



Sunnyvale

Lawrence Station Area Plan Update and Sense of Place Plan

George Schroeder, Senior Planner
Planning Commission, June 28, 2021

Purpose of the Meeting

- Overview of the project
- Summarize conclusions of Draft Subsequent EIR
- Providing public comments
- Commission comments accepted, no formal action needed

Project Overview

LSAP Amendments

Boundary Expansion and Intuitive Project

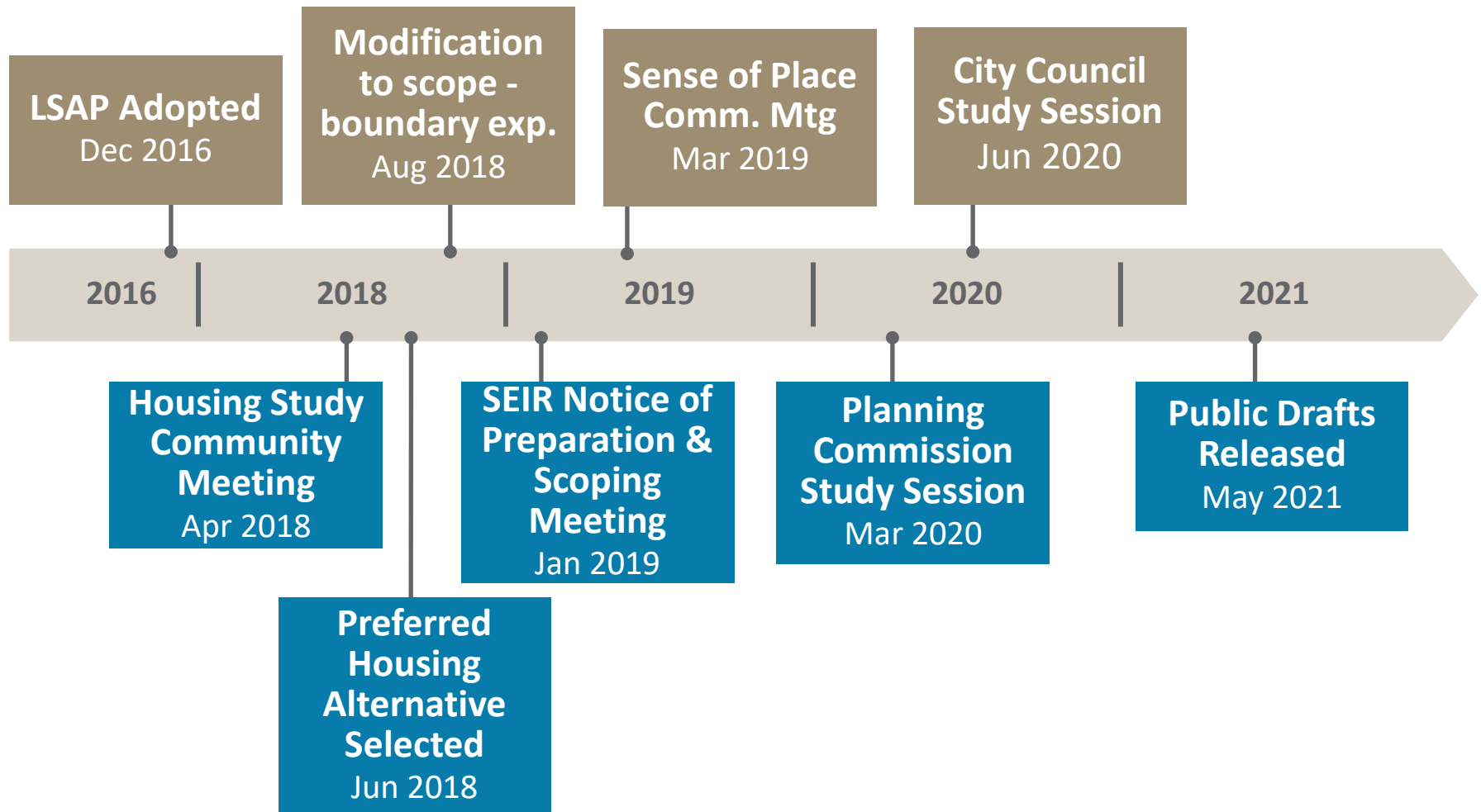
Draft Subsequent EIR

Next Steps



LSAP Amendments

Study Timeline



Land Use Diagram

Adopted Units: 2,323
Increase in Units: 3,612
Total Units: 5,935

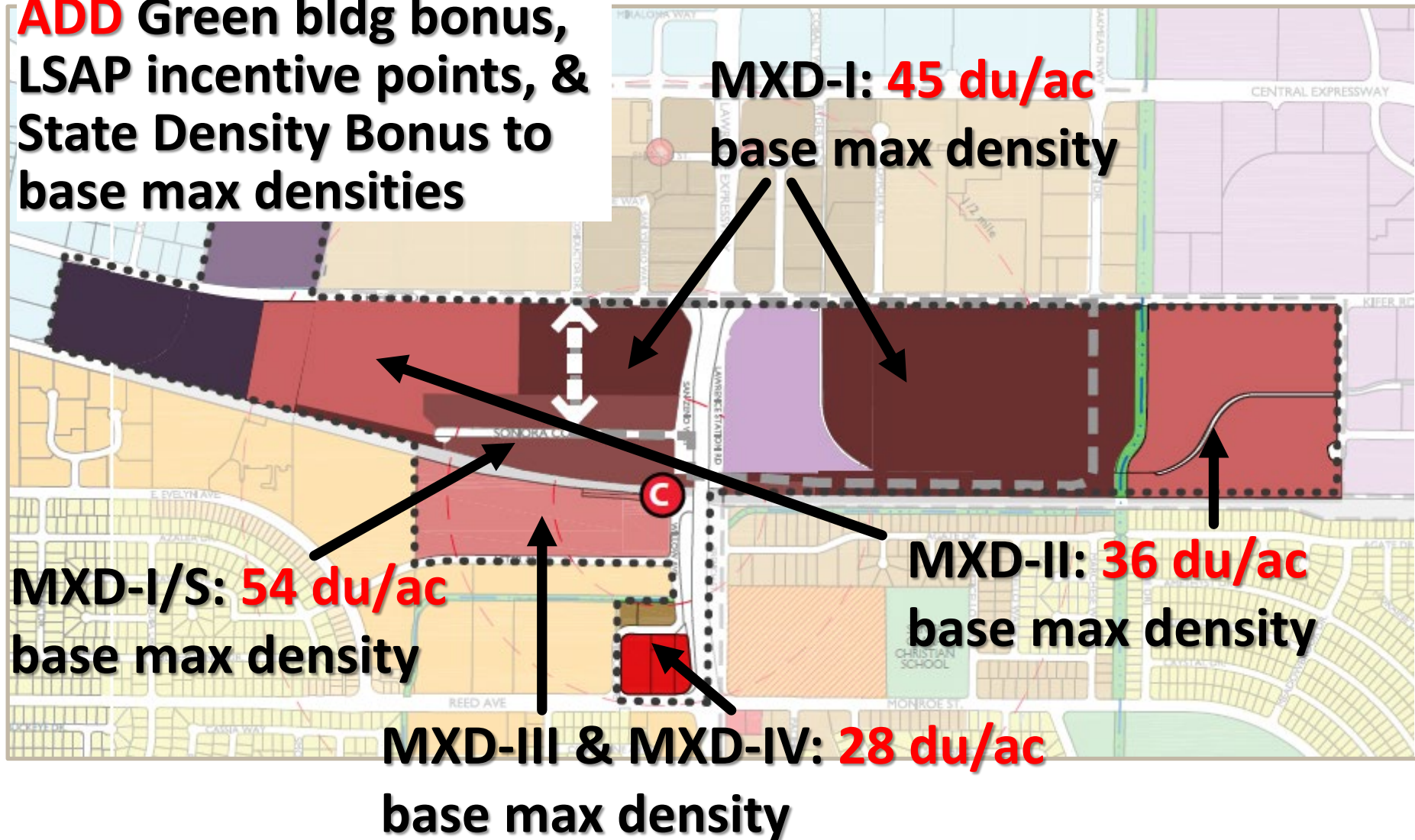
**Housing NOT
allowed**

MAINTAIN housing
allowance in all other
locations w/ higher
densities north of tracks

ALLOW housing

Residential Densities

ADD Green bldg bonus,
LSAP incentive points, &
State Density Bonus to
base max densities

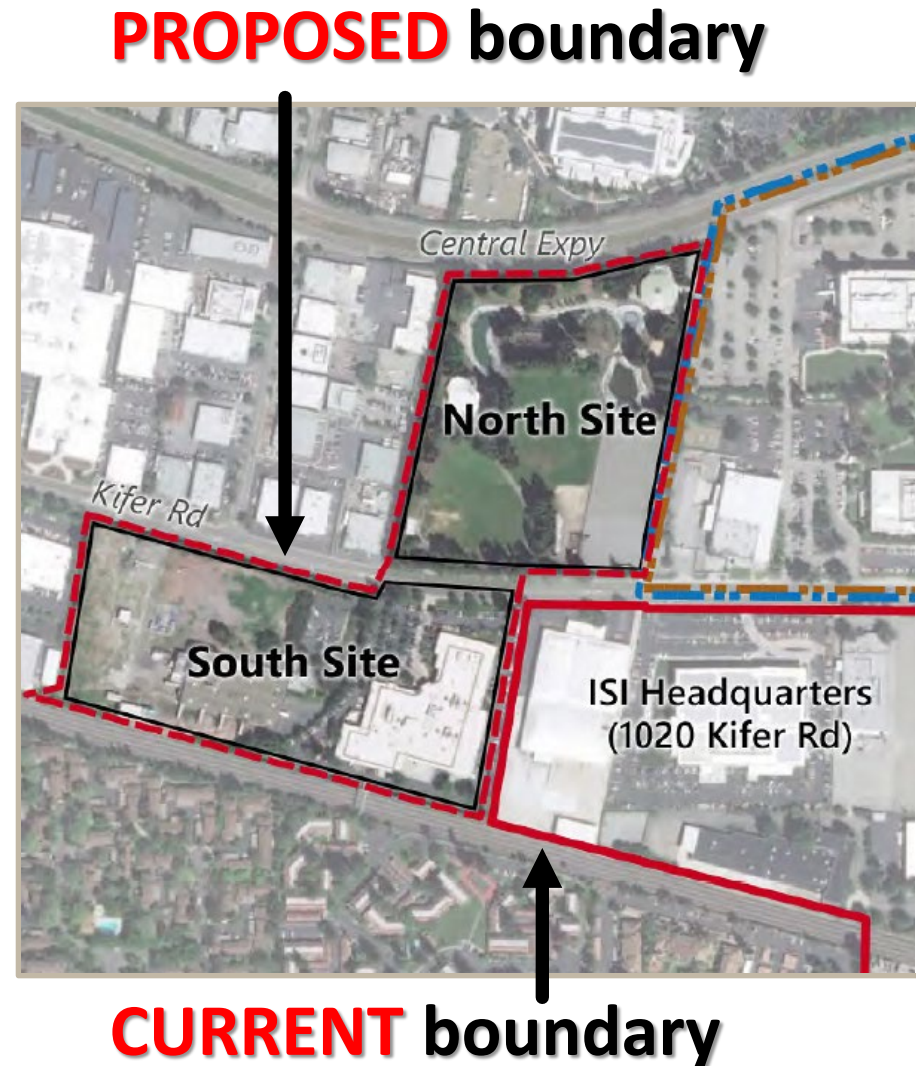




Boundary Expansion and Intuitive Development Project

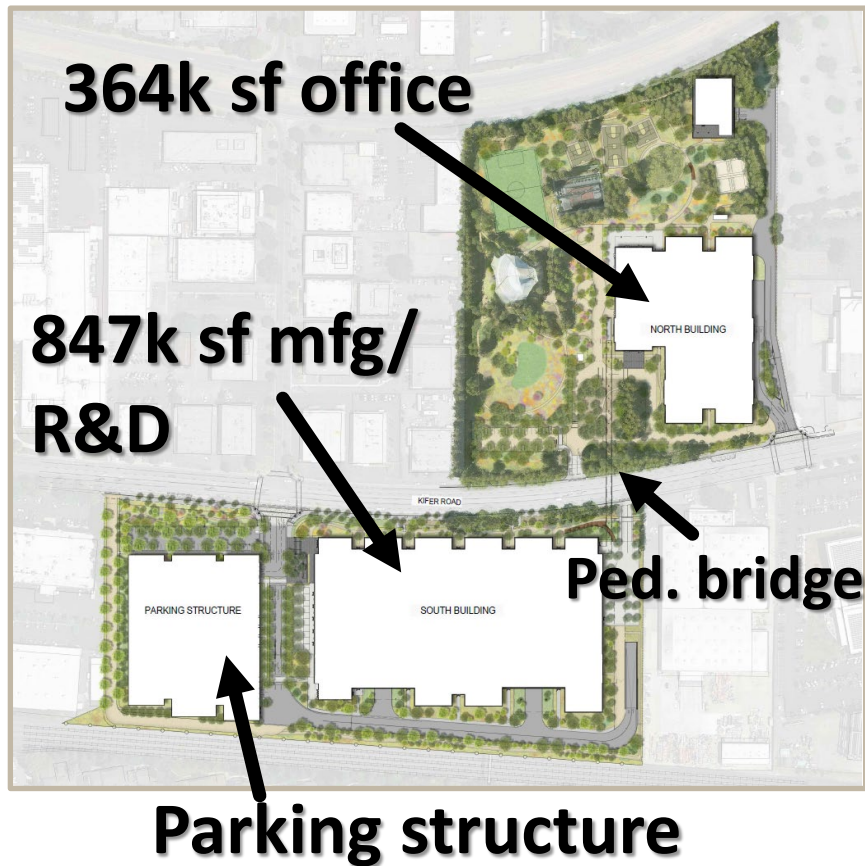
Boundary Expansion

- Expand west boundary + three sites (32 acres)
- Housing not allowed
- No increase to previously adopted office/R&D capacity



Intuitive Development Project

Site Plan



Renderings





Draft Subsequent Environmental Impact Report

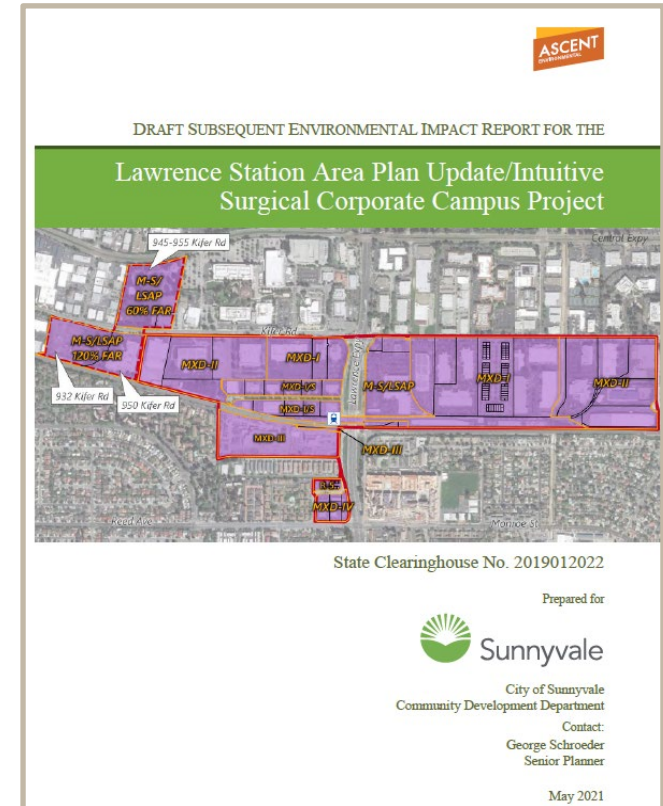
California Environmental Quality Act (CEQA)

- Purpose of CEQA:
 - ◆ Evaluate environmental impacts
 - ◆ Avoid or mitigate impacts
 - ◆ Allow for public disclosure
- Environmental Impact Report (EIR):
 - ◆ Discloses information
 - ◆ Identifies mitigation measures
 - ◆ Describes feasible alternatives
 - ◆ Certified prior to project approval



LSAP Draft Subsequent EIR

- Modifies the 2016 certified LSAP EIR
 - ◆ Compares project to 2016 EIR
- Alternatives:
 - ◆ No project
 - ◆ Alt 2: 1,764 units & Intuitive project
 - ◆ Alt 3: 1,075 units & Intuitive project
- Significant & Unavoidable Impacts:
 - ◆ Air Quality (construction emissions)
 - ◆ Wastewater Services (cumulative impact to WPCP)



Mitigation Measures – From 2016 EIR

- Air Quality (construction)
 - ◆ Basic mitigation measures
 - ◆ Tier 3 equipment
 - ◆ Pollutant mitigation plan
 - ◆ Health risk analysis
- Archaeological Resources
 - ◆ Procedures for discovery
- Biological Resources
 - ◆ Bat and bird survey



Mitigation Measures – From 2016 EIR, *cont.*

- Geology & Soils
 - ◆ Procedures for discovery
- Hazards & Hazmat
 - ◆ Traffic control plan
- Noise & Vibration
 - ◆ Noise control plan



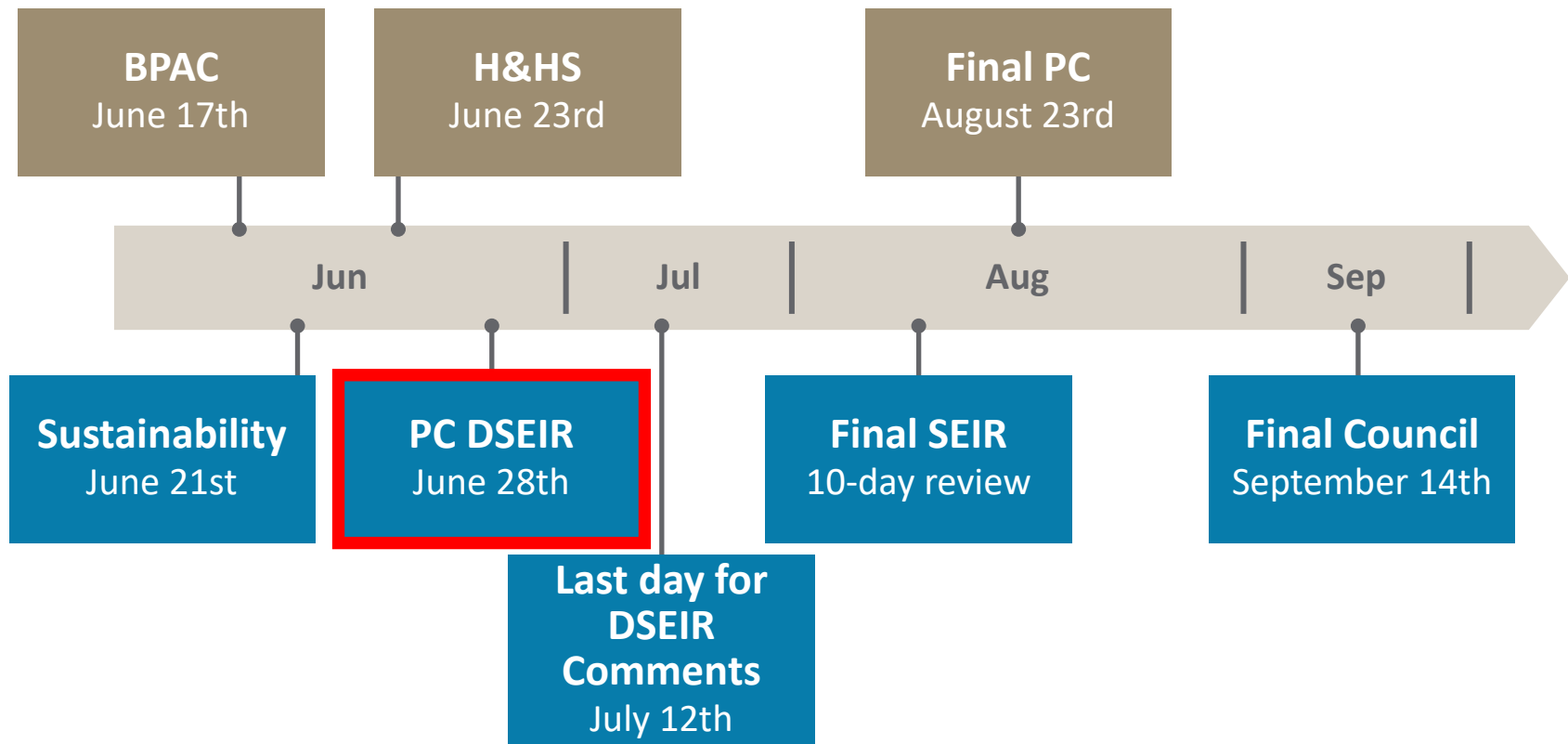
Mitigation Measures – New or Modified

- Air Quality
 - ◆ High-performance diesel (Intuitive)
- Hazards & Hazmat
 - ◆ Phase I/II ESA; oversight agency
- Transportation
 - ◆ Temporary traffic control plan (Intuitive)



Next Steps

LSAP Timeline



Providing Comments

- Comment at this meeting
- Send written comments to George Schroeder by:
 - ◆ E-mail: gschroeder@sunnyvale.ca.gov; or
 - ◆ Mail:
City of Sunnyvale
Community Development Department
Attn: George Schroeder
456 W. Olive Ave
Sunnyvale, CA 94086
- **Comments on DSEIR due by 5:00 pm, July 12th**