project site (north of the duplex) and a shopping center is located to the east—all zoned C-2/ECR. Across El Camino Real to the north of the project site are commercial uses, including an auto dealership and a drive-through café. The adjacent properties to the south include single-family homes and townhomes. The single-family home adjacent to 1314-1320 Poplar Ave. to the south is zoned R-1/ECR and the other single-family homes are zoned R-1, and not subject to the Precise Plan for El Camino Real. The adjacent townhomes are zoned R-3/PD (Medium Density Residential/Planned Development).

The project site is subject to the Precise Plan for El Camino Real, which contains policies and design guidelines that focus on transforming Sunnyvale's 4-mile stretch of El Camino Real into a vibrant, mixed-use corridor with improved streetscapes and safer environments for walking, bicycling and other modes of transportation, while preserving key commercial uses. The City is currently undertaking an update of the Precise Plan, which is anticipated to be completed in 2018. The purpose of the update is to refine the future vision in the Plan and to provide a comprehensive strategy to address land use, economic vitality, building forms, multimodal connectivity and the streetscape.

Bus service is provided by the Santa Clara Valley Transportation Authority (VTA) with a stop for Route 22 directly in front of the project site at the El Camino Real frontage. Another bus stop for VTA Route 522 is within 0.3 miles of the project site.

On-site Development: The project includes the full demolition of the existing buildings and mobile homes, removal of nine out of the 10 existing onsite trees and construction of 108 residential units with site improvements. Twenty (20) percent of the proposed 108 units (22 units) will be restricted to very low income households. The proposed density is approximately 53 units per acre. There is no specified density allowed in the C-2 Zoning District or the Precise Plan for El Camino Real. The units will be rental, with 10 studios, 44 one-bedrooms, 51 two-bedrooms and three (3) three-bedrooms, ranging from 608 square feet to 1,710 square feet in size.

The project consists of two buildings. The main building fronting El Camino Real is five stories above ground plus one underground level of parking. The top four floors will include 100 units oriented around an outdoor space on the second level. The podium level/ground floor of the main building consists mainly of vehicular and bike parking and trash enclosures, with a bike lounge, fitness center, tech center and the leasing office/lobby facing the El Camino Real frontage. A pet wash and clubhouse area are located at the rear of the building. Common outdoor amenities

include a pool and recreation area at the rear of the project site, a courtyard recreational area on the second level oriented west and a roof terrace at the 4th level oriented north towards El Camino Real.

A smaller building consisting of eight units and seven enclosed garages ("Poplar Flats") is on the Poplar Ave. site. The building is two stories at the front half facing Poplar Ave. and steps up to three stories at the back half of the building.

Of the nine trees proposed for removal, five are considered "protected" per SMC 19.94, and are required to be replaced per the City's Tree Replacement Policy. One existing protected tree located on the Poplar Ave. side of the site will be preserved. At least 137 trees will be added to the site.

Access to the proposed development includes a two-way drive aisle off El Camino Real to the ground level parking and to the trash pickup area at the southeast corner of the site. Vehicles can also access the parking structure and the enclosed garages of the Poplar Flats via a two-way drive aisle off Poplar Ave. Pedestrian access includes internal pathways that circulate around the entire site, connecting the units to the amenities at the El Camino Real frontage and outdoor pool area and indoor amenities to the rear. There is pedestrian access to Poplar Ave., which is restricted to key fob access for all residents of both buildings.

A Special Development Permit (SDP) is required for the proposed use and site and architectural review. Deviations from certain development standards such as height, setback or lot coverage requirements in the Sunnyvale Municipal Code (SMC) may be considered by the decision-making bodies with the SDP application. The project includes the following deviations:

- Distance between buildings on the same lot – 20 ft. is provided between the main building and the Poplar Flats where a minimum 32 ft. is required per SMC Section 19.48.030;
- Building height – The project will be utilizing the City's Green Building Incentive to achieve an additional 5 ft. of height over the maximum height allowed in the C-2/ECR Zoning District by meeting a minimum 110 points in Build-it-Green's Green Point rating system. The main building is 67 ft. 4 in. at its highest point where 60 ft. maximum is allowed (with green building incentive) per SMC Section 19.26.160. The Poplar Flats building is 42 ft. 1 in. at its highest point where 35 ft. is allowed (with green building incentive) for buildings within 75 ft. of an adjacent residential zoning district per SMC Section 19.26.160.
- Parking spaces – A total 169 spaces is provided where 192 spaces are required per SMC Section 19.46.030.
- Lot coverage – The proposed lot coverage is 39.2% where 35% is allowed per SMC Section 19.32.020.

Construction Activities and Schedule: Construction activities include full demolition of all existing structures and paving on the project site, grading, utility improvements and construction of one five-story building with one level of parking underground and a three-story building with associated onsite 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 22 to 26 months. Demolition, underground work and grading is estimated to span approximately four to six months. The vertical construction of the buildings is anticipated to take 16 to 22 months, with the final phase including paving and landscaping of the common areas. Due to the demolition and excavation activities,

jackhammering may be necessary. However, construction will not include deep pile foundations or pile driving or other extremely high noise generating activities or significant vibration.

Off-site Improvements:

New curb, gutter, sidewalks, driveway approaches, street trees and street lights will be installed in the public right-of-way per City standard specifications. Signage to prohibit parking along the El Camino Real frontage will be installed to reserve right-of-way for future bike lanes. The applicant is required to coordinate with VTA to determine if any improvements are necessary to the existing bus stop on the El Camino Real frontage. Standard water, sewer, right-of-way and utility upgrades will be provided as required by the Municipal Code.

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

☐ Yes
☒ No

Mandatory Findings of Significance? Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?

☐ Yes
☒ No

Mandatory Findings of Significance? Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ Yes
☒ No

DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

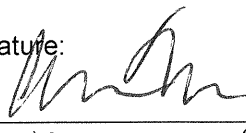
Checklist Prepared By: Rosemarie Zulueta

Date: 3/23/17

Title: Senior Planner

City of Sunnyvale

Signature:

 FOR ROSEMARIE ZULUETA
PLANNING OFFICER

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Land Use and Transportation Chapter 3, and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Chapter 5 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
7. Land Use Planning - Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map www.sunnyvaleplanning.com
8. Land Use Planning conflict - With the Sunnyvale General Plan, Zoning Ordinance, San Francisco Bay Conservation and Development Commission (BCDC) area or related specific plan adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					Transportation Operations Analysis by Kimley Horn, dated March 2017
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara County Airport Comprehensive Land Use Plan (CLUP), Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara County Airport Comprehensive Land Use Plan (CLUP)
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, SMC www.sunnyvaleplanning.com 19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off Project Environmental Noise Assessment by Bollard Acoustical Consultants, Inc. dated June 19, 2016
15. Noise -Exposure of persons to or generation of excessive ground borne vibration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Environmental Noise Assessment by Bollard Acoustical Consultants, Inc. dated June 19, 2016
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description Project Environmental Noise Assessment by Bollard Acoustical Consultants, Inc. dated June 19, 2016
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?					
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SMC 19.94 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Tree Report by HortScience, Inc. dated July 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan and General Plan Map www.sunnyvaleplanning.com
22. Historic and Cultural Resources - Cause a substantial adverse change in the significance of a historical resource or a substantial adverse change in an archeological resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	California Health and Safety Code Section 7050.5(b), CEQA Guidelines Section 15064.5(e) Project description CHRIS/NWIC Letter, dated May 2, 2016
24. Public Services - Would the project result in substantial adverse physical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The following public school districts are located in the City of Sunnyvale:

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?					Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com Air Quality, GHG and Health Risk Assessment by RCH Group, dated April 28, 2016
26. Air Quality - Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds AB 32 Air Quality, GHG and Health Risk Assessment by RCH Group, dated April 28, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale Climate Action Plan 2014 AB 32 Air Quality, GHG and Health Risk Assessment by RCH Group, dated April 28, 2016
28. Air Quality -Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Air Quality, GHG and Health Risk Assessment by RCH Group, dated April 28, 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Air Quality, GHG and Health Risk Assessment by RCH Group, dated April 28, 2016
30. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines Thresholds Sunnyvale General Plan Map

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
					Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com Air Quality, GHG and Health Risk Assessment by RCH Group, dated April 28, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
32. Seismic Safety - Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
33. Seismic Safety-Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com
34. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

1. Aesthetics – Scenic resources (Less than Significant) – The project site is in an urban area with a mix of commercial, residential and public uses that has no designated scenic resources. The project would result in the removal of nine out of the 10 existing trees on the 2.05-acre site. Per Sunnyvale Municipal Code (SMC) Chapter 19.94, Chapter 19.37 and the City's Tree Replacement Standards, the project will include replacement of trees and the installation of landscaping to 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.

2-3. Aesthetics – Visual Character (Less than Significant) – Construction of the project will alter the visual character of the site and neighboring properties, which includes one and two-story residential structures. The existing buildings consist of one and two-story homes, including mobile homes, a single-family home and a duplex. The project architectural style is mission revival, which is found throughout the corridor. The proposed project includes a request for deviations to the minimum distance between buildings on the same lot, building height and lot coverage, which can be considered through the Special Development Permit process.

The project is subject to the City's development approval process, where the rezoning request, the proposed use and design and architecture, and deviations from specified SMC standards will be considered. This review and approval process requires public hearings by the Planning Commission for a recommendation and the City Council for final decision. This review would ensure that the proposed design, construction materials and lighting would not adversely affect the visual quality of the area or create a substantial new source of light or glare. The City's implementation of the City-Wide Design Guidelines and staff's review of final development plans during the building permit review process, will ensure that the final design of the project is consistent with the approved plans. Therefore, impacts would be less than significant.

4. Population and Housing (Less than Significant) – The proposed rezoning of the property located at 1314-1320 Poplar Ave. from R-1/ECR to C-2/ECR is compatible with the General Plan designation of “Commercial General Business” for both properties comprising the project site. Residential uses may be conditionally allowed in the C-2/ECR Zoning District through the discretionary review process with a Use Permit or Special Development Permit. The proposed density is approximately 53 units per acre with the inclusion of 20 percent affordable housing. There is no residential density limit specified in the C-2/ECR zoning designation. Allowable density for a project is considered on a case-by-case basis. Several sites with the C-2/ECR designation, particularly on El Camino Real and Mathilda Ave., have been developed into mixed-use, including residential uses. The project's residential focus will be a slight incremental beneficial impact to the City's jobs/housing balance. Therefore, the impact would be less than significant.

8. Land Use Planning Conflict (Less than Significant) – The project includes a request to rezone the smaller lot on Poplar Ave. from R-1/ECR to C-2/ECR, consistent with the predominant zoning designation along the El Camino Real corridor. The General Plan, particularly the Housing Element, contains policies and action statements to locate higher-density housing with easy access to transportation corridors, such as El Camino Real, commercial services and activity centers. The El Camino Real corridor contains a mix of residential and commercial uses, and both properties comprising the project site have contained residential uses since the 1950s. The Precise Plan for El Camino Real discourages mid-block residential uses along the corridor, but does not prohibit it. The proposed 108 units will provide additional housing opportunities in the City of Sunnyvale and allowed to be developed on the site with approval of a Special Development Permit consistent with the General Plan designation of the project site. The proposed rezoning, Tentative Parcel Map and Special Development Permit will be subject to review at public hearings by the Planning Commission for a recommendation and the City Council for final decision. Therefore, the impact would be less than significant.

9. Transportation and Traffic (Less than Significant) – The parking supplied in the proposed project was evaluated in a Transportation Operations Analysis by Kimley Horn, dated March 2017, which found there would be significant impacts as a result of the project. The project includes 169 vehicular parking spaces, 109 of which will be assigned and 59 unassigned/guest spaces. SMC 19.46 requires 108 assigned spaces (minimum 1 space per unit) and 84 unassigned/guest spaces. The proposed project is providing 24 fewer parking spaces than required, with the deficit being limited to unassigned/guest parking spaces. A deviation from the minimum required parking may be allowed through the Special Development Permit. The applicant plans to program the amenities to encourage a transit- and bicycle-oriented apartment community by providing 96 secured bicycle parking spaces and a Go Pro Bike Lounge at the El Camino Real frontage. The Go Pro Bike Lounge will be equipped with a repair station, a bike tool vending machine and seating areas for residents and guests. There is a bus stop for VTA bus route 22 directly in front of the project, and a stop for VTA bus route 522 is 0.3 miles from the project site. The project is also required to provide a Parking Management Plan per SMC 19.46 to ensure parking restrictions on site are enforced, and to meet at least 10 points in the City's Multifamily Residential Transportation Demand Management (TDM) Program. The project achieves 11 points in the TDM Program with the inclusion of 20% affordable housing, its proximity to transit and commercial uses, and provision of a bicycle repair station and secured parking, and TDM wayfinding and coordination. Therefore, the impact would be less than significant.

14-15. Noise (Less than Significant with Mitigation) – An Environmental Noise Analysis for the project was prepared by Bollard Acoustical Consultants, Inc., dated June 29, 2016. The report includes an analysis of the traffic noise levels at the proposed residences and common outdoor activity areas as well as an evaluation of construction noise levels. Due to the proximity of the nearest residences to the project site, noise generated by project construction would result in short-term increases in ambient noise levels at the nearby residences. Outdoor noise levels at noise-sensitive receptors 50 ft. from the noise source could reach as high as 89 dBA. Therefore, the following noise mitigation measures are recommended. Because construction would be short-term in duration, significant permanent noise impacts are not anticipated. In addition, SMC Section 16.08.030 places restrictions on time of construction to minimize nuisance to neighboring properties.

MITIGATION – CONSTRUCTION NOISE

WHAT:

- (1) Provide a temporary noise barrier along the project site boundaries adjacent to residential uses.
- (2) Project construction activities should be limited to daytime hours unless conditions warrant that certain construction activities occur during evening or early morning hours (i.e. extreme heat);
- (3) All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed

“package” equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.

- (4) All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity;
- (5) Electrically powered equipment shall be used instead of pneumatic or internal combustion-powered equipment, where feasible;
- (6) Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors;
- (7) The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only; and
- (8) No project-related public address or music system shall be audible at any adjacent noise-sensitive receptor.

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

WHO: The project property owner/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.

In December 2015, the California Supreme Court issued an opinion in “CBIA vs. BAAQMD” holding that CEQA is primarily concerned with the impacts of a project on the environment and generally does not require agencies to analyze the impact of existing conditions on a project’s future users or residents unless the project risks exacerbating those environmental hazards or risks that already exist. Nevertheless, the City has policies and regulations that address existing conditions affecting a proposed project, which are discussed below as planning considerations. Applicable General Plan policies include the following:

- Policy SN-8.1 which is to enforce and supplement state laws regarding interior noise levels of residential units;
- Policy SN-8.5 which states to comply with state of California noise guidelines for land use planning for the compatibility of land uses with their noise environments, except where the City determines that there are prevailing circumstances of a unique or special nature; and
- Policy SN-8.7 which states for residential uses to attempt to achieve an outdoor Ldn of no greater than 60 dBA for common recreational areas, backyards, patios, and medium and large-size balconies.

The Noise Analysis measured the current ambient noise level at the project site were above the City’s exterior noise standard at 62 dB Ldn. Using the Federal Highway Administration Highway Traffic Noise Prediction Model, the analysis concluded that the future noise levels at the courtyard on the first floor and the pool area at the rear of the project site will meet the City’s General Plan noise level criteria for exterior noise in residential uses. The project includes an outdoor terrace on the fourth floor and balconies on the upper four floors at the front elevation of the main building facing El Camino Real. The Noise Analysis predicts that the exterior noise levels at the first to fourth floor building facades will be at 70 dB Ldn, which is within the conditionally acceptable range of exterior noise level standards in the General Plan.

The proposed project will be exposed to exterior noise levels in compliance with the General Plan noise level criteria within the interior areas of the proposed residences (45 dB Ldn). To achieve compliance with the City’s interior noise level standard with a margin of safety, the Noise Analysis recommends the following measures, which will be incorporated into the recommended Project conditions of approval:

- (1) All windows of the 1st – 4th floor buildings adjacent to East El Camino Real be upgraded to windows with an STC rating of 32.
- (2) Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

20. Biological Resources (Less than Significant) – A Preliminary Arborist Report was prepared by HortScience, Inc., dated March 24, 2016. A total of 10 trees were included in the report. All trees are in fair condition with moderate suitability for preservation. Nine out of 10 trees are proposed for removal. Four of the nine trees proposed for removal are considered

“protected” under Sunnyvale Municipal Code Chapter 19.94. A protected tree is defined as having a trunk size of at least 38 inches in circumference, as measured 4.5 feet from the ground. Tree removal is reviewed through the Special Development Permit process and replacement trees are required to be planted as a condition of the approval. The City's Tree Replacement Policy require a minimum of eight 36-inch box trees be planted to mitigate the loss of the existing protected trees. The project includes a proposal to plant at least 137 trees on the site, ranging from 24-inch box to 48-inch box trees, which will offset the loss of the existing trees in accordance with Sunnyvale Municipal Code Section 19.94 and the City's Tree Replacement Policy. The removal of the existing onsite trees is therefore a less than significant impact.

23. Historic and Cultural Resources (Less than Significant with Mitigation) –The project construction will include grading and land disturbance. Neither the project site nor the existing buildings are on the City of Sunnyvale list of Heritage Resources. A records search by the California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHRIS/NWIC) was conducted for the project area in May 2016. Review of the NWIC base maps that reference cultural resources records and reports, historic-period maps and literature for Santa Clara County indicates that there have been no cultural resource studies that cover the project site. The project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

Based on an evaluation of the environmental setting and features associated with known sites and review of historical literature, there is a low potential of identifying Native American archaeological resources and a low potential of identifying historic-period archaeological resources in the project area. Because of these low possibilities, further study is not recommended at this time. The following mitigations are recommended to reduce any potential impacts to historic and cultural resources to a less than significant level should they be encountered during construction:

MITIGATIONS – HISTORIC AND CULTURAL RESOURCES

WHAT:

- (1) Contact the local Native American tribes regarding traditional, cultural and religious heritage values.
- (2) 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>.
- (3) If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall not alter the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall 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.
- (4) Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

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

WHO: The project property owner/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.

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

25. Air Quality (Less than Significant with Mitigation) – An Air Quality, Greenhouse Gas and Health Risk Assessment was prepared by RCH Group, dated April 28, 2016, for the project. The study provides an overview of the existing air quality conditions at the project site, the air quality regulatory framework, an analysis of potential air quality impacts that would result from implementation of the proposed project and identification of applicable mitigation measures. The significance of potential impacts was determined based on BAAQMD CEQA Air Quality Guidelines. The study finds that the project construction would generate short-term emissions of air pollutants and recommends the following mitigations to be in compliance with BAAQMD's 2010 Bay Area Clean Air Plan.

MITIGATION – DUST CONTROL MEASURES

WHAT: The construction contractor shall reduce construction-related air pollutant emissions by implementing BAAQMD's basic fugitive dust control measures, including:

- (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 miles per hour.
- (5) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- (6) A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

WHO: The project property owner/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.

MITIGATION – BASIC EXHAUST EMISSIONS REDUCTION MEASURES

WHAT: The construction contractor shall implement the following measures during construction to reduce construction-related exhaust emissions:

- (1) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- (2) 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.

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

WHO: The project property owner/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.

Toxic Air Contaminants - The potential for toxic air contaminants (asbestos and lead based paint) to be released into the environment is regulated and monitored through the Building Division in compliance with BAAQMD Regulation 11, Rule 2 during Demolition. Any applicant requesting a building or demolition permit involving a structure suspected of containing asbestos (defined as a building constructed prior to 1978) and/or lead based paint (defined as a building constructed prior to 1960) is required to obtain a J-Permit from the BAAQMD. The J Permit is required to be posted on the job site and if it is not there the job can be fined by the BAAQMD. Through this process, the BAAQMD ensure that asbestos and lead based paints are handled, removed, encapsulated and disposed of in accordance with prevailing law requisite to protect the environment, the people conducting the work and nearby sensitive receptors.

MITIGATION – ARCHITECTURAL COATINGS

WHAT: Paints and solvents with a VOC content of 100 grams per liter or less for interior and 150 grams per liter or less for exterior surfaces shall be used.

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

WHO: The project property owner/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.

MITIGATION – WOOD-BURNING DEVICES

WHAT: Clean-burning (e.g., natural gas or propane) USEPA-certified stoves and inserts shall be used in the new housing construction.

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

WHO: The project property owner/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.

MITIGATION – ENHANCED EXHAUST EMISSIONS REDUCTION MEASURES

WHAT: The construction contractor shall implement the following measures during construction to further reduce construction-related exhaust emissions:

- (1) Where access to alternative sources of power are available, portable diesel engines shall be prohibited; and
- (2) All off-road equipment shall have:
 - a. Engines that meet or exceed either USEPA or CARB Tier 2 off-road emission standards, and
 - b. Engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.

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

WHO: The project property owner/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.

26 & 27. Air Quality – Greenhouse Gases (Less than Significant) – The Air Quality, Greenhouse Gas (GHG) and Health Risk Assessment prepared for the project by RCH Group, dated April 28, 2016, included an analysis of the project's potential impact on climate change. The proposed project's estimated construction and operational GHG emissions presented in the study were shown to be below the BAAQMD threshold of 4.6 metric tons per service population. In addition, the project will commit to meet at least 110 points in the Build-it Green system through energy efficiency features. The project is 1.5 miles of the Lawrence Caltran station and directly adjacent to a VTA bus stop. This close proximity to mass transportation options would tend to reduce motor vehicle emissions as it would tend to reduce daily trips by increasing the use of mass transportation. The study found that the project is consistent with the City's Climate Action Plan and General Plan. For these reasons, the impacts would be less than significant related to GHG emissions.

Responsible Division: Planning Division

Completed by: Rosemarie Zulueta Date: 3/23/17

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
35. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
36. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
38. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
39. Conflict with adopted policies, plans, or programs regarding public transit or nonmotorized transportation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
42. Cause a degradation of the performance or availability of all transit including buses, light or heavy rail for people or goods movement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: None required.

Transportation and Traffic (Less than Significant) –The project is not expected to generate 100 or more net new peak hour trips; therefore a comprehensive transportation impact analysis (TIA) was not required. The project is anticipated to generate 32 net new trips in the morning (AM) peak hours and a 56 net new trips in the afternoon (PM) peak hours. A Transportation Operations Analysis (TOA) was prepared by Kimley Horn, dated March 2017. The TOA study was prepared to determine potential impacts related to the project based on standards and methodologies by the City and the Santa Clara Valley Transportation Authority (VTA). The study includes an evaluation of level of service and queuing for 11 intersections during AM and PM peak hour traffic conditions. It also includes an evaluation of the vehicular site access and circulation, onsite parking requirements and potential pedestrian and bicycle access and circulation and transit impacts. The study concluded that all 11 intersections will operate at acceptable levels of service under the existing plus background, existing plus background plus project and existing plus background plus project alternative conditions. The analysis also shows that no queuing storage deficiencies would occur at any study intersections.

Although there are no significant traffic impacts related to the project, the TOA includes the following recommendations, which will be incorporated into the recommended Project conditions of approval:

- Poplar Ave. Driveway Access: Restrict exiting vehicles to only right turns out of the Poplar Ave. project driveway to avoid vehicles being added to the local neighborhood streets. These project trips should be added to El Camino Real, which is an arterial and is better equipped to handle the increased vehicular demand.
- Vehicular Circulation: Appropriate measures should be taken to ensure that vehicles coming out of the parking garage ramp can see vehicles on the east-west drive aisle. Blind corner mirrors or signage should be installed to aid drivers at this intersection.
- Pedestrian Circulation: Signage, such as “Not a Pedestrian Walkway” or “Pedestrians Prohibited” should be posted along the vehicular corridor leading to the Poplar Avenue driveway. Key fob access should be provided to all residents without any fees to avoid having pedestrians using the vehicle travelway.
- Bicycle Circulation: Since bicycle pathways will be shared with pedestrians, the pathways should be wide enough to accommodate pedestrians and bicyclists concurrently. The shared use paths should follow the design parameters mentioned in the *Highway Design Manual*.

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
43. Hydrology and Water Quality - Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
44. Hydrology and Water Quality - Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	FEMA Flood Insurance Rate Map Effective 5/18/09 www.sunnyvaleplanning.com , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
45. Hydrology and Water Quality - Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1995 ABAG Dam Inundation Map www.abag.ca.gov , California Building Code, Title 16 (Building) of the Sunnyvale Municipal Code
46. Geology and Soils -Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale Municipal Code 12.60, Storm Water Quality Best Sunnyvale Management Practices Guideline Manual Geotechnical Evaluation by EEI Geotechnical & Environmental Solutions, dated May 3, 2016
47. Geology and Soils -Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code Geotechnical Evaluation by EEI Geotechnical & Environmental Solutions, dated May 3, 2016
48. Geology and Soils -Be located on expansive soil, as defined by the current building code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	California Plumbing, Mechanical, and Electrical Codes and Title 16 (Building) of the Sunnyvale Municipal Code Geotechnical Evaluation by EEI Geotechnical & Environmental Solutions, dated May 3, 2016

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

43-45. Hydrology and Water Quality (No Impact) – The California Building Code contains a series of building code requirements to address safety issues regarding seismic shaking, flooding, and soil types. In addition, Title 16.62 of the Sunnyvale Municipal Code requires a series of measures for provisions to reduce flood-related hazards to buildings. These standards are suggested by the Federal Emergency Management Agency and required by code by the City of Sunnyvale. These standards must be met for a building permit to be issued.

46-48. Geology and Soils (Less than Significant) – A Geotechnical Evaluation report was prepared by EEI Geotechnical & Environmental Solutions, dated May 3, 2016. The study concluded that the subject property is suitable for the proposed development from a geotechnical engineering and geologic viewpoint. The project will include grading for both buildings, which will be subject to a grading permit through the City's building permit process. No groundwater was encountered during the study, and lab test results indicate onsite soils have a low expansion potential. There are no potentially active faults nearby. The underlying soil of the project site is not considered to be susceptible to liquefaction; however, seismically-induced dry settlement is possible within the upper 7 feet of material at the property. Through implementation of the Building Code, standard procedures for structural analysis and confirmation during the building permit process, impacts would be less than significant.

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
49. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
51. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com
53. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
55. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboards.ca.gov/
56. Hydrology and Water Quality - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 - Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
58. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
59. Hydrology and Water Quality - Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems in a manner which could create flooding or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	RWQCB, Region 2 Municipal Regional Permit 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. Hydrology and Water Quality - Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
61. Utilities and Service Systems: Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
62. Public Services Infrastructure? Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

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

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

Public Safety – Hazardous Materials	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
65. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com
66. Hazards and Hazardous Materials - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan, www.sunnyvaleplanning.com Title 20 of the City of Sunnyvale Municipal Code Phase II Environmental Site Assessment by EEI Geotechnical & Environmental Solutions, dated May 20, 2014 Phase I Environmental Site Assessment by EEI Geotechnical & Environmental Solutions, dated May 19, 2015
67. Hazards and Hazardous Materials - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
68. Hazards and Hazardous Materials - Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	State of California Hazardous Waste and Substances Site List (Cortese List), Department of Toxic Substance Control Phase II Environmental Site Assessment by EEI Geotechnical & Environmental Solutions, dated May 20, 2014 Phase I Environmental Site Assessment by EEI Geotechnical & Environmental Solutions, dated May 19, 2015
69. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

66. Hazards and Hazardous Materials (Less than Significant) – A Limited Phase II Environmental Site Assessment was prepared by EEI Geotechnical & Environmental Solutions in May 2014. Low concentrations of VOCs were detected in soil vapor beneath the project site, but none of the reported concentrations exceeded their residential screening levels and therefore do not appear to pose a potential risk to site occupants. No significant concentrations of OCPs, lead or arsenic appeared to be present in the soils. An updated Phase I Environmental Site Assessment by EEI Geotechnical & Environmental Solutions was completed on May 19, 2015. EEI conducted a subsurface investigation, collecting and

analyzing 5 soil vapor samples at a depth of 5 ft. bgs. No soil vapor concentrations exceeded their respective residential screening values. No significant concentrations of OCPs, lead or arsenic were found. EEI concluded that no further investigation appeared to be warranted, but that if any stained or suspicious soil is encountered during future grading, the material should be evaluated and if deemed necessary, characterized for proper disposal. Therefore, any potential impact would be less than significant.

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
70. Public Services Parks - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com SMC Chapter 18.10
71. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com SMC Chapter 18.10
72. Recreation - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

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

70-71. Recreation (Less than Significant) – The project will generate an increase in the use of existing park facilities. Through implementation of the City's Park Dedication requirement, which requires an in-lieu payment of approximately \$1,972,353.24 (fee subject to increase every fiscal year) to be used for the purpose of providing and maintaining park or recreational facilities, this impact is less than significant.

ENVIRONMENTAL SOURCES

Initial Study Checklist
 1111 Karlstad Dr. Townhomes
 File #2015-7810
 Page 30 of 32

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

ENVIRONMENTAL SOURCES

Initial Study Checklist
 1111 Karlstad Dr. Townhomes
 File #2015-7810
 Page 31 of 32

- 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 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

ENVIRONMENTAL SOURCES

Initial Study Checklist
1111 Karlstad Dr. Townhomes
File #2015-7810
Page 32 of 32

OTHER :**Project Specific Information**

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans and Preliminary Storm Water Management Plan dated March 15, 2016
- Project Environmental Noise Analysis by Bollard Acoustical Consultants, Inc. dated June 29, 2016
- Preliminary Arborist Report by HortScience, Inc. dated March 24, 2016
- Air Quality, Greenhouse Gas and Health Risk Assessment by RCH Group, dated April 28, 2016
- California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHRIS/NWIC) Records Search Letter, dated May 2, 2016
- Transportation Operations Analysis by Kimley Horn, dated March 2017
- Phase II Environmental Site Assessment by EEI Geotechnical & Environmental Solutions, dated May 20, 2014
- Phase I Environmental Site Assessment by EEI Geotechnical & Environmental Solutions, dated May 19, 2015
- Geotechnical Evaluation by EEI Geotechnical & Environmental Solutions, dated May 3, 2016
- Project GreenPoint Rated Checklist
- Project Preliminary Construction Schedule