

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



Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV20995

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$0.00

File Date: 07/14/2017

Expires: 08/13/2017

REGINA ALCOMENDRAS, Clerk-Recorder
By: Tomas C Santos, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: File # 2017-7157 Special Development Permit and Tentative Parcel Map for a new one-story multi-tenant retail building
3. APPLICANT NAME: Steinberg Architects PHONE: 408-817-3136
4. APPLICANT ADDRESS: 125 S. Market St. Suite 110 San Jose, CA 95111
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	\$ 0.00
<input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,216.25	\$ 0.00
<input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ 0.00
<input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u>	\$ 1,046.50	\$ 0.00
<input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ 0.00

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ 0.00
<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	\$ 0.00

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	\$ NO FEE
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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. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (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: 2017-7898

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:

File # 2017-7157 Special Development Permit and Tentative Parcel Map for a new one-story multi-tenant retail building.

PROJECT DESCRIPTION AND LOCATION (APN):

SPECIAL DEVELOPMENT PERMIT: to demolish existing improvements and construct a new 10,350-square foot single-story multi-tenant commercial building and associated site improvements on a 1.05-acre site located at 840 and 850 E. El Camino Real (APN # 211-25-030 and 031).

TENTATIVE PARCEL MAP: To combine two commercial properties into one lot.

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 August 14, 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:

August 14, 2017 at 7:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On: July 14, 2017

Signed: 
Rosemarie Zulueta, Acting Principal Planner

Project Title	Special Development Permit and Tentative map for a new 10,350-square foot retail center.
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Cindy Hom, Assistant Planner
Phone Number	408-730-7411
Project Location	840 and 850 E. El Camino Real (APN # 211-25-030 and 031)
Applicant's Name	Steinberg Architects
Project Address	840 and 850 E. El Camino Real Sunnyvale, CA 94088
Zoning	C-2/ECR (Highway Business Commercial/Precise Plan for El Camino Real)
General Plan	Highway Business
Other Public Agencies whose approval is required	None/CalTrans review for modifications to El Camino Real

BRIEF PROJECT DESCRIPTION

Related applications on a 1.05-acre site:

SPECIAL DEVELOPMENT PERMIT: to demolish existing improvements and construct a new 10,350-square foot single-story multi-tenant commercial building and associated site improvements on a 1.05-acre site;

TENTATIVE PARCEL MAP: To combine two commercial properties into one lot.

DETAILED PROJECT DESCRIPTION:

Surrounding Uses and Setting: The project site is located within an urbanized area of the City of Sunnyvale and consist of two parcels that provide an overall site area of 1.05 acres. Currently, the project site is developed with a one single-story retail building and two two-story offices, various landscaping and surface parking. The project site is located immediately east of the intersection at El Camino Real and Maria Lane. As shown in the aerial photo below, the site is bounded by E. El Camino Real and other commercial buildings and uses to the north, a vacant one-story restaurant building that is to be redeveloped as a four-story hotel to the west, and multi-family homes and residential duplexes are located to the south and east.

Site Aerial Map



The General Plan designation for the subject site is Commercial General Business (CGB) and is zoned as C-2/ECR (Highway Business Commercial/Precise Plan for El Camino Real). The project is subject to the Precise Plan for the El Camino Real. The surrounding land uses consist of residential uses to the south and east and commercial uses to west and north. Properties along El Camino Real are similarly zoned as Highway Business with the El Camino Real Combining District.

On-site Development: The project includes the demolition of three vacant commercial buildings and various site improvements including the removal of seven mature trees to allow for the following:

- Construction of a new one-story, 10,350-square foot multi-tenant retail building,
- Reconfiguration and resurfacing of parking areas
- Installation of site improvements and utilities including new landscaping consisting 24 and 36-inch box trees, various shrubs and ground cover along the perimeter of the property and within the front and interior plaza areas

Currently, the project site is served by three driveways along El Camino Real. The applicant proposes to remove two driveways and maintain the easterly driveway, which will be reconfigured to provide a 26-foot wide full access driveway on El Camino Real. The driveway extends to the back of the property and provides the main access to 40 surface parking spaces. The project provides 10 bicycle parking spaces. Pedestrian circulation is provided by pedestrian walkways on three side of the building that connects to the existing public sidewalks on El Camino Real.

The applicant proposes to remove a total of 7 trees. The trees that are proposed for removal consist of Raywood ash, Sweetgum, Black acacia, Birch, Cabbage palm and Mexican fan palm trees. The trees are being removed due to poor condition, disease susceptibility and conflicts with site improvement. The four off-site trees to be removed are located on the neighboring property. Out of the 7 trees to be removed, 3 are deemed as protected trees as defined in the Sunnyvale Municipal Code. The project proposes to install (23) new 24-inch box trees and (8) 36-inch box trees as well as other various shrubs and groundcover.

The project proposes a contemporary style architecture with articulated storefronts. Building materials includes perforated metal panels, metal awning and canopies, stucco and wood paneling. The height of the one-story building measures approximately 26-feet to the top of the parapet and provides an overall building square footage of 10,350 square feet. The proposed floor plan contemplates four tenant spaces that range between 1,904 square feet to 3,765 square feet.

Construction Activities and Schedule: Construction activities include full demolition of all existing buildings and paving on the project site and construction of a 10,350-square foot retail building with associated on-site and off-site improvements. The project will be subject to the Sunnyvale Municipal Code requirements for construction noise and hours of construction contained in Chapter 16.08.030.

Construction is estimated to span 12-18 months, which is typical for a project of this size. Demolition is likely to commence in spring, 2018. The remaining time will include construction of building and site improvements. Construction would not include deep pile foundations or pile driving or jack hammers.

Off-site Improvements: The existing curb cut and driveway will be upgraded to comply with current standards. Sidewalk and trees, and street lights will be installed in the public right-of-way, per standard specifications for El Camino Real. 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: Cindy Hom

Date: 8/14/16

Title: Assistant Planner

City of Sunnyvale

Signature:

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
1. Aesthetics -Substantially damage scenic resources, including, but not limited to trees, historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapter 3 and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
2. Aesthetics -Substantially degrade the existing visual character or quality of the site and its surroundings including significant adverse visual changes to neighborhood character	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapter 3 and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
3. Aesthetics -Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapter 3 and Community Character Chapter 4 of the Sunnyvale General Plan www.sunnyvaleplanning.com
4. Population and Housing - Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)_in a way that is inconsistent with the Sunnyvale General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale General Plan Map, Community Character and Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com
5. Population and Housing -Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3, Housing Chapter 5 of the Sunnyvale General Plan www.sunnyvaleplanning.com
6. Population and Housing -Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Housing Sub-Element www.sunnyvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
7. Land Use Planning - 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Title 19 (Zoning) of the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off
9. Transportation and Traffic - Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Parking Requirements (Section 19.46) in the Sunnyvale Municipal Code http://qcode.us/codes/sunnyvale/view.php?topic=19-4-19_46&frames=off
10. For a project located the Moffett Field AICUZ or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field Air Installations Compatible Use Zones (AICUZ), Sunnyvale Zoning Map, Sunnyvale General Plan Map www.sunnyvaleplanning.com
11. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no private airstrips in or in the vicinity of Sunnyvale
12. For a project within the vicinity of Moffett Federal Airfield, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moffett Field AICUZ
13. Agricultural Resources - Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sunnyvale Zoning Map www.sunnyvaleplanning.com
14. Noise - Exposure of persons to or generation of noise levels in excess of standards established in the	<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

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
Noise Sub-Element, Noise limits in the Sunnyvale Municipal Code, or applicable standards of the California Building Code?					19.42 Noise Ordinance http://qcode.us/codes/sunnyvale/view.php?topic=19&frames=off Noise Assessment dated 1/12/17 prepared by Illingworth & Rodkin, Inc.
15. Noise -Exposure of persons to or generation of excessive groundborne vibration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description Project Construction Schedule Noise Assessment dated 1/12/17 prepared by Illingworth & Rodkin, Inc.
16. Noise - A substantial permanent or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com Noise Assessment dated 1/12/17 prepared by Illingworth & Rodkin, Inc.
17. Biological Resources - Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environment Management Chapter 7 of the Sunnyvale General Plan www.sunnvaleplanning.com
18. Biological Resources -Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environment Management Chapter 7 of the Sunnyvale General Plan www.sunnvaleplanning.com

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Environment Management Chapter 7 of the Sunnyvale General Plan www.sunnvaleplanning.com
20. Biological Resources -Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMC 19.90 Tree Preservation Ordinance Sunnyvale Inventory of Heritage Trees Arborist Report dated 9/23/16 prepared by Walter Levison, Consulting Arborist and Horticulturist.
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.sunnvaleplanning.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 of the Sunnyvale General Plan, Sunnyvale Inventory or 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"/>	Project description. Project archeological study and cultural resource survey. California health and Safety Code Section 7050.5 (b), CEQA Guidelines Section 15064.5(e) CHRIS letter, dated 1/11/17

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
<p>24. TRIBAL CULTURAL RESOURCES</p> <p>a. Would the project 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:</p> <p>i) 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</p> <p>ii) 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. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Community Character Chapter of the Sunnyvale General Plan, Sunnyvale Inventory or Heritage Resources</p> <p>Project description.</p> <p>Project archeological study and cultural resource survey.</p> <p>California health and Safety Code Section 7050.5 (b), CEQA Guidelines Section 15064.5(e)</p> <p>CHRIS letter, dated 1/11/17</p>
<p>25. Public Services - Would the project result in substantial adverse physical impacts associated with the provision of new or expanded public schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The following public school districts are located in the City of Sunnyvale: Fremont Union High School District, Sunnyvale Elementary School District, Cupertino Union School District and Santa Clara Unified School District. See discussion for information about school impacts.</p>

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
26. Air Quality - Conflict with or obstruct implementation of the BAAQMD air quality plan? How close is the use to a major road, hwy. or freeway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale General Plan Map Sunnyvale Air Quality Sub-Element www.sunnyvaleplanning.com GHG Emissions Assessment dated 1/17/17 prepared by Illingworth & Rodkin, Inc.
27. 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 2011 Thresholds AB 32 Project Climate Action Plan Checklist GHG Emissions Assessment dated 1/17/17 prepared by Illingworth & Rodkin, Inc.
28. Air Quality -Would the project conflict with any applicable plan, policy or regulation of any agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale Climate Action Plan 2014 Project Climate Action Plan Checklist AB 32 GHG Emissions Assessment dated 1/17/17 prepared by Illingworth & Rodkin, Inc.
29. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines Sunnyvale Air Quality Sub-Element 2011 GHG Emissions Assessment dated 1/17/17 prepared by Illingworth & Rodkin, Inc.
30. 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan

Planning	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
(including releasing emissions which exceed quantitative thresholds for ozone precursors)?					www.sunnyvaleplanning.com GHG Emissions Assessment dated 1/17/17 prepared by Illingworth & Rodkin, Inc.
31. Air Quality -Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BAAQMD CEQA Guidelines 2011 Thresholds Sunnyvale General Plan Map Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com GHG Emissions Assessment dated 1/17/17 prepared by Illingworth & Rodkin, Inc.
32. 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
33. 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
34. 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
35. Seismic Safety-Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com

- 1. Aesthetics – Scenic Resources (Less than Significant)** – The proposed project site is located within an urbanized area developed with commercial and residential buildings. There are no designated scenic resources on the property. The project site is not located next to a state scenic highway. The City does not have any protected viewshed. Although the project results in the removal of 7 mature trees, the proposed project will be comprehensively landscaped with the installation of 31 new trees and various shrubs and groundcover as required by the Sunnyvale Zoning Ordinance, The City's Tre Replacement Policy and Citywide Design Guidelines. The new landscaping and building architecture will improved the site. Therefore, the proposed project would have less than a significant impact at the project site.

2. **Aesthetics – Visual Character (Less than Significant)** - The project proposes to construct a one-story, multi-tenant retail building on a 1.05-acre site, within the valley floor. The height of the retail building would be approximately 26-feet to the top of the parapet. The architectural design, massing/scale, and layout are in general conformance with the adopted City Wide Design Guidelines. The proposed site will be comprehensively landscaped with the installation of 31 new trees and various landscaping as required by the Sunnyvale Zoning Ordinance, City's Tree Replacement Policy and Citywide Design Guidelines. Although the project will result in a change from the existing conditions, it will not degrade the visual character or quality of the site. The one-story retail does not create a visual prominence given the neighbor buildings consist of three and four story buildings to the east and west and one and two-stories residential homes to the south. As proposed, it provides an appropriate interface by providing generous building setback from the residential buildings to maintain privacy and operational impacts. The new landscaping provides a natural screen and visually enhances the retail building by framing views with trees and adding color and texture to the facades. Therefore, the proposed project will have a less than significant impact.
3. **Aesthetics – Lighting (Less than Significant)** - The project is located within an urban setting. The proposed retail building includes permanent features such as windows and building surfaces may introduce new sources of glare. The project would propose accent lighting at the entrances to the retail spaces, street lighting and pedestrian lighting. The outside lighting would be comparable in brightness to the ambient lighting in the surrounding area. Increased lighting on-site, relative to the existing outdoor lighting, would increase the level of illumination in the area. Per SMC 19.42.020, the zoning ordinance prohibits glares onto adjacent properties. Nevertheless, the project will undergo architectural and site design review by Planning staff and the Planning Commission prior to issuance of building permits to ensure that the project would not adversely affect the visual quality of the area or create a substantial new source of light or glare for adjacent businesses, residents and persons traveling on E. El Camino Real. A final lighting plan will be reviewed to assure lighting is directed downward and would not spill over to the adjacent properties or otherwise be highly visible. Therefore, the impacts are expected to be less than significant.
8. **Land Use Planning Conflict (No Impact)** – The project will not result in a land use planning conflict. The proposed use is consistent with the General Plan and Zoning Ordinance. The project complies with the development standards in terms of building setbacks, height, landscaping, floor area, lot coverage, solar shading and requirements for emergency access and trash servicing.
9. **Transportation and Traffic-Parking (No Impact)** - A minimum of 40 total parking spaces (4 spaces per 1000 square feet of use) are required per Sunnyvale Municipal Code (SMC) Section 19.46. The project complies with the parking requirement by providing 40 surface parking spaces and 10 bicycle parking spaces. Therefore, no impact is expected.
- 14-16. **Noise (Less than Significant with Mitigation)** - A noise study was prepared by Illingworth & Rodkin, Inc. dated January 12, 2015. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8 a.m. and 5 p.m. The study evaluated existing and future noise conditions in order to determine interior noise, exterior noise, and ground borne vibration impacts to future tenants of the development, as well as short-term construction-related impacts to the surrounding residents. The study noted that the existing noise environment is primarily due to traffic sources along E. El Camino Real.

Exterior Noise: The Safety and Noise Chapter of the Sunnyvale General Plan specifies a limit of 75 dB DNL (Day-Night Level, or cumulative noise exposures occurring over a 24-hour day) for operational noise measures at any point on the property line of the premises upon which the noise is generated or

produced. Additionally operational noise levels shall not exceed 50 dBA during nighttime or 60 dBA during daytime hours at any point adjacent residentially zoned properties.

Based on the Noise Study, the existing noise level along the shared property line with residential homes range between 48-61 dBA L_{eq} during the day and 42 to 51 dBA L_{eq} at night. The day-night average was measured at 56 dBA L_{dn} . The noise level at the northern boundary along E. El Camino street frontage ranges between 66 to 72 dBA L_{eq} during the day and between 55 and 65 dBA L_{eq} at night. The day-night average noise level measured 69 dBA L_{dn} .

The proposed project includes outdoor gathering space along the southeast elevation and outdoor seating along the frontage of the building. The noise levels at the midpoint of the site registered at 59 dBA L_{eq} . Based on comparison of data collected at this site and the nearby long-term sites, the estimated day-night average noise level was 63 dBA L_{dn} . Given the setbacks from the street and partial shielding from the proposed building, these areas would be below the threshold. The outdoor seating along the frontage would exceed the 70 dBA L_{dn} level by one degree, however, the noise level would fall within the conditionally acceptable range. Noise mitigation measure such as noise barrier would not be practical because they would block access to the commercial building and outdoor seating area from El Camino Real.

The future noise environment at the project site will continue to result from traffic along El Camino Real. Under cumulative conditions, traffic noise levels along E. El Camino Real is anticipated to increase by 2 dBA L_{dn} . Therefore, the future noise environment at the project site will range from a high of 71 dBA L_{dn} at 65-feet from the centerline of E. El Camino Real to a low of 58 dBA L_{dn} at 340-feet from the centerline of E. El Camino Real. As such, the exterior noise exposures would be in compliance with the Safety and Noise Chapter of the Sunnyvale General Plan standards and would not require mitigation.

Interior Noise: The California Code of Regulations, administered during the building permit process, limits interior noise levels to 50 dBA $L_{eq(1-hr)}$ during hours of operation. Standard commercial construction methods provide at least 30 dBA of outdoor to indoor noise reduction assuming the building includes adequate forced-air mechanical ventilation systems so that the windows and doors may remain closed to control noise. With the standard construction methods, the interior noise levels are calculated to range from 38 to 41 dBA $L_{eq(1-hr)}$ during the daytime hours which would be below the Cal Green Code standard of 50 dBA $L_{eq(1-hr)}$. The impact would be less than significant.

Mechanical Equipment Noise

The proposed project includes mechanical equipment such as heating, ventilation and air conditioning systems that will be roof-mounted. The noise from above mechanical equipment that are associated with commercial buildings can generate approximately 80 dBA L_{eq} at a distance of 3 feet. The most affected receptors would be the residences on the 3rd floor of the adjacent multi-family residential building to the south. These receptors are approximately 100 feet way from the unmitigated mechanical noise source. At this distance, the anticipate noise level is approximately 50 dBA L_{eq} , which is below the 60 dBA L_{eq} daytime limit but at the 50 dBA L_{eq} nighttime noise level limit. As such, it will need to be mitigated to meet the 45 dBA L_{eq} level.

MITIGATIONS-MECHANICAL EQUIPMENT NOISE

WHAT:

1. Mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City's noise level requirements. A qualified acoustical consultant shall be retained to review mechanical noise as these systems are selected to determine specific noise reduction measures necessary, if any to reduce noise to comply with the City's noise level requirements. Noise reduction measures could include, but not limited to, selection of equipment that emits low noise levels and the

installation of noise barriers, such as enclosures or parapet walls to block the line of sight between the noise source and nearest receptors.

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

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

HOW: The conditions of approval will require these mitigations to be incorporated into the construction plans. The Permittee shall submit sufficient information to demonstrate compliance with the City's noise standards.

Ground Borne Vibration: Sunnyvale does not currently have standards or limits for vibration in residential structures. The noise study used the criteria established by the Federal Transit Administration (FTA). The FTA recommends a limit of 72 VdB (decibels of vibration). Small vibratory rollers produce ground borne vibration levels ranging up to approximately 80 VdB at 25 feet from operating equipment. These vibration levels are in excess of what would be considered the threshold of human perception without instruments. The operation of heavy equipment on the project site during demolition and construction could result in ground borne vibration levels that could be perceptible to an individual at adjacent land uses, without the use of a special measuring device. With implementation of the mitigation measures, the potential impacts are reduced to a less than significant level.

MITIGATIONS-GROUND-BORNE VIBRATION RELATED NOISE

WHAT:

1. Prior to issuance of a demolition, grading or building permit, the Permittee shall submit a demolition/construction plan for review and approval that would provide means to avoid unduly impacting sensitive receptors from ground borne vibration from the operation of heavy construction equipment. Receiving land uses within 20 feet of the project construction limits shall be indicated on the demolition/construction plan. Viable means of vibration reduction may include but are not limited to restrictions on the type of equipment that may operate within 25 feet of the property line and digging a trench along the property line that would interrupt the ground borne vibration wave to off-site receptors. The applicant shall submit an engineering report and demolition/construction plan and means of compliance with the engineering recommendations to the city for review and approval.
1. Prohibit the use of heavy vibrating-generating construction equipment, such as vibratory rollers or excavation using clam shell or chisel drops, within 20 feet of any adjacent building.
2. Designate a person responsible for registering and investing claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

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

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

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

Construction Noise Impacts: SMC Section 16.08.030 places restrictions on time of construction to minimize nuisance to neighboring properties but does not include noise limits generated by construction. These short-term noise levels have the potential to disturb residences living nearby during the course of demolition and construction, which is anticipated to span approximately 12-18 months. The closest residential land use to the project site is approximately 80 feet from the project site. The residents could anticipate a noise level of 70-93 dBA_{max} approximately 50 feet from the project site. These noise levels could result in sleep disturbance of nearby sensitive receptors unless mitigation measures are implemented. The following mitigation has been included to reduce the potential impact to less than significant level.

MITIGATIONS-CONSTRUCTION RELATED NOISE

WHAT:

1. Construction and demolition shall be restricted to between the hours of 7:00 am and 6:00 pm on weekdays, and between the hours of 8:00 am and 5:00 pm on Saturdays. No such work will be permitted on Sundays or holidays.
2. Develop a construction noise control plan, including but not limited to the following:
 - a. Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line of sight between the noise source and the receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
 - b. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - c. Utilize quiet models of air compressors and other stationary noise sources where technology exist.
 - d. Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. Any enclosure openings or venting shall face away from the sensitive receptors.
 - e. Construction staging areas shall be established at locations that will provide the greatest distance between the construction related noise sources and noise-sensitive receptors nearest the project site during all project construction.
 - f. Locate material stockpiles, as well as maintenance/equipment staging and parking areas as far away from residential receptors as much as possible.
 - g. A temporary noise control blanket barrier could be erected if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflict occurred which were irresolvable by proper scheduling.
 - h. Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.
 - i. The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with nearby residential land uses so that construction activities can be scheduled to minimize noise disturbance.
 - j. Businesses, residences or noise sensitive land uses adjacent to construction sites should be notified of the construction schedule in writing. Designate a construction liaison that would be responsible for responding to any local complaints and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

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

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

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

19. **Biological Resources Trees (Less than Significant Impact)** – The Project is already fully developed and surrounded by other developed properties. There are no special status species or habitat on the Project site. There are some trees on the Project site and located nearby. Raptors and other migratory birds may utilize the on-site trees for foraging or nesting. Nesting raptor are among the species protected under the provision of the Migratory bird Treaty Act and California Department of Fish and Wildlife (CDFW) Code Section 3503, 3503.5, and 2800. The proposed project would remove many of the existing trees. Construction disturbance near raptor nest can also result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment in the tree on the project site. Disturbances that cause abandonment and or loss of reproductive effort are considered a taking by the CDWF. Any loss of fertile eggs, nesting raptors or any activities resulting in nest abandonment of raptor and other protected migratory birds would constitute a significant impact. Therefore, the following mitigation measures are recommended to reduce the impact to a less than significant level.

MITIGATION – BIOLOGICAL RESOURCES

WHAT:

1. Nesting Birds. If construction occurs during the breeding season (February through August), the site and a surrounding radius of not less than 0.5 miles shall be surveyed by a qualified biologist to verify the presence or absence of nesting birds protected under the federal Migratory Bird Treaty Act and the California Fish and Wildlife Code. Pre-construction surveys shall be conducted within 15 days prior to start of work and shall be submitted to the Building Division. If the survey indicates the potential presences of nesting birds, the applicant shall comply with recommendations of the biologist regarding an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be based to a large extent on the nesting species and its sensitivity to disturbance.

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

WHO: The Permittee shall be solely responsible for implementation and maintenance of these mitigation measures.

HOW: The conditions of approval will requires the mitigation measure to be incorporated into the construction plans.

20. **Biological Resources Trees (Less than Significant Impact)** - An arborist report was prepared Walter Levison, Consulting Arborist, dated September 23, 2016. The report provided a tree assessment for 26 trees (11 on-site and 15 off-site trees located on the neighboring property to the south). The applicant proposes to remove a total of 7 trees. The trees that are proposed for removal consist of Raywood ash, Sweetgum, Black acacia, Birch, Cabbage palm and Mexican fan palm trees. They are considered for removal because of poor condition, disease susceptibility and conflicts with site improvement. The arborist report also recommends 4 trees to be preserved on-site. Out of the 7 trees to be removed, 3 are deemed as protected trees as defined in the Sunnyvale Municipal Code. The project proposes to install (23) new 24-inch box trees and (8) 36-inch boxes tree as well as other various shrubs and groundcover in

accordance with the City's tree replacement standards. With implementation of the below mitigation measures, the biological resources impact would be reduced to a level of less than significant level.

WHAT:

2. The Permittee shall submit a tree protection plan that is prepared by a licensed, certified arborist. The tree protection plan shall be coordinated with the demolition and construction staging plans. The tree protection measures shall include the following but not limited to the following:
 - a. Physical limits that restrict the extent of all demolition, grading, curb work, utility trenching and irrigation pipe trenching to at least 10 feet north of the south property boundary wall to allow protection of the root zone of the neighboring trees that are retained on the multi-family residential complex.
 - b. Assign a project arborist to monitor the implementation of tree protection measures during construction.

WHO: The Permittee shall be solely responsible for implementation and maintenance of these mitigation measures.

HOW: The conditions of approval will requires the mitigation measure to be incorporated into the construction plans.

23-24. Historic and Cultural Resources and Tribal Cultural Resources (Less than Significant with Mitigation) - The project site has been previously graded and developed with buildings, landscaping, access driveways, and parking areas. The proposed project includes grading and land disturbance for the new building and underground parking garage. A records search by the California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHIS/NWIC) was conducted for the project area dated January 11, 2017. Records indicate that there have been no cultural resource studies of the 840 and 850 E. El Camino Real project area. This project area contains no recorded archeological resources. The CHRIS letter recommended no further study at this time.

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

MITIGATION HISTORIC AND CULTURAL RESOURCES

WHAT:

1. If a significant archeological resource is identified during grading or construction, the City and project proponent shall seek to avoid damaging effects to the resource. Preservation in place to maintain relationship between the artifact(s) and the archeological context is the preferred manner of mitigating impacts to an archeological site. Preservation may be accomplished by:
 - a. Planning construction to avoid the archeological site.
 - b. Incorporating the site within a green space; or other open space element;
 - c. Covering the site with a layer of chemically stable soil; or
 - d. Deeding the site into a permanent conservation easement.
2. When in place mitigation is determined by the City to be feasible, a data recovery plan, which makes provisions for adequate recovery of the scientifically consequential information about the site, shall be prepared and adopted prior to any additional excavation being undertaken. Such studies must be

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

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

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

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

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

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

26. **Air Quality – Conflict with or obstruct implementation of the applicable air quality plan? (Less than Significant)** – The project prepared an Air Quality and Greenhouse Gas Assessment dated January 17, 2017 that was prepared by Illingworth & Rodkin. Based on the assessment, the project would not conflict with the latest Clean Air planning efforts since the project would have emissions well below the BAAQMD thresholds and the project would be near existing transit with regional connections. The proposed 10,350 square foot retail building is too small to exceed any of the significance thresholds and therefore is not required to incorporate project-specific transportation control measures. In addition, the project would comply with the Green Building Code. This impact would be less than significant.
27. **Air Quality – Greenhouse Gas Emissions (No Impact)** – A “Climate Action Plan CEQA Checklist” was completed for the project, which provides further analysis related to project greenhouse gas emissions. The Checklist demonstrates conformance with the City’s adopted Climate Action Plan; therefore, the project is not expected to have an impact on greenhouse gas emissions.

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

28. **Air Quality – Violate any air quality standard or contribute substantially to an existing or**

projected air quality violation (Less than Significant) – The project would have emissions less than the BAAQMD screening size for evaluating impacts related to ozone and particulate matter. As such, the project would not contribute substantially to existing or projected violations of those standards. However, carbon monoxide emission from traffic generated by the project would be the pollutant of greatest concern at the local level. Congested intersections with large volume of traffic have the greatest potential to cause high-localized concentration of carbon monoxide. Air pollutant monitoring data indicate carbon monoxide levels have been at healthy levels in the Bay Area since the early 1990s. Intersections affected by the project would have traffic volumes less than the BAAQMD screening criteria and therefore will not cause a violation of an ambient air quality standard or have considerable contribution to cumulative violations of these standards. This impact would be less than significant.

29. **Air Quality – Result in a cumulative 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 (Less than Significant with Mitigation)** - Construction of the Project would result in emissions and fugitive dust. While the Project is below the size at which significant impacts are anticipated, the Air District recommends implementation of construction mitigation measures to reduce construction-related criteria pollutant and fugitive dust emissions for all projects. These basic measures listed below would reduce construction-period criteria pollutant impacts to a less than significant level.

MITIGATION MEASURE – CONSTRUCTION PERIOD EMISSIONS

WHAT:

1. The Project shall demonstrate compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD “Basic Construction Mitigation Measures:”
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. 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.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. 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.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. 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.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.
2. All diesel-powered off road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall at a minimum, meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period DPM emission to reduce the predicted cancer risk below the thresholds. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters13

or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.

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

WHO: The Permittee 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 constructions plans.

- 30. Air Quality – Expose sensitive receptors to substantial pollutant concentrations? (Less than Significant)** – Operations of the project is not expected cause any localized emission that could expose sensitive receptors to unhealthy air pollutant levels. There are no stationary sources of TACs such as generators that are proposed with this project. The project would not add any sensitive receptors. However, proposed construction activity would generate dust and equipment exhaust on a temporary basis that could affect nearby sensitive receptors. The potential impact is reduced to a less than significant impact with the above implementation of the above mitigation measures for construction period emissions and compliance with the City's Climate Action Plan.

Responsible
Division:

Planning Division

Completed
by:

Cindy Hom

Date: 6/27/16

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
36. Exceeds the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all modes of transportation including nonmotorized travel and all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian walkways, bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
37. Conflict with an applicable congestion management program, including, but not limited to level of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
service standards and travel demand measurements, or other standards established by the county congestion management agency for designated roads or highways?					www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
38. Results in a change in air traffic patterns, including either an increase in air traffic levels or a change in flight patterns or location that results in substantial safety risks to vehicles, bicycles, or pedestrians?				<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Project Description
39. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter 3 of the Sunnyvale General Plan www.sunnyvaleplanning.com Santa Clara Valley Transportation Authority Congestion Management Program http://www.vta.org/cmp/
40. 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/

Transportation	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
41. Affect the multi-modal performance of state 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/
42. 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/
43. 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"/>	Project Description and COAs 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/

36-43 Transportation- (No Impact) - As outlined in the Valley Transportation Authority (VTA) Congestion Management Program (CMP) Transportation Impact Analysis (TIA) Guidelines dated October 2014, detailed analysis of intersection impacts is generally required for projects that generate 100 or more peak hour trips. The City of Sunnyvale is a member of VTA, and as such, adheres to VTA guidelines when preparing transportation impact analyses.

The proposed retail building at build out would generate 46 new peak hour trips and approximately 457 average daily trips. Both are considerably lower than the threshold set forth by VTA. It is anticipated the existing roadway system can accommodate the incremental increase in trips.

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

Responsible Planning Division Completed by: Cindy Hom Date: 6/27/16
Division:

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
44. 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
45. 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
46. 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
47. 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 Investigation Report dated 10/25/16 prepared by Cornerstone Earth Group
48. 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter of the Sunnyvale General Plan, www.sunnyvaleplanning.com California Plumbing, Mechanical, and Electrical Codes and Title 16

Building	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
lateral spreading, subsidence, liquefaction or collapse?					(Building) of the Sunnyvale Municipal Code Geotechnical Investigation Report dated 10/25/16 prepared by Cornerstone Earth Group
49. 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 Investigation Report dated 10/25/16 prepared by Cornerstone Earth Group.

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

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

47-49. Geology and Soils (Less than Significant) – An Updated Geotechnical Investigation Report was prepared by Cornerstone Earth Group, dated October 25, 2016. The study concluded the project is feasible provided project’s Geotechnical Report recommendations be implemented in the project design.

The site is not located within an Earthquake fault zone and therefore, the potential for fault rupture is low. The site is also has a low potential for liquefaction and lateral spreading. The site is located approximately 4.5 miles inland from the San Francisco Bay shoreline, and is approximately 124 to 126 above mean sea level. Therefore, the potential for inundation due to tsunami or seiche is considered low. The project site was analyzed for seismic settlement and unsaturated sand shaking. Based on the analysis, the site could experience less than ¼ inch of total settlement at the ground surface.

The site investigation also identified the presence of undocumented fill consisting of very stiff to stiff sandy lean clay with gravel 2 ½ feet below existing grade. Based on the history of the site, there was a swimming pool that was installed and later removed and filled in. As such there maybe deeper fills that should be anticipated by the contractor. Records of the previous fill placement were not available and is unknown if the fill was compacted to current standards. The study recommends that remedial grading include the removal of the undocumented fill within the proposed building footprint. Through implementation of the Building Code, incorporating the design recommendations from the geotechnical report, standard procedures for structural analysis during the building permit process, the geologic and geotechnical impacts would be considered less than significant.

Responsible Division: Planning Division Completed by: Cindy Hom Date: 6/27/16

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
50. Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
51. Utilities and Service Systems: Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Project Description Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
52. Utilities and Service Systems: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Project Description Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
53. Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Project Description Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvalepalnning.com
54. Utilities and Service Systems: Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Project Description Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
55. Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Environmental Management Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
56. Hydrology and Water Quality - Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboard.ca.gov/
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"/>	<ul style="list-style-type: none"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboard.ca.gov/ <ul style="list-style-type: none"> City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
58. Hydrology and Water Quality - Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboard.ca.gov/ <ul style="list-style-type: none"> City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com

Engineering	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
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"/>	<ul style="list-style-type: none"> Santa Clara Valley Water District Groundwater Protection Ordinance www.valleywater.org
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"/>	<ul style="list-style-type: none"> Santa Clara Valley Water District (SCVWD) Guidelines and Standards for Land Use Near Streams www.valleywater.org City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
61. Utilities and Service Systems: Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> Regional Water Quality Control Board (RWQCB) Region 2 Municipal Regional Permit http://www.waterboard.ca.gov/ City of Sunnyvale Stormwater Quality Best Management Practices (BMP) Guidance Manual for New and Redevelopment Projects www.sunnyvaleplanning.com
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Environmental Management Chapter 7 of the Sunnyvale General Plan www.sunnyvaleplanning.com</p>

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

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

Responsible Division: Planning Division Completed by: Cindy Hom Date: 6/27/15

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"/>	Environmental Management Chapter 7 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.

Responsible Division: Planning Division Completed by: Cindy Hom Date: 6/27/16

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com Phase 1 and 2 Environmental Site Assessment dated 5/14/16 and 7/15/16, prepared by AEI Consultants.
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 type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Noise Chapter 6 of the Sunnyvale General Plan www.sunnyvaleplanning.com Title 20 of the City of Sunnyvale Municipal Code Environmental Info. Form completed by applicant. Phase 1 and 2 Environmental Site Assessment dated 5/14/16 and 7/15/16, prepared by AEI Consultants.
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 Project description Phase 1 and 2 Environmental Site Assessment dated 5/14/16 and 7/15/16, prepared by AEI Consultants.
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 checked="" type="checkbox"/>	<input type="checkbox"/>	State of California Hazardous Waste and Substances Site List (Cortese List), Department of Toxic Substance Control. Phase 1 and 2 Environmental Site Assessment dated 5/14/16 and 7/15/16, prepared by AEI Consultants.
69. Hazards and Hazardous Materials - Impair implementation of, or physically interfere with an adopted	<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

emergency response plan or emergency evacuation plan?					
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Further Discussion if “Less Than Significant” with or without mitigation: None required.

65-69. Hazards and Hazardous Materials (Less than Significant with Mitigation) - A Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation report was prepared by AEI Consultants, dated May 24, 2016 and July 25, 2016. The study is available for review at the City of Sunnyvale's Community Development Department, Monday through Friday between 8 a.m. and 5 p.m. The study found no indications of underground or aboveground storage tanks, no indications of significant releases of hazardous materials, and no indications of significant petroleum.

Previous uses of the site include agriculture based on historical photographs and topographic maps. The existing commercial buildings was built in the 1960s based on the agency records and have been occupied by various retail and office uses. A Phase II study was required due to potential subsurface impacts associated with a former leaking Underground Storage Tank (UST) related to the 1,000 gasoline that was removed from the site in September 1986. The site was granted closure on September 15, 1989, however due to the previous agricultural use, coupled with the redevelopment, Phase II study was done to ensure the site met acceptable human health screening levels.

Based on the analysis, there are petroleum hydrocarbons are present in the subsurface as well as VOCs and other leak check compounds, however the concentrations detected do not represent an unacceptable human health risk to the future users of the site.

As part of the project, proposed site work including demolition, grading and excavation of soils and removal of building materials would need to be hauled off-site. The soil companies or landfills would require soil data before acceptance. Therefore, soil samples would need to be taken and evaluated prior to excavation. If contaminated soils are discovered, the applicant must ensure that the contractor employs engineering and BMP's to minimize human exposure.

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

MITIGATION MEASURE HAZARDOUS MATERIALS - SOIL

WHAT:

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

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

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

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

Hazardous Material Mitigation- Lead Based Paint and Asbestos

WHAT:

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

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

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

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

Responsible Planning Division Completed by: Cindy Hom Date: 6/27/16
Division:

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use and Transportation Chapter of the Sunnyvale General Plan, Community Character Chapter of the Sunnyvale General Plan www.sunnyvaleplanning.com
71. Recreation - Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of	<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

Community Services	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source Other Than Project Description and Plans
the facility would occur or be accelerated?					www.sunnyvaleplanning.com
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: None required.

Responsible
Division:

Planning Division

Completed
by:

Cindy Hom

Date: 6/27/16

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City of Sunnyvale General Plan:

Sunnyvale General Plan Consolidated in (2011)
generalplan.lnsunnyvale.com

- Community Vision
- Land Use and Transportation (Updated 2017)
- Community Character
- Housing
- Safety and Noise
- Environmental Management
- Appendix A: Implementation Plans

City of Sunnyvale Municipal Code:

- Title 8 Health and Sanitation
- Title 9 Public Peace, Safety or Welfare
- Title 10 Vehicles and Traffic
- Title 12 Water and Sewers
- Chapter 12.60 Storm Water Management
- Title 13 Streets and Sidewalks
- Title 16 Buildings and Construction
 - Chapter 16.52 Fire Code
 - Chapter 16.54 Building Standards for Buildings Exceeding Seventy –Five Feet in Height
- Title 18 Subdivisions
- Title 19 Zoning
 - Chapter 19.28 Downtown Specific Plan District
 - Chapter 19.29 Moffett Park Specific plan District
 - Chapter 19.39 Green Building Regulations
 - Chapter 19.42 Operating Standards
 - Chapter 19.54 Wireless Telecommunication Facilities
 - Chapter 19.81 Streamside Development Review
 - Chapter 19.96 Heritage Preservation
- Title 20 Hazardous Materials

Specific Plans:

- Downtown Specific Plan
- Precise Plan for El Camino Real
- Lockheed Site Master Special Development Permit
- Moffett Park Specific Plan
- 101 & Lawrence Site Specific Plan
- Southern Pacific Corridor Plan
- Lakeside Specific Plan
- Arques Campus Specific Plan

Environmental Impact Reports:

- Futures Study Environmental Impact Report
- Lockheed Site Master Special Development Permit Environmental Impact Report
- Tasman Corridor LRT Environmental Impact Study (supplemental)
- Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- Downtown Development Program Environmental Impact Report
- Caribbean-Moffett Park Environmental Impact Report
- Southern Pacific Corridor Plan Environmental Impact Report
- East Sunnyvale ITR General Plan Amendment EIR
- Palo Alto Medical Foundation Medical Clinic Project EIR
- Luminaire (Lawrence Station Road/Hwy 237 residential) EIR
- NASA Ames Development Plan Programmatic EIS
- Mary Avenue Overpass EIR
- Mathilda Avenue Bridge EIR

Maps:

- General Plan Map
- Zoning Map
- City of Sunnyvale Aerial Maps
- Flood Insurance Rate Maps (FEMA)
- Santa Clara County Assessor's Parcel
- Utility Maps
- Air Installations Compatible Use Zones (AICUZ) Study Map
- 2010 Noise Conditions Map

Legislation / Acts / Bills / Resource Agency Codes and Permits:

- Subdivision Map Act
- San Francisco Bay Region
- Municipal Regional Stormwater NPDES Permit
- Santa Clara County Valley Water District Groundwater Protection Ordinance
- Section 404 of Clean Water Act

Lists / Inventories:

- Sunnyvale Cultural Resources Inventory List
- Heritage Landmark Designation List

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- Santa Clara County Heritage Resource Inventory
- Hazardous Waste & Substances Sites List (State of California)
- List of Known Contaminants in Sunnyvale
- USFWS / CA Dept. F&G Endangered and Threatened Animals of California
<http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>
- The Leaking Underground Petroleum Storage Tank List
www.geotracker.waterboards.ca.gov
- The Federal EPA Superfund List
www.epa.gov/region9/cleanup/california.html
- The Hazardous Waste and Substance Site List
www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Guidelines and Best Management Practices

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

Transportation:

- California Department of Transportation Highway Design Manual
- California Department of Transportation Traffic Manual
- California Department of Transportation Standard Plans & Standard Specifications
- Highway Capacity Manual
- Institute of Transportation Engineers - Trip Generation Manual & Trip Generation Handbook
- Institute of Transportation Engineers - Traffic Engineering Handbook
- Institute of Transportation Engineers - Manual of Traffic Engineering Studies

- Institute of Transportation Engineers - Transportation Planning Handbook
- Institute of Transportation Engineers - Manual of Traffic Signal Design
- Institute of Transportation Engineers - Transportation and Land Development
- U.S. Dept. of Transportation Federal Highway Administration Manual on Uniform Traffic Control Devices for Street and Highways & CA Supplements
- California Vehicle Code
- Santa Clara County Congestion Management Program and Technical Guidelines
- Santa Clara County Transportation Agency Short Range Transit Plan
- Santa Clara County Transportation Plan
- Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- Statewide Integrated Traffic Records System
- Sunnyvale Zoning Ordinance – including Titles 10 & 13
- City of Sunnyvale General Plan – land Use and Transportation Element
- City of Sunnyvale Bicycle Plan
- City of Sunnyvale Neighborhood Traffic Calming Program
- Valley Transportation Authority Bicycle Technical Guidelines
- Valley Transportation Authority Community Design & Transportation – Manual of Best Practices for Integrating Transportation and Land Use
- Santa Clara County Sub-Regional Deficiency Plan
- City of Sunnyvale Deficiency Plan
- AASHTO: A Policy on Geometric Design of Highways and Streets

Public Works:

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

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Miscellaneous Agency Plans:

- ABAG Projections 2010
- Bay Area Clean Air Plan
- BAAQMD CEQA Guidelines

Building Safety:

- California Building Code,
- California Energy Code
- California Plumbing Code,
- California Mechanical Code,

- California Electrical Code
- California Fire Code
- Title 16.52 Sunnyvale Municipal Code
- Title 16.53 Sunnyvale Municipal Code
- Title 16.54 Sunnyvale Municipal Code
- Title 19 California Code of Regulations
- National Fire Protection Association (NFPA) standards

OTHER :

Project Specific Information

- Project Description
- Sunnyvale Project Environmental Information Form
- Project Development Plans dated 6/1/17
- Project Noise Study dated 1/12/17
- Project Greenhouse Gas and Air Quality Analysis dated 1/17/17
- Field Inspection
- Project construction schedule
- California Historical Resource Information System records search dated 1/11/17
- Project Draft Storm Water Management Plan
- Project Green Building Checklist
- Project LEED Checklist
- Project Preliminary Geotechnical Investigation dated 10/26/16
- Project Phase I Environmental Assessment dated 5/24/16
- Project Phase II Subsurface Investigation dated 7/15/16
- Arborist Report dated 9/23/16

Summary

This checklist identifies the minimum criteria a project must demonstrate to use the City's CAP for purposes of streamlining the analysis of greenhouse gas emissions under CEQA. Minimum criteria outlined below includes: 1) consistency with CAP forecasts, and 2) incorporation of applicable Near-Term (prior to 2016) strategies and measures from the CAP as binding and enforceable components of the project.

Section 1: Consistency with CAP Forecasts

The CAP's achievement of the 15% reduction below 2008 target is based on growth assumptions in the City's General Plan and regional growth forecasts. For eligibility to streamline from the CAP for purposes of an environmental analysis, projects must demonstrate consistency with CAP forecast assumptions using the criteria listed below. As appropriate, these criteria should be cited as evidence in any subsequent environmental document.

1A. Does the project include large stationary emissions sources that would be regulated by the Air District?

☐ Yes

☒ No

*If **no**, then the project may be eligible to claim consistency with growth assumptions that were used for CAP modeling. Skip to question **1C** to determine consistency with CAP forecasts.*

*If **yes**, the project may trigger additional changes to the physical environment that were not considered in the CAP and would otherwise be regulated by the Bay Area Air Quality Management District. Complete **1B**.*

1B. If this project is a stationary source emitter as outlined under 1A, does it also include any of the following emissions sources?

Residential uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commercial uses	<input type="checkbox"/> Yes	<input type="checkbox"/> No

*If **no**, the project does not include any emissions sources that were assumed in CAP growth forecasts. Therefore, the project may trigger additional changes to the physical environment that were not considered in the CAP. CAP measures may be used to mitigate GHG emissions, but project-level analysis of GHG emissions using the California Emissions Estimator Model (CALEEMod) or another method must be prepared by a qualified air quality consultant.*

*If **yes**, the project may include emissions sources mitigated by the CAP. Therefore, any sources identified in 1B may be eligible to claim consistency with the CAP. All stationary sources regulated by the Bay Area Air Quality Management District shall be analyzed separately. Other sources that were analyzed in the CAP may still qualify for streamlining, should the project demonstrate consistency with the CAP as outlined in **1C** and following sections below.*

1C. Does the project trigger an amendment to or adoption of any of the following planning documents?

General Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Specific Plan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Precise Plan for El Camino Real	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Please describe any amendments or adoption of new specific plans or special planning areas, as applicable:

*If **no**, then the project is eligible to claim consistency with growth assumptions that were used for CAP forecasts.*

*If **yes**, the project would trigger an amendment to or adoption of one or more of the documents list above, complete **1D** below.*

1D. If the project triggers an amendment to the General Plan, specific plans, and/or special planning areas, complete the following table:

	Existing & Proposed Project			Proposed Project's Net Effect on Citywide Forecasts		
	Existing or Allowed Under Existing Zoning (A)	Proposed Project (B)	Net Change from Existing Zoning (C=B-A)	2020 CAP Forecast (D)	Proposed Project's Net Effect on Citywide 2020 Forecast (E = D+C)	Would Net Effect of Project Exceed the Citywide 2020 CAP Forecast?
Population				145,020		
Jobs				89,750		
Households / Dwelling Units				59,660		

Please describe any assumptions used to calculate existing, allowed, or proposed conditions:

*If **no for all indicators above**, then the project may be eligible to claim consistency with CAP growth assumptions. The project's assumed residents, employees, and households would not create a net increase on community-wide growth assumed in the CAP. The CAP uses these community-wide growth indicators to forecast community-wide emissions from residential energy use, nonresidential energy use, water-related emissions, and waste. Because the CAP uses these comparable indicators to forecast non-transportation related emissions, and the project would not exceed the CAP's assumed 2020 residents, employees, and dwelling units, the project's non-transportation emissions are therefore consistent with CAP growth assumptions and captured within the CAP's emissions forecast. Complete **1E** below.*

*If **yes to one or more indicators above**, the proposed project's net effect on citywide 2020 forecasts would exceed the 2020 CAP forecast assumptions. Therefore, the project may trigger additional emissions not assumed in CAP growth forecasts. Any projects that exceed the 2020 forecasts may still rely on the CAP for identification of measures and standards for mitigation. However, since such projects exceed the assumptions of the CAP forecast, it is recommended that the project demonstrate anticipated project-level GHG emissions estimates using CALEEMod or another tool. (estimates prepared by consultant).*

1E. If the project is consistent with CAP growth forecasts as identified in 1D above, provide the following information.

Would the project have a potentially significant impact after mitigation on any of the following standards of significance identified in the State CEQA Guidelines, Appendix G?

a) Conflict with an applicable plan, program, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
c) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*If **yes to one or more standards above**, the proposed project's net effect on citywide 2020 forecasts is inconsistent with plans, programs, or policies that informed the assumptions for the 2020 transportation forecast. Therefore, the project is inconsistent with transportation emissions forecasts and is not eligible to claim consistency with the CAP for purposes of GHG emissions and impacts on climate change.*

*If **no for all standards above**, then the project is consistent with the plans, programs, policies, or ordinances that informed the travel demand model for the 2020 transportation forecast of the CAP. Therefore, the project is consistent with CAP growth assumptions for transportation emissions in the CAP and is eligible to claim consistency with CAP transportation forecasts.*

Section 2: Consistency with CAP Measures

The CAP provides measures that achieve a 15% reduction below 2008 emissions levels by 2020. Each of the measures contains a bulleted list of action items/project standards that help projects achieve that goal. Projects that wish to demonstrate consistency with the CAP must demonstrate consistency with all applicable measures and action items/project standards from the CAP. Consistency with all applicable measures should be cited as evidence to support tiering from the CAP.

2A. Using the action items/project standards identified on the following pages, identify all measures and action items/project standards that are applicable to the project. Identify applicability and project compliance with each action item/project standard.

If a project demonstrates all applicable mandatory standards, the project is eligible to claim consistency with CAP measures and is eligible for CAP streamlining.

If a project does not integrate all applicable mandatory standards, the project is ineligible to claim consistency with CAP measures and is not eligible for CAP streamlining.

Additional voluntary measures may also be recommended. Projects inconsistent with growth forecasts should consider integrating all feasible voluntary and mandatory CAP measures.

Standards for Climate Action Plan Consistency/Private Development

(Includes Near-Term Action Items and Action Items Already Implemented by the City)

Applicable? (Yes or No)	Measure	Action Item/Project Standard	Describe whether standards are applicable and how the project demonstrates consistency with applicable standards
Yes	OS-2	Provide availability and access to outdoor space for recreation or social purposes, including access to public open spaces on privately owned property such as retail shopping centers	The project provides an outdoor public plaza space along the southeast elevation and along the street frontage.
Yes	OS-3.1	Continue to implement the City's Tree Preservation requirements.	The project will be removing 7 on-site trees and installing 31 new trees of significant size to comply with the City's Tree Replacement Standards which includes 24-inch box or larger trees to offset the loss of protected trees.

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Yes	EC-2.2	Continue to require energy-efficient siting of buildings. Buildings should be oriented and landscape material should be selected to provide maximum energy efficiency for the buildings	A GreenPoint Rated Checklist has been provided demonstrating compliance with the CalGreen Mandatory Measures. The project will meet LEED Silver or equivalent.
Yes	WC-2.3	Require new open space and street trees to be drought-tolerant	The project has been designed to comply with the Water-Efficient Landscaping requirements.
No.	LW-2.1	Require multi-family homes to participate in the City's Multi-family Recycling Program	This is a code requirement.
Yes	LW-2.2	Select materials to be targeted for diversion methods, services or technologies based on the results of the Zero Waste Strategic Plan	This is not a residential project.
Yes	CA-1.7	Actively promote the use of alternative modes of transportation as safe modes of travel. When applicable, promote viable programs sponsored by 511.org, the BAAQMD and other recognized agencies on the City's website and publications	Existing transit service near the project site is provided by the Santa Clara Valley Transportation Authority (VTA). There are five bus routes (Routes: 22, 26, 55 and 522) that serve the project area. The Caltrain station is located approximately 2.25 miles northwest of the project.
No	CTO-1.1	Incorporate the provisions of AB 1358, the California Complete Streets Act of 2008, into roadway design, construction and maintenance activities	The existing public street in front of the property is not being modified.
No	CTO-1.2	Implement the street space allocation policy (RTC 8-085, April 28, 2009) in coordination with road reconstruction or resurfacing projects to provide road configurations that accommodate all travel modes.	The existing public street in front of the property is not being modified.
No	CTO-1.3	Require new development to provide cross-parcel access and linkages from the development entrance to the public sidewalk system, transit stops, nearby employment and shopping centers, schools, parks and other parcels for ease of pedestrian and cyclist access	The project does not propose any new linkages. However, there is an existing public sidewalk and bike route along El Camino Real. Existing linkages provide access to nearby transit stops and retail centers.
Yes	CTO-1.4	Improve pedestrian safety and comfort through design elements such as landscaped	The existing sidewalk, street trees, and street lights will be upgraded to comply with current City standards. Pedestrian

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		medians, pedestrian-level amenities, sidewalk improvements and compliance with ADA design standards, particularly for areas serving high volumes of traffic.	walkways are incorporated through the site to connect to the public sidewalk.
No	CTO-1.5	Improve bicycle facilities and perceptions of comfort through pavement marking/coloring, physical separation, specialized signs and markings and other design elements.	The existing public street in front of the property is not being modified. There is an existing advance bike route along the project frontage on El Camino Real.
Yes	CTO-1.6	Require sidewalks to be a minimum of 6 feet wide in order to allow side-by-side walking at identified locations that currently serve high pedestrian traffic volumes or locations planned to serve high volumes of pedestrian traffic.	The existing sidewalk will be upgraded to comply with current City standards.
Yes	CTO-2.1	Require public areas and new development to provide bicycle parking consistent with the VTA Bicycle Technical Guidelines, as amended.	The project provides a total of (10) bicycle parking spaces.
No	CTO-3.1	Continue sponsoring projects to provide transit rider amenities at bus stops and rail stations.	Existing transit service near the project site is provided by the Santa Clara Valley Transportation Authority (VTA). There are five bus routes (Routes: 22, 26, 55 and 522) that serve the project area. The Caltrain station is located approximately 2.25 miles northwest of the project. A TDM is not required but offer shuttle services to and from the airport and/or certain business centers.
No	CTO-4.1	Require existing and future major employers to utilize a variety of transportation demand management measures such as flexible work schedules, telecommuting, guaranteed rides home, low or no cost transit passes, parking "cash-out" incentives and other programs that provide employees with alternatives to single-occupant commutes.	N/A
No	EP-2.3	Prevent buildings and additions from shading more than 10% of roofs of other structures.	The project is a one-story building and will not generate any shading on neighboring roof surfaces and therefore complies with the City's solar access requirements.

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No	EP-2.3	Continue to allow and encourage solar facilities above paved parking areas.	A solar array is not proposed above the surface parking spaces.
Yes	OR-1.3	In project review, encourage the replacement of high-maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment.	The project has been designed to comply with the Water-Efficient Landscaping requirements.
Yes	OR-2.1	Idling times will 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 toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]) or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.	This is a standard condition of approval that will be implemented during construction.
Yes	OR-2.2	Construction equipment must be maintained per manufacturer's specifications	This is a standard condition of approval that will be implemented during construction.
Yes	OR-2.3	Planning and Building staff will work with project applicants from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:	This is a standard condition of approval that will be implemented during construction.
		a. Substitute electrified or hybrid equipment for diesel and gasoline powered equipment where practical	
		b. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.	
		c. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.	

		d. Limit heavy-duty equipment idling time to a period of three minutes or less, exceeding CARB regulation minimum requirements of five minutes.	
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