



**NOTICE OF AVAILABILITY**  
**Draft Subsequent Environmental Impact Report (SEIR)**  
**Lawrence Station Area Plan (LSAP) Update and**  
**Intuitive Development Project**

**Sunnyvale Planning Project nos. 2017-7082 (Specific Plan Amendment),  
 2018-7714 (Sense of Place Plan), 2018-7723 (Intuitive General Plan  
 Amendment/Rezoning Application), 2019-7557 (Intuitive Development  
 Application)  
 State Clearinghouse #2019012022**

**45-Day Public Review Period:  
 May 26, 2021 through July 12, 2021**

**Purpose of this Notice:**

In accordance with the provisions of the California Environmental Quality Act (CEQA), the City of Sunnyvale (City) has released for public review a **Notice of Availability (NOA)** to solicit comments on the Draft Subsequent Environmental Impact Report (SEIR) for the proposed amendments to the Lawrence Station Area Plan (LSAP) and the Intuitive Surgical Inc. development project. The NOA is required per CEQA, (Public Resources Code, Division 13, Section 21000–21177) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000–15387).

**Project Location and Description**

The LSAP is located around the Lawrence Caltrain Station in east-central Sunnyvale, adjacent to Santa Clara. Lawrence Expressway bisects the plan area north to south, while the Caltrain right-of-way bisects the area east to west. The plan area north of the tracks is bounded by Kifer Road and the City of Santa Clara border to the north, Uranium Drive and the City of Santa Clara border to the east, and 960 Kifer Road (APN 205-49-008) to the west. The plan area south of the tracks is located west of Lawrence Expressway, north of Reed Avenue, and includes 1155-1175 Aster Avenue (APNs 213-01-034, -033, -032), 1171-1193 Buttercup Terrace (APNs 213-73-001 to – 016), 1159 Willow Avenue (APN 213-01-023) and four parcels at the northeast corner of Willow Avenue and Reed Avenue (APNs 213-01-001, -002, -003, and -004). Proposed plan amendments include expansion of the west boundary north of the tracks to include four parcels at 932 Kifer Road (APN 205-49-005), 950 Kifer Road (APN 205-49-012), 945 Kifer Road (APN 205-40-002), and 955 Kifer Road (APN 205-40-001). See map of project site and vicinity.

The LSAP Update primarily consists of:

- Increasing the allowable housing potential within the LSAP from 2,323 to 5,935 net new units;
  - Includes increasing densities where housing is already allowed north of the railroad tracks and expanding where new housing can be considered to properties between Calabazas Creek and Uranium Drive and at the northeast corner of Willow Avenue and Reed Avenue.
- Expansion of western boundary to include parcels at 932, 950, 945, and 955 Kifer Road;
- Adoption of the Lawrence Station Sense of Place Plan; and
- Modifications to General Plan and Zoning designations; LSAP Development Incentives Program; and associated General Plan, LSAP, and Zoning Code text amendments.



The proposed Intuitive Development project at 932, 950, 945, 955 Kifer Road is a new corporate campus consisting of:

- Demolition of two existing industrial/office/R&D buildings and three accessory structures; and
- Construction of two new three-story office/R&D/manufacturing buildings totaling 1,211,000 sq. ft. (including 148,000 sq. ft. of basement space); an 11,000 sq. ft. freestanding amenity building; and five-level, above ground parking structure with an attached 12,000 sq. ft. central utility plant.

### **Identified Potential Environmental Impacts:**

The Draft SEIR shows that the project could result in potentially new significant impacts or an increase in the severity of previously identified significant impacts in the 2016 LSAP EIR related to: Aesthetics; Air Quality; Cultural and Tribal Cultural Resources; Biological Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise and Vibration; Population, Employment and Housing; Public Services and Recreation; Transportation; and Utilities and Service Systems. Some impacts related to Air Quality (cause construction-generated air pollutant or precursor emissions to exceed BAAQMD-recommended thresholds; and cumulative criteria pollutant emissions during construction) and Utilities and Service Systems (cumulative impact to wastewater treatment) would remain significant and unavoidable with implementation of recommended mitigation measures. All other impacts would be mitigated to less than significant level.

**Your views and comments on the Draft EIR for this proposed project are welcome.**

**Comments should be provided in writing no later than 5:00 P.M, on July 12, 2021 to:**

- E-mail – George Schroeder, Senior Planner - [gschroeder@sunnyvale.ca.gov](mailto:gschroeder@sunnyvale.ca.gov)  
--or--
- Mail - City of Sunnyvale, Department of Community Development, Planning Division  
Attn: George Schroeder, Senior Planner, 456 West Olive Avenue, Sunnyvale, CA 94088-3707

You may also provide public comments on the Draft SEIR at several commission meetings listed below. Due to the Shelter in Place Order by the Santa Clara County Public Health Department, public meetings will be held by the City of Sunnyvale via virtual telepresence meetings. Meeting details, including how to view and join the virtual meetings, will be available on each meeting's agenda 72 hours before each meeting on the City's Legislative Public Meeting Webpage at:

[sunnyvaleca.legistar.com/calendar.aspx](https://sunnyvaleca.legistar.com/calendar.aspx)

- **Bicycle and Pedestrian Advisory Commission on Thursday, June 17, 2021 at 6:30 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/97997417379>
- **Sustainability Commission on Monday, June 21, 2021 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/95835903911>
- **Housing and Human Services Commission on Wednesday, June 23, 2021 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/92867949471>
- **Planning Commission Hearing on Monday, June 28, 2021 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

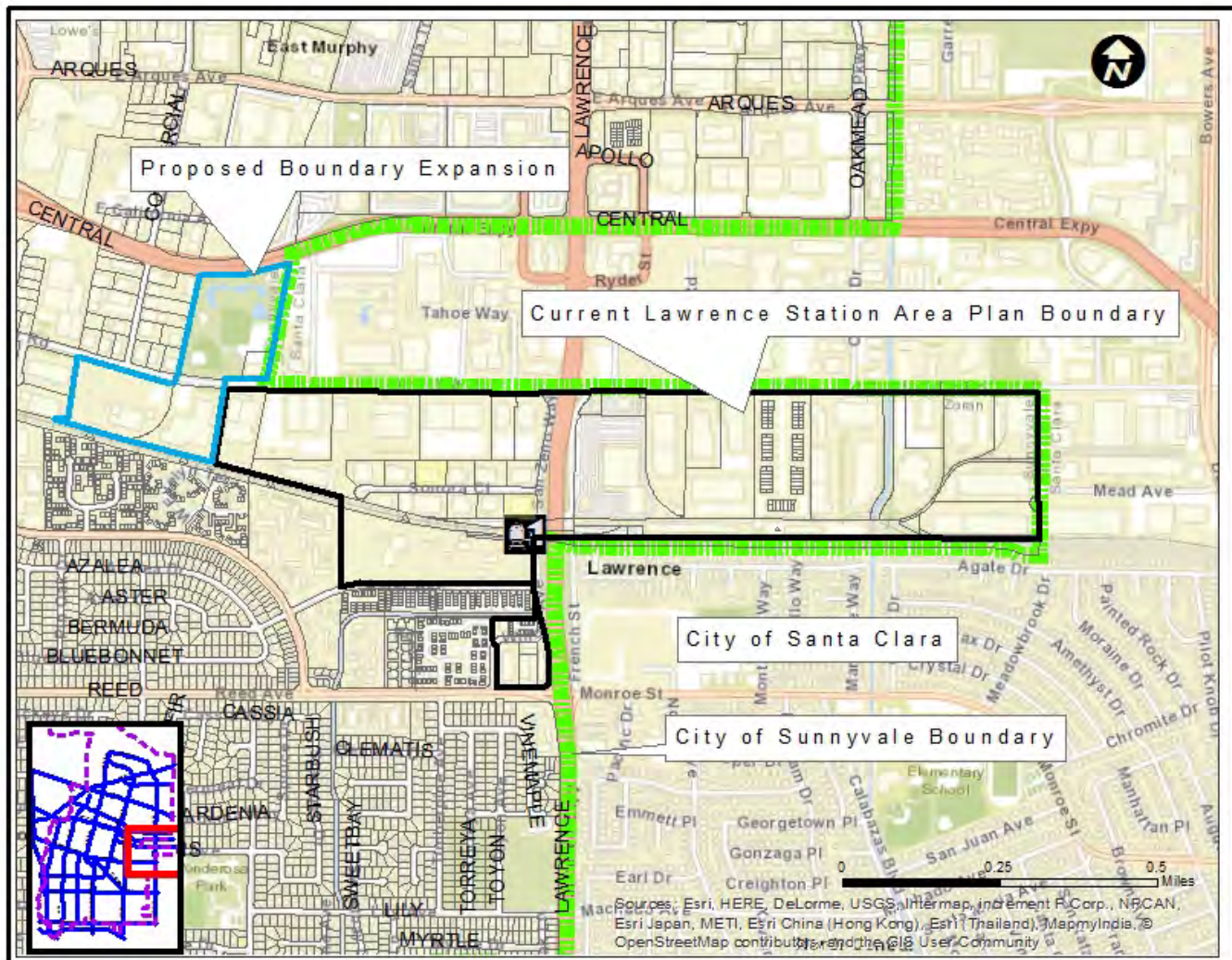
**Public Hearings on the Final SEIR and Development Project:** - After comments have been received on the Draft SEIR, a Final SEIR will be prepared that will be considered along with the proposed LSAP Update and Intuitive Development project. A separate notice will be sent when the hearing dates are determined to consider the proposed project and to certify the SEIR.

**City Contact:** Contact George Schroeder, Senior Planner, at [gschroeder@sunnyvale.ca.gov](mailto:gschroeder@sunnyvale.ca.gov) or 408-730-7443 for any questions or comments.

**Available Copies:** The Draft SEIR document has been posted on the City's Lawrence Station Area Plan website at: <https://sunnyvale.ca.gov/business/projects/lawrence.htm>

Copies are also available for review at the City of Sunnyvale Library, the City of Sunnyvale One-Stop Permit Center, and the City of Sunnyvale Community Center. Due to the Shelter in Place Order for Santa Clara County, limited in-person services are in effect at City facilities.

### LSAP Boundary Map, Including Proposed Boundary Expansion



**Accommodations:** Pursuant to the Americans with Disabilities Act, the City of Sunnyvale will make reasonable efforts to accommodate persons with qualified disabilities. If you require special accommodation, please contact the Planning Division at (408) 730-7440 at least five days in advance of this hearing.

**PARA RESIDENTES QUE HABLAN ESPAÑOL:** Si tiene preguntas sobre este proyecto y necesita servicios de traducción, llame a la División de Planificación al 408-730-7440

**CŨ' DÂN NÓI TIẾNG VIỆT:** Nếu bạn có câu hỏi liên quan đến dự án này và cần dịch vụ dịch thuật, vui lòng gọi cho Ban Kế Hoạch theo số 408-730-7440

**PARA SA MGA TAONG NAKAKAUNAWA NG TAGALOG:** Kung mayroon kang mga katanungan tungkol sa proyektong ito at nangangailangan ng mga serbisyo ng pagsasalin, tawagan ang Planning Division sa 408-730-7440

如果您对此项目有疑问并需要翻译服务，请致电408-730-7440联系规划部门

이 프로젝트와 관련하여 질문이 있고 번역 서비스가 필요하시면 기획 부서 408-730-7440으로 전화하십시오

यदि आपको इस प्रोजेक्ट के बारे में सवाल हैं और अनुवाद सेवाओं की आवश्यकता है, तो कृपया प्लानिंग डिवीजन को 408-730-7440 पर कॉल करें