

ENVIRONMENTAL CHECKLIST FOR HOTELS AT 247 AND 295 COMMERCIAL STREET

Project Title	Commercial Street Hotels
Permit Number	2020-7478
Lead Agency Name and Address	City of Sunnyvale 456 W Olive Avenue, P.O. Box 3707 Sunnyvale, CA 94088-3707
Contact Person/Project Planner	Cindy Hom (408) 730-7411 chom@sunnyvale.ca.gov
Project Location and Address	247 and 295 Commercial Street (APN: 205-34-013 & 205-34-006)
Project Applicant	DOA Development LLC
General Plan Designation	Industrial
Zoning	Industrial and Service (M-S)
Other Public Agencies whose Approval is Required	N/A

INTRODUCTION

The Sunnyvale City Council adopted the updated Land Use and Transportation Element (LUTE) of the General Plan in April 2017. The LUTE establishes the fundamental framework of how streets and buildings in the City of Sunnyvale will be laid out and how various land uses, developments, and transportation facilities will function together. The LUTE and accompanying policies were developed to help guide decision making regarding land use and transportation for an approximate 20-year horizon—a time frame that is referred to as Horizon 2035. The LUTE land use policies provide direction for the amount, location, and direction of future change.

The LUTE includes additional mixed-use residential/commercial uses in key transit-oriented areas and in transformed Village Centers as well as areas for additional business (or industrial) growth. The transportation policies create incentives for non-vehicular modes of transportation (transit, pedestrian, and bicycle networks), recognize that driving will remain a significant transportation mode in Sunnyvale, and offer options for the car-free or car-light living. The transportation policies integrate with the land use policies, in part by reducing travel distances through promoting compact, mixed-use development.

The City prepared and certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015062013) for the LUTE that evaluated the environmental impacts associated with development of the land uses and implementation of transportation planning efforts in Sunnyvale as regulated and guided by the LUTE.

DOA Development LLC, the Applicant for the Commercial Street Hotels at 247 and 295 Commercial Street (Project), proposes to demolish an existing auto service facility and tow yard facility and construct two new six-story hotel buildings totaling 274 hotel rooms with an underground parking garage and installation of related site improvements. The application request includes a parking adjustment to allow mechanical parking and valet parking and a Tentative Map to allow a lot merger for condominium purposes resulting in two units and one common area lot. The Project site is located on a 1.5-acre site southwest of the intersection at E. Arques Avenue and Commercial Street.

The project site is designated by the LUTE as Industrial, which generally provides for office, light manufacturing, research and development, and heavy industrial uses. Retail uses that serve the industrial area or the entire community (e.g., hotels, restaurants, warehouse shopping, home improvement) may be considered appropriate. Places of assembly, residential development, and other uses with sensitive receptors and uses that may restrict the industrial purpose of the

area are limited or prohibited in these areas. Hotels in Industrial areas are generally allowed 45 percent lot coverage with no restrictions on floor area ratio (FAR). The maximum height in Industrial areas is 75 feet. The proposed height of the two hotel buildings are 81 feet and 9 inches and 82 feet and 7 ½ inches respectively. The Project intends to use a voluntary Green Building incentive measure to allow for the proposed additional height.

The LUTE EIR was a program EIR that considered the environmental effects from the 2035 buildout scenario of the LUTE. Consistent with Public Resources Code (PRC) Section 21083.3(b) and State CEQA Guidelines (CEQA Guidelines) Section 15168 and 15183 the LUTE EIR can be used as the CEQA document for subsequent projects (public and private) consistent with the LUTE. As development projects are proposed, such as the project, they are evaluated to determine whether the entitlements/actions proposed fall within the scope of the LUTE and the impacts were addressed in the certified LUTE EIR and the project incorporates all applicable performance standards and mitigation measures identified therein. Should subsequent development projects not be consistent with the approved LUTE, or if there are specific significant effects which are peculiar to the project or its site and cannot be addressed by uniformly applied development policies or standards, additional environmental review through the subsequent review provisions of CEQA for changes to previously-reviewed and approved projects may be warranted.

Consistent with the process described, the City is evaluating the project application to determine if additional environmental review would be required. This environmental checklist has been prepared to determine whether the environmental impacts of the proposed hotel project meet any of the following four conditions:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in the LUTE EIR,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the LUTE EIR, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the LUTE EIR was certified, determined to have a more severe adverse impact than discussed in the LUTE EIR.

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the LUTE EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for the project solely on the basis of that impact.

PROJECT DESCRIPTION

The Project includes redevelopment of a 1.5-acre site located at the southwest quadrant of the intersection of Commercial Street and E. Arques Avenue with two six-story hotels providing a total of 274 hotel rooms. The existing one-story buildings and related structures will be demolished including the removal of fifteen (15) protected trees (as defined in the Sunnyvale Municipal Code). The proposed hotel buildings will be located over an underground parking garage that provides a total of 213 parking spaces. The Extended Stay Hotel (west building) is proposed at 80,115 square feet and provides 144 guest rooms, a 629 square foot fitness room and lobby space. The Select Hotel (east building) is proposed at 66,240 square feet and provides 130 guest rooms, full-service restaurant with outdoor dining patio, a 803 square foot fitness room, and an 865 square feet of meeting space. The project proposes various site improvements including an outdoor guest patio with seating, fire pit, water feature and game table, entrance plaza with benches and art sculpture, and installation of new utilities, site lighting, decorative paving, and new landscaping throughout the site.

The maximum height allowed for the Project site's zoning district is 75 feet. The Applicant requests an additional 10 feet in height through the City of Sunnyvale's Green Building Program. Therefore, the Project will seek LEED Gold certification with at least 75 LEED Points with Design Phase Credits reviewed and approved by United States Green Building Council (USGBC) and will be all-electric building with no gas line connection.

The project also entails off-site Improvements. The existing curb cut, and driveway will be upgraded to comply with current standards. The existing sidewalk and trees, and streetlights will be installed in the public right-of-way, per standard specifications. Standard water, sewer, right-of-way, and utility upgrades will be provided as required by the Municipal Code.

Project Setting and Background

The project site is located on a 1.5-acre site located at the southwest quadrant of the intersection at E. Arques Avenue and Commercial Street. The subject property consists of two adjacent parcels. The northern parcel is identified as 295 Commercial Street (0.77-acres) and as Assessor's Parcel Number (APN) 205-34-013 and the southern parcel is identified as 247 Commercial Street (0.70-acres) and as APN 205-34-006. The northern parcel is currently occupied by RevX Smog & Lube with an auto and equipment salvage yard located on the west side of the site. The southern parcel is currently occupied by Sunnyvale Towing. Presently the project site is developed with a total of three buildings and a total square footage of 9,720 square feet, hardscaping, and various trees around the perimeter. Properties in the vicinity of the subject property include restaurants, auto repair centers, the Apple Campus, a Sunnyvale Public Works Department facility, and various other commercial and industrial facilities. The project site and abutting properties have the Industrial General Plan designation and the Industrial and Services Zoning designation.

Project Objectives

The project objectives are the following:

- Redevelop a lot with one-story auto service facility and tow yard with two six-story hotel buildings with 274 rooms and install associated site improvements;
- Provide a total of 219 parking spaces, 6 surface parking spaces and 213 parking spaces in an underground garage consisting of mechanized parking lifts;
- Improve the visual characteristics of the project site through project architecture, landscaping, and streetscape improvements; and
- Build sustainably by meeting LEED Gold certification with at least 75 LEED Points and achieving all-electric building without gas connection and green roof design.

Construction Activities and Schedule

Construction activities include full demolition of all existing structures and paving on the project site, grading, utility improvements and construction of a six-story hotel building and associated on-site and off-site improvements. The project will be subject to the Sunnyvale Municipal Code (SMC) requirements for construction noise and hours of construction contained in SMC Section 16.08.030.

Construction of the project is expected to occur over 18-24 months depending on start time and other factors. Demolition is likely to commence in late fall/winter 2021. The remaining time will include construction of the buildings, on-site improvements, and off-site improvements. Construction will include standard construction equipment (e.g. backhoe, excavator, and loader) and will include deep pile foundations or pile driving. A construction management team and coordinator will maintain proper protocol during the construction period.

Construction will include standard construction equipment (e.g. backhoe, excavator, and loader) and will include deep pile foundations or pile driving or extremely high noise-generating activities or significant vibration. A construction management team and coordinator will maintain proper protocol during the construction period.

Required Actions

The project would require the following actions by the City:

- approval of a Use Permit,
- issuance of demolition permits for the removal of existing building,
- issuance of building permits for construction on the new buildings and site improvements, and
- issuance of encroachment permit for off-site work.

SUPPLEMENTAL ENVIRONMENTAL REVIEW

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

The LUTE EIR was prepared as a program EIR consistent with the requirements of California Environmental Quality Act (CEQA). The analysis considered the environmental impacts of development buildout that could occur under the LUTE (assumed to be year 2035).

As discussed in Chapter 2, the project is consistent with the LUTE policies and applicable density standards. CEQA Guidelines Section 15183 dictates that, in circumstances such as these, a lead agency “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” Section 15183 further indicates that an initial study or other analyses should be prepared by a lead agency to determine the scope of environmental review in light of this prohibition. The purpose of this process is to streamline the review of covered projects and reduce the need for the preparation of repetitive environmental studies.

Under Section 15183, the lead agency’s initial study checklist is used to determine whether the following types of impacts may merit additional environmental analysis:

- 1. Significant impacts that are peculiar to the project or the parcel on which the project would be located,
- 2. Significant impacts that were not analyzed in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- 3. Potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- 4. Previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Unless an environmental effect satisfies one of these criteria, the lead agency can rely upon its previously certified EIR and not duplicate that analysis.

The purpose of this checklist is to evaluate the categories listed in CEQA Guidelines 15183 to determine whether, in light of the LUTE EIR, there are any significant environmental effects requiring additional environmental analysis. The row titles of the checklist include the full range of environmental topics, as presented in Appendix G of the State CEQA Guidelines. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to PRC Section 21083.3(b) and State CEQA Guidelines Section 15183. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact because it was analyzed and addressed with mitigation measures in the LUTE EIR. For instance, the environmental categories might be answered with a “no” in the checklist because the impacts associated with the project were adequately addressed in the LUTE EIR, and the environmental impact significance conclusions of the LUTE EIR remain applicable. The purpose of each column of the checklist is described below.

Where Impact was Analyzed?

This column provides a cross-reference to the pages of the LUTE EIR where information and analysis may be found relative to the environmental issue listed under each topic.

Any Peculiar Impact?

Pursuant to CEQA Guidelines Sections 15183(b)(1) and 15183(f), this column indicates whether the project could result in a peculiar impact, including a physical change that belongs exclusively or especially to the project or that is a distinctive characteristic of the project or the project site and that peculiar impact is not substantially mitigated by the imposition of uniformly applied development policies or standards.

Any Impact Not Analyzed as Significant Effect in LUTE EIR?

Pursuant to CEQA Guidelines Section 15183(b)(2), this column indicates whether the project would result in a significant effect that was not analyzed as significant in the LUTE EIR. A new EIR is not required if such a project impact can be substantially mitigated by the imposition of uniformly applied development policies or standards.

Any Off-Site or Cumulative Impact Not Analyzed as Significant Effect in LUTE EIR?

Pursuant to CEQA Guidelines Section 15183(b)(3), this column indicates whether the project would result in a significant off-site or cumulative impact that was not discussed in the LUTE EIR. A new EIR is not required if such an off-site or cumulative impact can be substantially mitigated by the imposition of uniformly applied development policies or standards.

Any Adverse Impact More Severe Based on Substantial New Information?

Pursuant to CEQA Guidelines Section 15183(b)(4), this column indicates whether there is substantial new information that was not known at the time the LUTE EIR was certified, indicating that there would be a more severe adverse impact than discussed in the LUTE EIR. A new EIR is not required if such an impact can be substantially mitigated by the imposition of uniformly applied development policies or standards.

Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?

This column indicates whether the LUTE EIR and adopted CEQA Findings provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. This column also indicates whether uniformly applied development standards or policies address identified impacts. A “yes” response will be provided if the impact is addressed by a LUTE mitigation measure or uniformly applied development standards or policies. If “NA” is indicated, this Environmental Checklist Review concludes that there was no impact, the adopted mitigation measures are not applicable to this project, or the impact was less-than-significant and, therefore, no mitigation measures are needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

A discussion of the elements of the checklist is provided under each environmental category to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that would apply to the project are listed under each environmental category. New mitigation measures are included, if needed.

Conclusions

A discussion of the conclusion relating to the need for additional environmental documentation is contained in each section.

I. AESTHETICS AND VISUAL RESOURCES

Except as provided in Public Resources Code Section 21099, would the project:	Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a) Have a substantial adverse effect on a scenic vista?	Draft EIR Setting pp. 3.12-1 to 3.12-5 Impact 3.12.1 and 3.12.5	No	No	No	No	N/A, impact remains less than significant
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	Draft EIR Setting pp. 3.12-1 to 3.12-5 Impact 3.12.2 and 3.12.5	No	No	No	No	N/A, impact remains less than significant
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public Views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Draft EIR Setting pp. 3.12-1 to 3.12-5 Impact 3.12.3 and 3.12.5	No	No	No	No	N/A, impact remains less than significant
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Draft EIR Setting pp. 3.12-1 to 3.12-5 Impact 3.12.4 and 3.12.5	No	No	No	No	N/A, impact remains less than significant

Background

No substantial change in the environmental and regulatory settings related to aesthetics, described in the LUTE Draft EIR Section 3.12, Visual Resources and Aesthetics, has occurred since certification of the EIR in April 2017.

Discussion

- a. Impact 3.12.1 of the LUTE Draft EIR identifies that Sunnyvale does not have any designated scenic vistas, but there are several trees and historic resources, as well as the Libby Water Tower, the Murphy Avenue Commercial District, and the cherry orchards on Mathilda Avenue that comprise important local scenic attributes. The LUTE Draft EIR identified no significant project or cumulative impacts (Impact 3.12.5) on scenic vistas would occur.

The project is located within an existing developed industrial area that does not include these features or any scenic vistas. Therefore, no new significant project impacts or substantially more severe impacts would occur, and the findings of the certified LUTE EIR remain valid. No further analysis is required.

- b. Impact 3.12.2 of the LUTE Draft EIR identifies that there are no designated state scenic highways in the City. Therefore, no project impact would occur for build out of the City under the LUTE or for the project.
- c. Impact 3.12.3 of the LUTE Draft EIR identifies that new development under the LUTE would mostly be concentrated around transit nodes and other areas that are visually appropriate for increased development intensities in regards to densities and structure height similar to existing developed conditions. The LUTE would result in new urban uses that would complement the city's existing urban character. The LUTE policies and associated actions require compliance with design guidelines for future development subsequent to the Draft LUTE and would maintain compatibility with existing surrounding neighborhoods. These guidelines would further support the direction provided in the Citywide Design Guidelines. The LUTE Draft EIR identified that no significant project or cumulative impacts (Impact 3.12.5) on visual character would occur.

The project is located within an existing developed industrial area and proposes to redevelop the site with two six-story hotel buildings. The Project is located on the west side of Commercial Street. The proposed hotels are adjacent to the Sunnyvale Corporation Yard to the south, Apple Campus building to the west, other auto and commercial buildings to the north, and older one-story industrial buildings to the east. The proposed six-story buildings would be in scale with the Apple Campus building to the west. However, it creates a taller building than the neighboring buildings to the north and east. The project provides compatibility by utilizing similar building forms and materials. The buildings in the area consist of flat roofs, stucco and/or concrete walls and storefront glazing. The proposed contemporary style architectural design of the two hotel buildings utilizes materials consisting of stucco and combination of fiber cement composite panels, custom glass fiber reinforced concrete (GFRC) panels, metal mesh screens metal awnings, and metal window frames to help articulate and modulated building façade and create visual interest. The project design and landscaping would enhance the existing streetscape along Commercial Street. The sidewalks would be widened to meet City standards and new street trees would be planted. Therefore, the findings of the certified LUTE EIR remain valid and no further analysis is required.

- d. Impact 3.12.4 of the LUTE Draft EIR identifies that future development under the LUTE would not result in substantial increases in existing daytime glare or nighttime lighting conditions in the City. Citywide Design Guideline 3.B9 provides guidance on reducing light impacts and associated glare. Guideline 2.E3 provides design considerations to address glare, such as avoiding large expanses of highly reflective surfaces and mirror glass exterior walls. Furthermore, compliance with Sunnyvale Municipal Code Chapter 19.42.050 regarding restrictions on lighting would ensure that all lights, spotlights, floodlights, reflectors, and other means of illumination are shielded or equipped with special lenses in such a manner as to prevent any glare or direct illumination on any public street or other property. The LUTE Draft EIR identified that no significant project or cumulative impacts (Impact 3.12.5) from glare and nighttime lighting would occur.

The project is located within an existing developed industrial area that contains existing sources of daytime glare from buildings as well as nighttime lighting from buildings, street lighting, and parking lot lighting. The project is also subject to compliance with the lighting requirements in SMC Section 19.42.050 regarding lighting shielding. The project will conform and meet the City's lighting requirements and policies designed to prevent glare and direct illumination beyond the project's property line. Therefore, the findings of the certified LUTE EIR remain valid and no further analysis is required.

Mitigation Measures

No significant aesthetic impacts were identified in the LUTE EIR, and no mitigation measures were required.

Conclusion

There are no significant impacts that are peculiar to the project or the parcel on which the Project would be located. No new impacts have occurred nor has any new information been found requiring new analysis or verification. The Project would not have any potentially significant off-site impacts or cumulative impacts that were not discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR remain valid and approval of the Project would not require additional environmental review.

II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?	Scoped out at Notice of Preparation stage. Resources do not exist in the City.	No	No	No	No	N/A
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Scoped out at Notice of Preparation stage. Resources do not exist in the City.	No	No	No	No	N/A
c)	Conflict with existing zoning for, or cause rezoning of, forest land?	Scoped out at Notice of Preparation stage. Resources do not exist in the City.	No	No	No	No	N/A
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	Scoped out at Notice of Preparation stage. Resources do not exist in the City.	No	No	No	No	N/A
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? Have a substantial adverse effect on a scenic vista?	Scoped out at Notice of Preparation stage. Resources do not exist in the City.	No	No	No	No	N/A

Discussion and Conclusion

Agricultural and forestry impacts were scoped out of the LUTE EIR at the Notice of Preparation stage as these resources do not exist in the City. The project site does not contain any of these resources and would also have no impact.

III. AIR QUALITY

Would the project:		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Conflict with or obstruct implementation of the Bay Area Air Quality Management Plan (BAAQMD)'s Bay Area Clean Air Plan? How close is the use to a major road, highway or freeway?	Draft EIR Setting pp. 3.5-1 to 3.5-13 Impact 3.5.1	No	No	No	No	N/A, impact remains less than significant
b)	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?	Draft EIR Setting pp. 3.5-1 to 3.5-13 Impact 3.5.2, 3.5.3 and 3.5.8	No	No	No	No	N/A, impact remains less than significant
c)	Expose sensitive receptors to substantial pollutant concentrations?	Draft EIR Setting pp. 3.5-1 to 3.5-13 Impact 3.5.4, 3.5.5, 3.5.6, and 3.5.8	No	No	No	No	N/A, impact remains less than significant
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Draft EIR Setting pp. 3.5-1 to 3.5-13 Impact 3.5.7	No	No	No	No	N/A, impact remains less than significant

Background

There have been changes in the regulatory setting related to Air Quality, described in LUTE Draft EIR Section 3.5, Air Quality, since certification of the EIR in April 2017, but these changes do not result in any new or more severe significant effects than were analyzed in the LUTE EIR.

Bay Area Air Quality Management District Clean Air Plan

On April 19, 2017, the Bay Area Air Quality Management District (BAAQMD) adopted an updated Clean Air Plan. Like the 2010 Clean Air Plan, the 2017 Clean Air Plan provides a regional strategy to protect public health and protect the climate. The 2017 Clean Air Plan updates the most recent Bay Area ozone plan, the 2010 Clean Air Plan, pursuant to air quality planning requirements defined in the California Health & Safety Code. To fulfill state ozone planning requirements, the 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors — reactive organic gases (ROG) and nitrogen oxides (NOx) — and reduce transport of ozone and its precursors to neighboring air basins. In addition, the 2017 Clean Air Plan builds on the BAAQMD's efforts to reduce emissions of fine particulate matter and toxic air contaminants.

- e) BAAQMD updated its CEQA Guidelines in May 2017. All CEQA impact thresholds applicable to land use development, such as the development contemplated by the LUTE, remain unchanged from the 2011 CEQA Guidelines.

An Air Quality Study was prepared in June 2021. The report concludes that project operations and construction were found to be below thresholds of significance recommended by BAAQMD and use by the City.

Discussion

- a. Impact 3.5.1 of the LUTE Draft EIR evaluated whether the LUTE would conflict with or obstruct implementation of the applicable air quality plan. The Bay Area Air Quality Management District's (BAAQMD) 2017 Update Clean Air Plan includes various control strategies to reduce emissions of local and regional pollutants and promote health and energy conservation. As stated in Impact 3.5.1, the LUTE and CAP 2.0 supports the goals, includes applicable pollutant control mechanisms, and is consistent with the 2010 Clean Air Plan. Therefore, this impact is considered less than significant.

No changes in the air quality conditions for the project site have occurred since approval of the LUTE. The project would be consistent with land use and zoning designations and would not include any development beyond that assumed and analyzed in the LUTE EIR. The project proposes removal of existing auto service and tow yard facility and construction of two six-story hotels with 274 hotel rooms and related site improvements. The project would not result in exceedances of BAAQMD's thresholds for criteria air pollutants and thus would not conflict with the 2017 Clean Air Plan's goal to attain air quality standards. Furthermore, the proposed project would include applicable control measures from the 2017 Clean Air Plan and would not disrupt or hinder implementation of such control measures. Therefore, the findings of the certified LUTE EIR concerning consistency with air quality plans remain valid and no further analysis is required.

- b. Impact 3.5.8 of the LUTE Draft EIR evaluated the cumulative impacts to air quality. The analysis noted that, while contribution of the LUTE to adverse impacts to air quality would be cumulatively considerable, the BAAQMD-recommended significance thresholds would be used to determine whether a project's contribution to a significant impact to air quality would be cumulatively considerable.

Impacts 3.5.2, 3.5.3 and 3.5.8 of the LUTE Draft EIR identified that implementation of the LUTE would result in short-term construction and long-term operation emissions that would substantially contribute to air pollution or result in a projected air quality violation. The City adopted Mitigation Measure 3.5.3 that requires construction projects to implement BAAQMD's basic construction mitigation measures as well as use construction equipment that is California Air Resources Board (CARB) Tier 3 Certified or better to address construction emissions.

Project construction would involve demolition, site preparation, grading, building construction, paving, and architectural coating activities that have the potential to generate air pollutant emissions. There is nothing peculiar about the project's demolition or construction or the project's parcel that would require non-standard demolition or construction techniques. The Project would be required to implement Mitigation Measure 3.5.3, identified in the LUTE EIR, to reduce the air quality impacts of short-term construction, which includes the following dust control measures: (1) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day; (2) all haul trucks transporting soil, sand, or other loose material off-site shall be covered; (3) all visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (4) all vehicle speeds on unpaved roads shall be limited to 15 mph; (5) all roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are

used; and (6) 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 Quality study concludes that project operation and construction were found to be below thresholds of significance recommended by BAAQMD and use by the City, and therefore would not make a cumulatively considerable contribution to significant cumulative air quality impacts. Additionally, the project's land use and development intensities are consistent with the LUTE. Therefore, the findings of the certified LUTE EIR remain valid and no further analysis is required.

- c. Impacts 3.5.4, 3.5.5, 3.5.6, and 3.5.8 of the LUTE Draft EIR evaluated whether construction and operational activities would expose sensitive receptors to substantial pollutant concentrations of TACs. Sensitive receptors include residences, schools, medical facilities, family day cares, and places of worship. Construction-related TACs potentially affecting sensitive receptors include off-road diesel-powered equipment, and operational TACs include mobile and stationary sources of diesel particulate matter. Both impacts are identified in the LUTE EIR as potentially significant. Impact 3.5.6 of the LUTE EIR also disclosed the potential that future development could result in new sources of indoor toxic air contaminants (TACs) not specifically identified in the LUTE. Implementation of Mitigation Measure 3.5.5 and Mitigation Measure 3.5.6, in addition to BAAQMD permitting requirements, were determined in the LUTE EIR to provide adequate mitigation to reduce these impacts to less than significant under project conditions.

The Air Quality study concludes the following:

Carbon Monoxide (CO) Concentration Hot Spots - The impact to localized CO emissions would be less than significant. Based on CalEEMod trip generation estimates for the land use type of "Hotel", there would be approximately 2,247 vehicle trips to the site per weekday, 2,252 vehicle trips to the site per Saturday, and 1,636 vehicle trips to the site per Sunday. Considering the small size of the surrounding roadways in the project vicinity, this increase in project trip generation is not expected to exceed the screening thresholds listed above. Therefore, the impact of localized CO emissions would be less than significant.

Toxic Air Contaminants – The impact associated with construction-related emissions of TACs would be less than significant. The maximum PM₁₀ and PM_{2.5} emissions would occur during site preparation and grading activities. These activities would last for approximately two months. PM emissions would decrease for the remaining construction period because construction activities such as building construction and architectural coating would require less construction equipment. While the maximum Diesel Particulate Material (DPM) emissions associated with site preparation and grading activities would only occur for a portion of the overall construction period, these activities represent the maximum exposure condition for the total construction period. The duration of site preparation and grading activities would represent less than one percent of the total exposure period for a 70-year health risk calculation. Furthermore, there are no sensitive receptors within 1,000 feet of the project. Therefore, DPM generated by project construction would not create conditions where the probability is greater than 10 in one million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual.

There is multiple permitted emission source identified within 1,000 feet of the project's fence line using BAAQMD's *Permitted Stationary Source Risk and Hazards* mapping tool (BAAQMD 2017d). Other stationary sources within 1,000 feet of the project parcel boundary includes nearby roadways, such as Commercial Street that runs adjacent to the project is a small two line arterial and East Arques Avenue that is a four-to-five-lane east-west arterial roadway located 260 feet north of the project site. In addition, North Wolf Road is a six-to-seven lane north-south arterial roadway located 940 feet to the west. Despite the project's proximity to two major roadways and permitted station sources, the proposed hotel project is not defined by CARB as a sensitive land use, which includes residences,

schools and school yards, parks and playgrounds, daycare centers, nursing homes, and medical facilities (BAAQMD 2017c). Therefore, the proposed project would not expose sensitive populations to substantial pollutant concentrations from freeway or roadway sources. Therefore, cumulative impacts would be less than significant.

The Project would be consistent with land use and zoning designations and would not include any development beyond what was previously analyzed by the LUTE EIR. Therefore, the findings of the certified LUTE EIR concerning the exposure of sensitive receptors to substantial pollutant concentrations remain valid and no further analysis is required.

- d. Impact 3.5.7 of the LUTE Draft EIR identified that development associated with the LUTE could create objectionable odors affecting a substantial number of people. The LUTE Draft EIR concluded that implementation Mitigation Measure 3.5.7 would reduce this impact to less than significant.

The project would generate oil and diesel fuel odors during construction from equipment use as well as odors related to asphalt paving. The odors would be limited to the construction period and would be temporary. With respect to operation, the BAAQMD's *CEQA Air Quality Guidelines* (2017) identifies land uses associated with odor complaints to include, but not limited to, wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. Hotel uses are not identified on this list. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people, and impacts would be less than significant. Therefore, the findings of the certified LUTE EIR related to odors remain valid and no further analysis is required.

Conclusion

With the application of uniformly applied development standards and policies, the Project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR regarding air quality impacts remain valid and no additional analysis is required.

IV. BIOLOGICAL RESOURCES

Would the project:		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Draft EIR Setting pp. 3.9-1 to 3.9-13 Impacts 3.9.1 and 3.9.5	No	No	No	No	N/A, impact remains less than significant
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	Draft EIR Setting pp. 3.9-1 to 3.9-13 Impacts 3.9.2 and 3.9.5	No	No	No	No	N/A, impact remains less than significant
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Draft EIR Setting pp. 3.9-1 to 3.9-13 Impact 3.9.2 and 3.9.5	No	No	No	No	N/A, impact remains less than significant
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Draft EIR Setting pp. 3.9-1 to 3.9-13 Impacts 3.9.3 and 3.9.5	No	No	No	No	N/A, impact remains less than significant
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Draft EIR Setting pp. 3.9-1 to 3.9-13 Impacts 3.9.4 and 3.9.5	No	No	No	No	N/A, impact remains less than significant
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community	Draft EIR Setting	No	No	No	No	N/A, impact remains less than significant

Would the project:	Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
Conservation Plan, or other approved local, regional, or state habitat conservation plan?	pp. 3.9-1 to 3.9-13 Impacts 3.9.4 and 3.9.5					

Background

As identified in LUTE Draft EIR Impact 3.9.1, the urbanized portions of the city are largely built out and do not have large areas of natural habitat. Ruderal infill lots could support burrowing owl and Congdon's tarplant. Urban parks, open space, and riparian areas could support nesting birds. Active nests of all migratory birds, including raptors, are protected by state and federal law. Direct impacts on special-status species could occur as a result of construction of private development and/or public projects supporting future uses (e.g., trails). The LUTE policies and actions include protections that address natural habitat conditions in the city. The City of Sunnyvale is also required to comply with all applicable federal and state laws and regulations pertaining to species and habitat protection. This would include ensuring that nesting birds and raptors are not impacted during construction activities. In addition, Section 3.9.4 of the LUTE addresses the potential for bird collisions with buildings and found that this impact would be less than significant with implementation of the City's Bird Safe Design Guidelines, which require developers to minimize reflective surfaces and glass walls, reduce nighttime lighting, discourage the placement of large water features, and avoid landscape design that places tall landscaping next to reflective surfaces. Therefore, the potential impacts of new development on birds can be substantially mitigated by application of the Bird Safe Design Guidelines. Thus, the LUTE Draft EIR identified this impact as less than significant under project and cumulative conditions (Impact 3.9.5). No new information pertaining to biological resources has become available since the LUTE EIR was certified in April 2017.

A Biological Resource Assessment dated July 2020 was prepared by Rincon Consultants, Inc. The assessment concludes the following:

- a) **Special-Status Plants** - The project site does not contain suitable habitat for special-status plant species and no special-status plants are expected to occur. Therefore, the findings of the certified LUTE EIR regarding biological impacts remain valid and no further analysis is required.
- b) **Special-Status Wildlife** - The project site is completely developed, relatively small, and isolated from natural habitat. As such, the project site does not contain suitable habitat for special-status wildlife species and therefore no impacts are anticipated to special-status wildlife species. Therefore, the findings of the certified LUTE EIR regarding biological impacts remain valid and no further analysis is required.

The existing trees can be habitat for common nesting birds. However, this impact would be less than significant because the City of Sunnyvale is required to comply with all local, state, and federal regulations pertaining species and habitat protection. In addition, Sunnyvale's standard conditions of approval will include the following to help minimize impacts to a level of less than significant:

1. Avoidance. Demolition and construction activities should be scheduled between September 1 and January 31 to avoid the nesting bird season. If construction activities are scheduled to take place outside the nesting season, all impacts on nesting birds protected under the MBTA and California Fish and Game Code will be avoided.
2. Preconstruction/Pre-disturbance Surveys. If it is not possible to schedule demolition and construction activities between September 1 and January 31 then preconstruction surveys for nesting birds should be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. We recommend that these surveys be conducted no more than 14 days prior to the initiation of demolition/construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, grasslands, buildings) in and immediately adjacent to the impact areas for nests.
3. Buffers. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 ft for raptors and 100 ft for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during project implementation.
4. Inhibition of Nesting. If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the project may be removed prior to the start of the nesting season (e.g., prior to February 1). This will preclude the initiation of nests in this vegetation and prevent the potential delay of the project due to the presence of active nests in these substrates.

These conditions of approval for the Use Permit will become valid when the Project is approved. Conditions will be applicable during the demolition/construction of the Project. The Project contractor/applicant will be solely responsible for implementation and maintenance of these conditions of approval. The conditions of approval shall be incorporated into the construction plans.

The City of Sunnyvale Municipal Code Chapter 13.16, Sunnyvale City Tree Ordinance, requires a permit for the removal of any “official” (documented) or “unofficial” (undocumented) street trees, including trees in the “Parkway strip” (the public area between the curbing and the sidewalk) as well as a tree removal permit for any on-site trees that are deemed protected trees pursuant to City of Sunnyvale Municipal Code Chapter 19.94. A protected tree is defined as having a trunk size of at least 38 inches in circumference, as measured 4.5 feet from the ground. Protected sized trees are required to be replaced per the City’s Tree Replacement Policy summarized in the table below:

Table 1: City of Sunnyvale Tree Replacement Standards

Trees to be Removed	Replacement Trees
12” – 18” diameter (36-56” circumference)	One 24” box tree or three 15-gallon trees.
18” – 24” diameter (56-75” circumference)	One 36” box tree or two 24” box trees
Over 24” diameter (greater than 75” circumference)	One 48” box tree or two 36” box trees or four 24” box trees

An Arborist Report dated June 2020 was prepared by Kielty Arborist Services for the project and evaluated 20 trees consisting of shamel ash (*Fraxinus uhdei*), raywood ash (*Fraxinus oxycarpa*), flowering pear (*Prunus calleryana*), red gum eucalyptus (*Eucalyptus camaldulensis*), silver dollar (*Eucalyptus polyanthemos*), and one California-native Modesto ash (*Fraxinus velutina*). There are fifteen (15) trees that are on-site which includes three (3) street trees and five (5) trees that are located on the neighboring property. The project proposes to removal all fifteen (15) trees on-site to accommodate the proposed hotel buildings and site improvements. Thirteen (13) out of the fifteen (15) trees are deemed protected. The applicant proposes to install forty-two (42) 24-inch box trees and nine (9) 36-inch box trees consisting of coral bark Japanese maple, red elder, beefwood, desert willow, chitalpa, California Hazelnut, white champaca, plane tree, shumardii oak and frontier elm trees. As proposed, the project complies with the tree replacement standards.

- c) **Special-Status Vegetation** - No California Department of Fish and Wildlife (CDFW) listed sensitive natural communities or riparian habitats are present within the project area. Therefore, the findings of the certified LUTE EIR regarding biological impacts remain valid and no further analysis is required.
- d) **Jurisdictional Waters and Wetlands** - No federally or state protected wetlands or waters are present in the project area. Therefore, the findings of the certified LUTE EIR regarding biological impacts remain valid and no further analysis is required.
- e) **Wildlife Movement** - No corridors for wildlife movement occur within the project area, and the site is completely enclosed in the developed area of the City. Therefore, the findings of the certified LUTE EIR regarding biological impacts remain valid and no further analysis is required.
- f) **Habitat Conservation Plan** - The study area is not located within any habitat Conservation Plan or Natural Community Conservation Plan. Therefore, no conflicts with state, regional, or local habitat conservation plans would be anticipated and the findings of the certified LUTE EIR regarding biological impacts remain valid and no further analysis is required.

Mitigation Measures

No significant biological resource impacts were identified in the LUTE EIR, and no mitigation measures were required.

Conclusion

With the application of uniformly applied development standards and policies, there are no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, and (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the findings of the certified LUTE EIR regarding biological resources remain valid and no further analysis is required.

CULTURAL RESOURCES

Would the project:	Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Draft EIR Setting pp. 3.10-1 to 3.10-11 Impact 3.10.1 and 3.10.3	No	No	No	No	N/A, impact remains less than significant
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Draft EIR Setting pp. 3.10-1 to 3.10-11 Impact 3.10.2	No	No	No	No	N/A, impact remains less than significant
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	Draft EIR Setting pp. 3.10-1 to 3.10-11 Impact 3.10.2	No	No	No	No	N/A, impact remains less than significant

Background

LUTE Draft EIR Impact 3.10.1 identified that the City includes numerous buildings that have historical value that are associated with its previous industrial and military related industries and subsequent actions under the LUTE have the potential to directly (i.e., demolition) or indirectly (i.e., adverse effects to historical setting from adjacent construction) impact historic buildings and structures that qualify as historic resources under CEQA. The Community Character chapter of the Sunnyvale General Plan includes various policies addressing this issue. Policy CC-5.1 states that the City will preserve existing landmarks and cultural resources and their environmental settings, Policy CC-5.3 seeks to identify and work to resolve conflicts between the preservation of historic resources and alternative land uses, and Policy CC-5.4 states that the City will seek out, catalog, and evaluate heritage resources that may be significant. The LUTE EIR concluded that the implementation of the LUTE would result significant and unavoidable impacts under project and cumulative conditions (Impact 3.10.3).

Discussion

- a) A Cultural Resource Assessment was prepared by Rincon Consultants, Inc in August 2020. The results of the cultural resources records search and field survey did not identify any prehistoric or historic cultural resources within the project site. The subject properties at 295 and 247 Commercial Street do not meet any of the criteria for listing in the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or for designation as a City of Sunnyvale Heritage Resource. Based on the results of this cultural resources assessment report, the two properties are not considered historical resources under CEQA and the demolition would not result in a significant impact. Therefore, the findings of the certified LUTE EIR regarding historical resources remain valid and no further analysis is required.

- b) Impact 3.10.2 of the LUTE Draft EIR noted that implementation of the LUTE could impact buried archaeological resources during construction activities. The LUTE Draft EIR concluded that implementation of Policy 10 Action 6 (now Policy LT-1.10f) identified below would ensure that impacts to archaeological resources and human remains (in combination with Health and Safety Code Section 7050.5[b]) are reduced to a less-than-significant level under project and cumulative conditions (Impact 3.10.3).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Santa Clara county have been found along the general margin of the bay and its associated wetland areas. The following standard conditions of approval are included to reduce the potential impact to less than significant level:

- If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall not alter the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations.
- Project personnel shall not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
- Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

The conditions will become valid when the Use Permit is approved and prior to building permit issuance. The project applicant or property owner shall be solely responsible for implementation and maintenance of these conditions of approval. The conditions of approval shall be incorporated into the construction plans.

The Project would have to comply with the General Plan Policy LT-1.10f that requires protection and mitigation of discovered resources. Therefore, there are no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The findings of the certified LUTE EIR regarding historical resources remain valid and no further analysis is required.

Mitigation Measures

No significant cultural resource impacts were identified in the LUTE EIR, and no mitigation measures were required

Conclusion

With the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the findings of the certified LUTE EIR regarding cultural resources remain valid and no further analysis is required.

V. ENERGY

Would the project:		Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a)	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Draft EIR Section 3.11, Impact 3.11.4.1	No	No	No	No	N/A, impact remains less than significant
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Draft EIR Section 3.11, Impact 3.11.4.1	No	No	No	No	N/A, impact remains less than significant

Background

Since completion of the LUTE EIR, the City of Sunnyvale as well as the cities of Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Saratoga, and unincorporated Santa Clara County became members of Silicon Valley Clean Energy (SVCE), which serves as the Community Choice Aggregation (CCA) for its member communities. SVCE works in partnership with Pacific Gas and Electric (PG&E) to deliver direct, renewable electricity to customers within its member jurisdictions. Consistent with State law, all electricity accounts within the city of Sunnyvale were automatically enrolled in SVCE; however, customers can choose to opt out or remain with PG&E. According to the Sunnyvale Climate Action Plan Biennial Progress Report released in 2018, 98 percent of residential and commercial accounts received carbon-free electricity from SVCE (City of Sunnyvale 2018). Electricity is supplied to the city using infrastructure built and maintained by PG&E.

In addition, the City Council adopted the Climate Action Playbook, including greenhouse gas reduction targets of 56 percent by 2030 and 80 percent by 2050. Implementation of the Climate Action Playbook would guide projects to achieve or exceed the state's 2030 and 2050 GHG emissions reduction targets. In addition, the Playbook Strategies and Plays complement the policy framework in the LUTE by promoting clean electricity, decarbonizing transportation and buildings, encouraging sustainable land use and resource management, enhancing community awareness, and assessing climate vulnerabilities for Sunnyvale. Specifically, Play 2.2 which supports electrification of existing buildings, and Play 2.3 which aims to achieve all-electric new construction can further reduce energy use from fossil fuels.

Although implementation of the LUTE would increase energy consumption within the City of Sunnyvale, the LUTE EIR determined the impact would be less than significant under project and cumulative conditions because subsequent development would be required to comply with Building Energy Efficiency Standards included in Title 24 of the California Code of Regulations and implement the energy efficiency requirements of the City's CAP 1.0. This would include obtaining carbon-free electricity from SVCE. Implementation of the LUTE would also result in an improvement in vehicle miles traveled (VMT) per capita as compared to citywide VMT under the previous General Plan.

The Project will comply with the California Mandatory Measures and minimum standards to comply with the City of Sunnyvale's Green Building Program. In addition, in order to obtain additional 10 feet from the maximum height allowed, the Project will have additional energy-efficiency measures that comply with the voluntary incentive program. The Project will be LEED Gold certified by USGBC with a minimum 75 LEED Points, which shall include review and approval of Design Phase by USGBC, and the Project will be all-electric building without any gas connection.

With the implementation of existing policies and additional energy-efficiency measures the Project proposes to implement, there are no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The findings of the certified LUTE EIR regarding energy efficiency remain valid and no further analysis is required.

Mitigation Measures

No mitigation measures were identified in for the certified LUTE EIR regarding energy, nor are any additional mitigation measures required the project.

Conclusion

There are no significant impacts that are peculiar to the project. As discussed above, the project would not have any potentially significant impacts or cumulative impacts that were not discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR remain valid and approval of the project would not require additional environmental review.

VI. GEOLOGY AND SOILS

Would the project:		Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:						
i)	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?	Draft EIR Setting pp. 3.7-1 to 3.7-13 Impact 3.7.1	No	No	No	No	N/A, impact remains less than significant
ii)	Strong seismic ground shaking?	Draft EIR Setting pp. 3.7-1 to 3.7-13 Impact 3.7.1	No	No	No	No	N/A, impact remains less than significant
iii)	Seismic-related ground failure, including liquefaction?	Draft EIR Setting pp. 3.7-1 to 3.7-13 Impact 3.7.1	No	No	No	No	N/A, impact remains less than significant
iv)	Landslides?	Draft EIR Setting pp. 3.7-1 to 3.7-13 Impact 3.7.1	No	No	No	No	N/A, impact remains less than significant
b)	Result in substantial soil erosion or the loss of topsoil?	Draft EIR Setting pp. 3.7-1 to 3.7-13 Impact 3.7.2	No	No	No	No	N/A, impact remains less than significant
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Draft EIR Setting pp. 3.7-1 to 3.7-13 Impact 3.7.3	No	No	No	No	N/A, impact remains less than significant
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994),	Draft EIR Setting pp. 3.7-1 to 3.7-13 Impact 3.7.3	No	No	No	No	N/A, impact remains less than significant

creating substantial direct or indirect risks to life or property?

e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	Scoped out in Draft EIR on page 3.7- 14	No	No	No	No	N/A, impact remains less than significant
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Draft EIR Setting pp. 3.7-1 to 3.7-13 Impact 3.7.4	No	No	No	No	N/A, impact remains less than significant

Discussion

- a. As addressed in Impact 3.7.1, Sunnyvale Municipal Code (SMC) has adopted the California Building Code (CBC) by reference in Chapter 16.16.020, with changes and modifications providing a higher standard of protection. All new development and redevelopment would be required to comply with the current adopted CBC, which includes design criteria for seismic loading and other geologic hazards. Compliance with the CBC requires that new developments incorporate design criteria for geologically induced loading that governs sizing of structural members and provides calculation methods to assist in the design process. While ground shaking could result in damage to structures, incorporation of CBC criteria that recognize this potential would lessen those impacts. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing, and includes specific measures such as anchoring structures to the foundation and structural frame design. The LUTE EIR concludes that impacts related to landslides would be less than significant under project and cumulative conditions.

The Project would be subject to CBC and SMC provisions for geologic stability. Based on the Geotechnical Investigation Report that was prepared by Cornerstone Earth Group, dated July 2020, the site is not located within an Earthquake fault zone and therefore, the fault rupture is low. The site is located approximately 2.5 miles inland from the San Francisco Bay shoreline and is approximately 53 to 55 feet above mean sea level. The site is located within Flood Zone X, an area with reduced flood risk due to levee and not located within a dam failure inundation area. As such, the potential for inundation due to tsunami or seiche is considered low. However, based on the geotechnical investigation, the project site is found to have with shallow groundwater, presence of moderately expansive soils and potential for static and seismic settlements. The study provides recommendations to address potential for significant static and seismic settlements, shallow ground water, presence of highly expansive soils, and soil corrosion potential. These recommendations are not uncommon in Sunnyvale. Through implementation of the Building Code, standard procedures for structural analysis and confirmation during the building permit process and incorporating design recommendations from the Geotechnical Investigation Report would have not result in (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR.

- b. Impact 3.7.2 identifies that implementation of the LUTE would allow new development, redevelopment, and infrastructure improvements. Grading and site preparation activities associated with such development could temporarily remove buildings and pavement, which could expose the underlying soils to wind and water erosion. Ground-disturbing activities would be required to comply with CBC Chapter 70 standards, which would ensure implementation of appropriate site-specific measures during grading activities to reduce and control soil erosion. Additionally, any development involving clearing, grading, or excavation that causes soil disturbance of one or more acres would be required to prepare and comply with a stormwater pollution prevention plan (SWPPP), which

provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule. The SWPPP would consider the full range of erosion control best management practices (BMPs), including any additional site-specific and seasonal conditions. As further discussed in LUTE Draft EIR Section 3.8, Hydrology and Water Quality, the State Water Resources Control Board has adopted a Construction General Permit (Order No. 20090009-DWQ, as amended by Order No. 2010-0014-DWQ and Order 2012-0006-DWQ) that provides additional standards and requirements to avoid soil erosion. In addition, the City's grading standards (Municipal Code Section 18.12.110) specify that when grading will create a nuisance or hazard to other properties, public way, or public facilities due to erosion from storm runoff or rainfall, grading cannot commence or continue without specific consent in writing from the Director of Public Works or the Director of Community Development. The grading standards also regulate gradients for cut-and-fill slopes. The LUTE EIR concluded that impacts from soil erosion and loss of topsoil would be less than significant under both project and cumulative conditions (Impact 3.7.5).

The Project is subject to the above standards and have provided a Preliminary Stormwater Management Plan prepared by Sandis Silicon Valley, as part of the project plans. Therefore, the findings of the certified LUTE EIR regarding loss of topsoil and erosion remain valid.

- c. Impact 3.7.3 identifies implementation of the Draft LUTE could allow development on a geologic unit or soil that is unstable, thus creating risks to life and property. However, continued adherence to the City's Municipal Code and compliance with the CBC would ensure that potential development is not adversely impacted by unstable soils. The City requires preparation of geotechnical reports for all development projects, which include soil sampling and laboratory testing to determine the soil's susceptibility to expansion and differential settlement and would provide recommendations for design and construction methods to reduce potential impacts, as necessary. The LUTE EIR concluded that impacts from geologic instability would be less than significant under both project and cumulative conditions (Impact 3.7.5).

In addition to the above, the CBC includes common engineering practices requiring special design and construction methods to reduce potential expansive soil and settlement-related impacts. Preparation of final geotechnical reports and continued compliance with CBC regulations would ensure the adequate design and construction of building foundations, and ground preparation to resist soil movement. Adherence to the City's Municipal Code and the CBC would reduce potential impacts associated with development on unstable soils to a less-than-significant level for the LUTE under project and cumulative conditions.

The Project is subject to the above standards and have included soil stability and erosion controls within project plans. Therefore, the findings of the certified LUTE EIR regarding geologic and soil stability remain valid.

- d. As described in the LUTE EIR, development in the City, as well as the Project, would utilize the existing City's wastewater conveyance and treatment. Septic systems would not be required and there would be no impact under project or cumulative conditions. Therefore, the findings of the certified LUTE EIR regarding waste disposal systems where sewers are not available remain valid and no further analysis is required.
- e. Impact 3.7.4 of the LUTE Draft EIR noted that while implementation of the LUTE could impact undiscovered paleontological resources during construction activities. The LUTE Draft EIR concluded that implementation of Policy 10 Action 6 (now Policy LT-1.10f) identified below would ensure that impacts to paleontological resources are reduced to a less-than-significant level under project and cumulative conditions (Impact 3.10.3).

LT-1.10f: Continue to condition projects to halt all ground-disturbing activities when unusual amounts of shell or bone, isolated artifacts, or other similar features are discovered. Retain an archaeologist to determine the

significance of the discovery. Mitigation of discovered significant cultural resources shall be consistent with Public Resources Code Section 21083.2 to ensure protection of the resource.

The project area does not include any known paleontological resources and the project would be required to comply with General Plan Policy LT-1.10f. Therefore, the findings of the certified LUTE EIR regarding paleontological and unique geologic features remain valid and no further analysis is required.

Mitigation Measures

No significant geologic impacts were identified in the LUTE EIR, and no mitigation measures were required.

Conclusion

With the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR regarding geology and soils remain valid and no additional analysis is required.

VII. GREENHOUSE GAS

Would the project:		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Draft EIR Setting pp. 3.13-1 to 3.13-9 Impact 3.13.1 Final EIR pp. 3.0-5 to 3.0-6	No	No	No	No	N/A, impact remains less than significant
b)	Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	Draft EIR Setting pp. 3.13-1 to 3.13-9 Impact 3.13.1 Final EIR pp. 3.0-5 to 3.0-6	No	No	No	No	N/A, impact remains less than significant

Background

The LUTE EIR identified GHG as cumulatively less than considerable impact.

City of Sunnyvale Climate Action Playbook

In August 2019, the City adopted the Climate Action Playbook that provides updated GHG emission reduction targets for 2030 and 2050 and identifies reduction measures to meet these targets.

There have been several new or updated GHG executive orders, plans, policies, or regulations issued since certification of the LUTE EIR, but none of these new items, which are part of the regulatory setting, constitute substantial information indicating that the project would have a significant impact not analyzed in the LUTE EIR. For references, updates to the regulatory setting are briefly summarized below:

- Executive Order B-55-18: Executive Order B-55-18, signed September 10, 2018, sets a goal “to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter.”
- Scoping Plan Update: Executive Order B-30-15 and SB 32 require California Air Resources Board (CARB) to prepare another update to the Scoping Plan to address the 2030 target for the state. On December 24, 2017, CARB approved the 2017 Climate Change Scoping Plan Update, which outlines potential regulations and programs, including strategies consistent with AB 197 requirements, to achieve the 2030 target.
- 2017 Update to the SB 375 Targets: Under SB 375, CARB is required to update the emission reduction targets for the metropolitan planning organizations (MPOs) every eight years. CARB adopted the updated targets and methodology in March 2018 and subsequent sustainable community strategies (SCSs) adopted after this date are subject to these new targets.

- Senate Bill 100: SB 100 raises California's RPS requirements to 60 percent by 2030, with interim targets, and 100 percent by 2045. The bill also establishes a state policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all state agencies by December 31, 2045. Under the bill, the state cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon free electricity target.
- Building Energy Efficiency Standards: Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the CEC) in June 1977 and most recently revised in 2016 (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 Building Energy Efficiency Standards, which were recently adopted on May 9, 2018, go into effect starting January 1, 2020.
- CALGreen Updates: CALGreen established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The recently adopted 2019 Standards will take effect on January 1, 2020. Each iteration of the CALGreen standards improves the energy efficiency and sustainability of new development from the prior iteration.

The changes to the regulatory environment will act to reduce the project's long-term GHG emissions by reducing emissions from energy and automobiles and therefore do not constitute substantial new information that would cause a more severe adverse impact on climate change than discussed in the LUTE EIR.

Discussion

- a. The City tracks the progress of the Climate Action Plan (CAP) through biennial progress reporting. According to the City's 2018 CAP Biennial Progress Report, communitywide GHG emissions in 2016 were approximately 12 percent less than 1990 levels and that an estimated 28 percent less than 1990 levels is achievable by 2020 (City of Sunnyvale 2018). According to the report, the City is ahead of schedule in meeting its GHG reduction goals.

Impact 3.13.1 of the LUTE EIR evaluated the projected GHG emissions associated with implementation of the LUTE (176,672 metric tons of carbon dioxide-equivalent per year [MTCO₂e/year] at buildout in 2035). The LUTE is intended to implement local land use and transportation planning efforts in a manner consistent with the CAP and MTC's Sustainable Communities Strategy (Plan Bay Area) and seeks to reduce the environmental impact (including GHG emissions) of land use development as described above.

Mitigation Measure 3.13.1 of the LUTE EIR required the City to update the CAP to reflect the LUTE growth projections, and with this mitigation measure the LUTE EIR concluded that the LUTE would make a less than cumulatively considerable contribution to the significant cumulative impact of global climate change. As noted above the City adopted the Climate Action Playbook that updates the CAP on GHG emission reduction efforts.

Although the project would generate temporary and long-term increase in GHG emission, the proposed project would be consistent with the 2017 Scoping Plan and emission reduction targets per SB 32. The project is also consistent with the City of Sunnyvale Climate Action Playbook.

- b. The Project would not hinder implementation of the Climate Action Playbook; and demonstrates consistency with the following strategies:

- Strategy 1: Promoting Clean Electricity: The proposed project would support the goals of Strategy 1 by using SCVE's carbon-free electricity and installing a rooftop solar photovoltaics (PV) system (Size of system to be determined).
- Strategy 2: Decarbonizing Buildings: This all-electric building development meets decarbonizing goals years before the City's target and will provide a case study for other decarbonized development projects and LEED certified buildings in the future.
- Strategy 3: Decarbonizing Transportation and Sustainable Land Use: The hotels' proximity to the ACE Grey line and the inclusion of loaner bikes for hotel guests promotes the use of active transportation and public transport, leading to a healthier lifestyle, improved local air quality, and reduced GHG emissions. Charging stations and a valet program for zero-emission vehicles promote the use of electric vehicles and further supports the push for increased zero-emission vehicles in the area.
- Strategy 4: Managing Resources Sustainably: To contribute to the City's Zero Waste goals for solid waste, the hotels will strive to decrease single-use products then recycle, re-use or compost the unavoidable waste. The kitchens of the hotels will compost their food scraps as part of the AB 1826 and SB 1383 requirements and to reduce CH₄ emissions from the landfill. The project will also strive to reduce waste through the use of responsibly sourced and re-purposed building materials. The overall design of this project promotes awareness of sustainable goods and services through every design step taken through the LEED certification process. This project is also taking numerous water-conservation measures such as low-flow facets, a green roof and on-site wastewater treatment to reduce the impact on California's water resources. The project will include an on-site greywater filtration system that will collect greywater from sinks and showers, filter the water, and reuse it for non-potable uses such as toilet flushing and irrigation. A full building filtration system such as those offered by Wahaso or Waterscan will be utilized. This system could reduce water use at the facility by as much as 40%. Additionally, the installation of a green roof and on-site trees in the landscaping will enhance natural carbon sequestration at the site, aligning with the City's Urban Forest Management Plan and benefiting stormwater infiltration capacity.
- Strategy 5: Empowering Our Community: The ambitious climate action steps taken through this project and the associated hurdles and opportunities will be compiled into a White Paper for the City's use in demonstrating the feasibility of all-electric and sustainable development. Sharing innovative building strategies and its successes supports the City's Playbook goals and strengthens the City's position as achieving climate action goals. As one of the first all-electric hotels in Sunnyvale, the realized savings through this project's efficiency measures can influence other developers to seek similar building efficiency standards, further contributions to the City's GHG reduction strategy. The project will also be LEED Gold certified and will include plaques and other information on the sustainability attributes of the project.
- Strategy 6: Adapting to a Changing Climate: The targets and "plays" outlined in Strategy 6 are not applicable to new development. However, the building will conform with all municipal resiliency planning efforts.

Mitigation Measures

Mitigation Measure 3.13.1 referenced in the LUTE EIR has been implemented by the City through the adoption of the Climate Action Playbook.

- Mitigation Measure 3.13.1. Upon adoption of the Draft LUTE, the City will update the Climate Action Plan to include the new growth projections of the Draft LUTE and make any necessary adjustments to the CAP to ensure year 2020 and 2035 greenhouse gas emission reduction targets are attained.

Conclusion

With the application of uniformly applied development standards and policies, the Project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR regarding climate change impacts remain valid and no additional analysis is required.

VIII. HAZARD AND HAZARDOUS MATERIALS

Would the project:	Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Draft EIR Setting pp. 3.3-1 to 3.3-9 Impact 3.3.1	No	No	No	No	N/A, impact remains less than significant
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Draft EIR Setting pp. 3.3-1 to 3.3-9 Impact 3.3.2	No	No	No	No	N/A, impact remains less than significant
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Draft EIR Setting pp. 3.3-1 to 3.3-9 Impact 3.3.1	No	No	No	No	N/A, impact remains less than significant
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Draft EIR Setting pp. 3.3-1 to 3.3-9 Impact 3.3.2	No	No	No	No	N/A, impact remains less than significant
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Draft EIR Setting pp. 3.3-1 to 3.3-9 Impact 3.3.4 and Final EIR pp 3.0-2 to 3.0-3	No	No	No	No	N/A, impact remains less than significant

Would the project:		Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Draft EIR Setting pp. 3.3- 1 to 3.3-9 Impact 3.3.5	No	No	No	No	N/A, impact remains less than significant
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Draft EIR page 3.3- 15 No Impact	No	No	No	No	N/A

Background

No substantial change in the environmental and regulatory settings related to hazards and hazardous materials, described in LUTE Draft EIR Section 3.3, Hazards and Human Health, has occurred since certification of the LUTE Draft EIR.

Discussion

- a. Impact 3.3.1 in the LUTE Draft EIR evaluated whether implementation of the LUTE would increase the routine transport, use, or disposal of hazardous materials. The analysis stated that although LUTE policies provide for additional nonresidential growth, hazardous materials use would not be expected to expand appreciably because the types of new businesses that would be expected would not involve extensive use of hazardous materials, as has occurred historically, but rather primarily green technology and office/R&D uses. The analysis also stated that the transport, storage, use, and storage of hazardous materials in land use activities associated with the LUTE would be required to comply with all applicable federal, state, and local regulations during construction and operation. Facilities that use hazardous materials are required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous materials releases. Compliance with federal, state, and local regulations and implementation of LUTE policies (Policy 78, Policy 95 Action 3, and Policy 101 Action 2) would ensure that the LUTE would have less- than-significant impacts related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and that the LUTE would make a less than cumulatively considerable contribution to significant cumulative impacts (Impact 3.3.6).

Operations of the hotel use at the site would not involve the routine use of large amounts of hazardous materials. The Project would be subject to the federal, state, and local regulations that regulate hazardous material use and safety measures as discussed in the LUTE Draft EIR. Therefore, the findings of the certified LUTE EIR related to hazardous material handling remain valid and no further analysis is required.

- b. Impact 3.3.2 in the LUTE Draft EIR evaluated whether implementation of LUTE policies and actions would provide for land uses that would involve the transportation, storage, use, and disposal of hazardous materials. These activities could result in the release of hazardous materials into the environment and exposure of the public to hazardous materials as a result of inadvertent releases or accidents. The analysis states that the transport, storage, and use of hazardous materials by developers, contractors, business owners, and others must occur in compliance with local, state, and federal regulations. Facilities that store or use hazardous materials are required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous material releases. Special regulations apply to operations that may result in hazardous emissions or use large quantities of regulated materials to ensure accidental release scenarios are considered and measures included in project design and operation to reduce the risk of accidents. In addition, transportation of hazardous materials into and within the City of Sunnyvale is regulated to reduce the potential for transportation accidents involving hazardous materials. The LUTE EIR concludes that such impacts would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 3.3.6).

Operations of the hotel use at the site would not involve the routine use of large amounts of hazardous materials. The construction and implementation of associated conditions of approval related to removal of soil and or ground water contaminants will be conducted in accordance with local, state, and federal regulations for hazardous materials and not anticipated to have any significant impact to the public and or the environment. Therefore, the findings of the certified LUTE EIR regarding impacts from the routine transport, use, or disposal of hazardous materials remain valid and no further analysis is required.

Impact 3.3.2 also identified that implementation of the LUTE could expose the public to hazardous materials if new development or redevelopment were to be located on a site where historical uses have resulted in hazardous materials contamination of soil or groundwater due to discharges that may not have been regulated prior to the enactment of stringent regulations in place today, or through illegal waste disposal activities. In addition, buildings and/or sites could contain electrical transformers containing PCBs and persistent residual chemicals, including pesticides, herbicides, and fertilizers. In addition, redevelopment activities associated with the LUTE could result in exposure to hazardous materials by disturbing and thus releasing asbestos and/or lead during demolition and remodeling activities. The LUTE concluded that with implementation of the regulatory mechanisms in place that address hazardous materials contamination (including remediation, site controls to reduce exposure, and regulatory oversight by agencies such as Santa Clara County, the DTSC, or the San Francisco Bay Regional Water Quality Control Board), and conformance with existing General Plan policies, impacts would be less than significant. Prior to approving any project at a site that is known to have contamination from historic uses or at a site where the potential exists based on historic or current uses but has not yet been evaluated, the City must ensure the project is consistent with General Plan Safety and Noise Chapter Policy SN-1.1. This policy directs that land use decisions be based on an awareness of the hazards and potential hazards for the specific parcel of land. In addition, under Policy SN-1.5, the City intends to promote a living and working environment safe from exposure to hazardous materials. The LUTE EIR concludes that the potential for impacts from hazards released through redevelopment of contaminated sites would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 3.3.6).

In compliance with City requirements, a Phase I and II Environmental Site Assessments (ESAs) was prepared for the project site by Rincon Consultants, Inc in February, and July 2020 to identify any recognized or potential recognized environmental conditions with hazardous materials and to further evaluate:

- Potential impacts associated with residual on-site hydrocarbons because of the former on-site release case, as well as potential impacts associated with the former agricultural land use and existing industrial/auto facilities

- Vapor intrusion associated with the Mohawk Labs regional solvent plume located beneath the subject property.
- Impacts to the subject property associated with the on-site salvage yard.

Based on the findings of this Phase II ESA, various concentrations of metals were detected in each of the soil samples analyzed with some screening level exceedances in the shallow soil samples collected from 1.0-1.5 feet borings. However, based on the laboratory data for the samples collected from 2.5-3.0 feet borings, the impacts are vertically delineated and no further health risk evaluation of metals in soil was recommended. However, based on an elevated concentration of lead detected in the shallow soil boring, the excavated soil for the subterranean parking garage will need to be stockpiled separately and require Soluble Threshold Limit Concentration (STLC) and Toxicity Characteristic Leaching Procedure (TCLP) analyses for waste classification/disposal purposes.

Considering the documented soil vapor impacts beneath the subject property, the design includes an underground parking structure that spans the subject property, the VOC impacts would be mitigated by proper ventilation of the proposed subterranean parking structure as well as the installation of a vapor barrier. However, there also is a possibility that the subject property has had a release of VOCs and those VOCs were detected in the soil vapor samples collected as part of this assessment. As a standard requirement, the Permittee will be required to obtain regulatory oversight by the Regional Water Quality Control Board to ensure the sites are adequately assessed and the risks will be appropriately managed.

Prior to start of construction, a Soil Management Plan (SMP) should be prepared. The purpose of the SMP is to mitigate the potential for health risks that may result from the excavation and removal of contaminated soil by designing procedures and protocols that will be followed during soil handling activities.

Lastly, although groundwater was not encountered during this assessment, groundwater is likely to be encountered at depths ranging from 6 to 12 feet borings. If the subterranean parking garage excavation is planned to extend down to 13 feet below existing grade, then construction dewatering should be expected. Prior to dewatering, groundwater samples should be collected to address discharge requirements.

The Sunnyvale Municipal Code also includes requirements for the management of hazardous materials. Therefore, the findings of the certified LUTE EIR related to hazardous material handling remain valid and no further analysis is required. Demolition and construction activities are required to comply with all local, state and federal regulations and incorporate and implement standard requirements and conditions of approval that include:

1. Obtain regulatory oversight by the Regional Water Quality Control Board to ensure the sites are adequately assessed and the risks will be appropriately managed.
2. Prepare and implement Soil Management Plan (SMP) to minimize potential health risks that may result from the excavation and removal of contaminated soil by designing procedures and protocols that will be followed during soil handling activities.
3. Prior to dewatering, groundwater samples should be collected to address discharge requirements.
4. Follow BAAQMD and California Department of Occupational Safety and Health (Cal/OSHA) regulations regarding abatement of asbestos-containing materials and lead-based paint.

With the above mitigation activities and regulatory oversight, the findings of the certified LUTE EIR regarding impacts from hazardous materials remain valid and no further analysis is required.

- c. Impact 3.3.3 in the LUTE Draft EIR analyzes the potential for implementation of the LUTE to locating schools in the vicinity of land uses involving the use, transport, disposal, or release of hazardous materials. The LUTE EIR concludes

that such impacts would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 3.3.6).

The closest school from the Project site is Kings Academy and it is approximately 0.3 miles north of the Project site. The Project will result hotel use at the site and would not handle large quantities of hazardous materials. Therefore, the findings of the certified LUTE EIR regarding impacts from hazardous materials near schools remain valid and no further analysis is required.

d. See discussion under item b. above.

e. Impact 3.3.4 in the LUTE Draft EIR evaluated the potential for hazards associated with exposing additional workers and visitors to aircraft-related safety hazards by locating additional development within the approach path of the Moffett Federal Airfield. The analysis noted that the Moffett Federal Airfield Comprehensive Land Use Plan (CLUP) includes land use policies and height restrictions for construction and new structures near the airfield. The LUTE also contains several policies and actions that would assist in reducing airport hazards (Policy 8 and associated Actions 1, 4, and 5). In the LUTE Draft EIR, this impact was determined to be less than significant because compliance with FAA regulations and ALUC requirements, including CLUP restrictions, as well as implementation of LUTE policies and actions would reduce airport safety hazards. The LUTE EIR concludes that the LUTE's contribution to aircraft-related safety hazards would be less than cumulatively considerable under cumulative conditions (Impact 3.3.6).

The Project site is located approximately 2.7 miles east of Moffett Federal Airfield and is outside CLUP boundaries. Therefore, the findings of the certified LUTE EIR related to airport safety hazards remain valid and no further analysis is required.

f. Impact 3.3.5 in the LUTE Draft EIR evaluated the potential for implementation of the LUTE to interfere with the City of Sunnyvale Emergency Plan. The analysis stated that the proposed roadway system in the LUTE would improve city roadway conditions from existing conditions, allowing better emergency vehicle access to residences as well as evacuation routes for area residents. Thus, impacts from implementation of the LUTE would result in a less-than-significant impact under project conditions and would make a less than cumulatively considerable contribution under cumulative conditions related to interference with an adopted emergency response plan or emergency evacuation plan.

The Project redevelops the site but does not modify the roadway network in the City in a manner that would obstruct emergency access. Therefore, the findings of the certified LUTE EIR related to impacts from interference with emergency plans remain valid and no further analysis is required.

g. As identified on page 3.3-15 in the LUTE Draft EIR, the LUTE was determined to have no impact under Project or cumulative conditions related to this threshold. No changes to the location of the project have occurred and no changes to the risks from wildfires has occurred since approval of the LUTE. Therefore, the findings of the certified LUTE EIR related to impacts from wildland fires remain valid and no further analysis is required.

Mitigation Measures

No significant hazard impacts were identified in the LUTE EIR, and no mitigation measures were required.

Conclusion

With the application of the recommended measures including in the Conditions of Approval for the Special Development Permit, and the uniformly applied development standards and policies, the project would have no (1) peculiar impacts,

(2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR related to impacts from hazards and hazardous materials remain valid and the Project would require additional CEQA analysis.

IX. HYDROLOGY AND WATER QUALITY

Would the project:		Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Draft EIR Setting pp. 3.8-1 to 3.8-15 Impacts 3.8.1 and 3.8.4	No	No	No	No	N/A, impact remains less than significant
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Draft EIR Section 3.11, Impact 3.11.1.1 and 3.11.1.2	No	No	No	No	N/A, impact remains less than significant
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			No	No	No	N/A, impact remains less than significant
i)	Result in a substantial erosion or siltation on- or off-site;	Draft EIR Setting pp. 3.8-1 to 3.8-15 Impacts 3.8.1 and 3.8.4	No	No	No	No	N/A, impact remains less than significant
ii)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Draft EIR Setting pp. 3.8-1 to 3.8-15 Impact 3.8.2 and 3.8.5	No	No	No	No	N/A, impact remains less than significant

Would the project:		Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
iii)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	Draft EIR Setting pp. 3.8-1 to 3.8-15 Impact 3.8.1 and 3.8.4	No	No	No	No	N/A, impact remains less than significant
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Draft EIR Setting pp. 3.8-1 to 3.8-15 Impact 3.8.3	No	No	No	No	N/A, impact remains less than significant
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Draft EIR Section 3.1 and 3.8, Impacts 3.1.2, 3.8.1 and 3.8.4	No	No	No	No	N/A, impact remains less than significant

Background

No substantial change in the environmental and regulatory settings related to hydrology and water quality, described in LUTE Draft EIR Section 3.8, Hydrology and Water Quality, has occurred since certification of the LUTE EIR.

Discussion

- a. As addressed in LUTE EIR Impact 3.8.1, construction activities associated with development of projects allowed under the LUTE would include grading, demolition, and vegetation removal which would disturb and expose soils to water erosion, potentially increasing the amount of silt and debris entering downstream waterways. In addition, refueling and parking of construction equipment and other vehicles onsite during construction could result in oil, grease, or related pollutant leaks and spills that may discharge into storm drains. Individual development projects would be required to comply with Chapter 12.60 Stormwater Management of the Sunnyvale Municipal Code, as well as implement best management practices (BMPs) for the prevention of erosion and the control of loose soil and sediment, to ensure that construction does not result in the movement of unwanted material into waters within or outside the project area. The Stormwater Management chapter provides regulations and gives legal effect to certain requirements of the NPDES permit issued to Sunnyvale regarding municipal stormwater and urban runoff requirements. During construction of projects in the city, the dischargers, through individual coverage under the State's General Construction NPDES permit must develop and implement a SWPPP and perform monitoring of discharges to stormwater systems to ensure compliance with State regulations and General Plan Policy EM-8.5. Construction impacts would be less than significant under project and cumulative conditions (Impact 3.8.4).

The LUTE EIR indicates that urban runoff pollutants such as heavy metals, oil, and grease, sediment, and other chemicals would continue to be generated, but because the changes in land use are primarily related to increased intensity of development and not new land uses, the types and amounts of pollutants in stormwater runoff would not vary considerably from existing conditions. All private development projects would be required to include appropriate features to meet applicable regional Municipal Regional Stormwater Permit (MRP) Provision C.3 requirements and implement low impact design (LID). Common LID strategies that would be appropriate for the project area would include treatment methods such as bio-retention basins and flow-through planters, green roofs, media filtration devices, and pervious surfaces. These features would be included within individual sites on a project-by-project basis. Compliance with existing requirements of Chapter 12.60 of the Municipal Code, the City's Municipal Code Chapter 12.60, the City of Sunnyvale Urban Runoff Management Plan, and MRP Provision C.3 requirements, along with implementation of General Plan policies EM-8.6, EM- 10.1, and EM-10.3, would reduce surface water quality impacts associated with occupancy of projects in the LUTE to a less than significant level under project and cumulative conditions (Impact 3.8.4).

The Project is subject to the water quality control requirements identified above. Project design plans include water quality control features for the site. Therefore, the findings of the certified LUTE EIR related to impacts from conflicts with water quality standards and waste discharge requirements remain valid and no further analysis is required.

- b. The LUTE EIR indicates that implementation of projects allowed by the LUTE would have little or no effect on groundwater recharge because the City is largely built out and would not reduce the amount of permeable surfaces. The City has historically relied on groundwater to meet between 4 and 11 percent of its total demand (approximately 1,000–2,700 acre-feet per year [AFY]). Currently, the City projects producing approximately 1,000 AFY from the groundwater basin through 2035 (LUTE Draft EIR page 3.11-5).

Groundwater production is not expected to increase beyond 1,000 acre-feet per year except in multiple dry year conditions and is actively managed by the Santa Clara Valley Water District to avoid groundwater overdraft through its conjunctive use efforts. The LUTE EIR concludes that impacts related to groundwater would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 3.11.1.3). No mitigation was required.

The project would not substantially change development patterns and the areas of impermeable surfaces from that approved in the LUTE. A new stormwater management plan will be implemented to maximize runoff from impervious surfaces to landscaping, bio-retention areas, and permeable pavement areas which do not exist with the existing light industrial and office building. Therefore, the findings of the certified LUTE EIR related to groundwater impacts remain valid and no further analysis is required.

- c. i) See discussion under a. above.
- ii) As identified in LUTE EIR Impact 3.8.2, there are some locations in the City that are within FEMA-designated 100-year flood hazard Zone AO or could be inundated from levee failure. The Prevention of Flood Damage Chapter (Chapter 16.62) of Sunnyvale's Buildings and Construction Ordinance provides standards for construction in 100-year flood hazard areas. The standards for construction generally require that the lowest floor of any structure be elevated to or above the base flood elevation, anchoring, and the use of flood damage-resistant materials and methods. Individual development projects are required under Section 12.60.160 of the City's Municipal Code to demonstrate that each individual development project would not increase runoff over pre-project rates and durations. In addition, General Plan policy EM-9.1 requires that the City maintain and operate the storm drain system so that stormwater is drained from 95 percent of the streets within one hour after a storm stops.

For flood-prone locations, policy EM-10.2 requires incorporation of appropriate controls to detain excess stormwater. Compliance with the existing regulations contained in the City's Municipal Code would reduce potential impacts associated with flooding and stormwater drainage to a level that is less than significant for the LUTE under project and cumulative conditions (Impact 3.8.5).

The project site is located within FEMA's flood hazard Zone X, which is an area with reduced flood risk due to levee. The Project is required to comply with Sunnyvale Municipal Code (SMC) Section 12.60.160 and Chapter 16.62, in addition to complying with other requirements and building standards and General Plan policies mentioned above. Therefore, the findings of the certified LUTE EIR related to flooding impacts remain valid and no further analysis is required.

iii) See discussion under a), b) and c. ii) above.

- d. As described in LUTE Draft EIR Impact 3.8.3, seiches and tsunamis would not be expected to affect areas developed as part of the LUTE. It is probable that an earthquake similar to the 1906 earthquake would be the largest to occur in the Bay Area; consequently, seiches with an increase in water elevation of more than 4 inches would be considered unlikely. Tsunamis would only be expected to affect low-lying marsh areas and bayward portions of sloughs. Mudflow (a type of landslide) would not be a hazard in Sunnyvale because of the city's generally flat terrain and distance from hilly or mountainous areas. The LUTE EIR concludes that impacts related to inundation by seiche, tsunami, or mudflow would be less than significant under project conditions. The LUTE would not exacerbate the likelihood for inundation by seiche, tsunami, or mudflow.

The site is approximately 2½ miles inland from the San Francisco Bay shoreline and is approximately 53 to 55 feet above mean sea level. Therefore, the findings of the certified LUTE EIR related to impacts from inundation by seiche, tsunami, and mudflow remain valid and no further analysis is required. For flood hazard concerns, see discussion under c. ii) above.

- e. As discussed in LUTE EIR Impact 3.8.1, all private development projects would be required to include appropriate features to meet applicable regional Municipal Regional Stormwater Permit (MRP) Provision C.3 requirements and implement low impact design (LID). Common LID strategies that would be appropriate for the project area would include treatment methods such as bio-retention basins and flow-through planters, green roofs, media filtration devices, and pervious surfaces. These features would be included within individual sites on a project-by-project basis. Compliance with existing requirements of Chapter 12.60 of the Municipal Code, the City's Municipal Code Chapter 12.60, the City of Sunnyvale Urban Runoff Management Plan, and MRP Provision C.3 requirements, along with implementation of General Plan policies EM-8.6, EM-10.1, and EM-10.3, would reduce surface water quality impacts associated with occupancy of projects in the LUTE to a less than significant level under project and cumulative conditions (Impact 3.8.4). With respect to groundwater, the LUTE EIR determined that implementation of subsequent projects by the LUTE would have little or no effect on groundwater recharge because the City is largely built out and would not reduce the amount of permeable surfaces. Therefore, the LUTE would not conflict with a sustainable groundwater management plan.

The Project would implement LID measures, including installation of bio-retention area, green roof on top of the hotel buildings, and pervious surfaces. The Project would comply with the existing requirements of SMC Chapter 16.20, Chapter 12.60, and the City's Urban Runoff Management Plan as well as MRP Provision C.3 requirements along with implementation of various General Plan policies. Therefore, the findings of the certified LUTE EIR related to impacts associated with applicable water quality control plan or sustainable groundwater management plan remain valid and no further analysis is required.

Mitigation Measures

No significant hydrology impacts were identified in the LUTE EIR, and no mitigation measures were required.

Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, with the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there are no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The conclusions of the LUTE EIR regarding impacts to hydrology and water quality remain valid and the project does not require additional analysis under CEQA.

X. LAND USE AND PLANNING

Would the project:		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Physically divide an established community?	Draft EIR Setting pp. 3.1- 1 to 3.1-10 Impact 3.1.1 and 3.1.5	No	No	No	No	N/A, impact remains less than significant
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact?	Draft EIR Setting pp. 3.1- 1 to 3.1- 10 Impact 3.1.2, 3.1.3, and 3.1.5	No	No	No	No	N/A, impact remains less than significant

Background

No substantial change in the environmental and regulatory settings related to land use and planning, described in LUTE EIR Section 3.1, Land Use, has occurred since certification of the LUTE EIR.

Discussion

- a. Impact 3.1.1 of the LUTE Draft EIR, identifies that the LUTE does not include large-scale infrastructure projects such as new freeways or high-volume roadways that would divide an established community. Likewise, critical transportation infrastructure linking one neighborhood to another would not be removed as part of the LUTE. Implementation of the policy provisions of the LUTE would ensure integration and compatibility of new development with existing land use conditions. This impact was determined to be less than significant under project and cumulative conditions (Impact 3.1.5).

No changes in development at the site has occurred since approval of the LUTE. The project will develop the site as per General Plan and zoning densities and would not alter local land use patterns or obstruct movement through the area. Therefore, the findings of the certified LUTE EIR pertaining to physical divisions of established communities remain valid and no further analysis is required.

- b. The Project is consistent with the LUTE and City regulations, including most of the development regulations for the M-S – Industrial and Service zoning district. Therefore, the findings of the certified LUTE EIR regarding consistency with applicable land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating environmental effects remain valid and no further analysis is required.

Mitigation Measures

No mitigation measures were needed for the LUTE regarding land use. No additional mitigation measures are required for project for this topic.

Conclusion

No new circumstances or project changes have occurred nor has any new information been identified requiring new analysis or verification. Therefore, with the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The conclusions of the LUTE EIR regarding land use and planning remain valid and no additional CEQA review is required for approval of the project.

XI. MINERAL RESOURCES

a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Draft EIR p. 3.7-14. Scoped out of impact analysis.	No	No	No	No	N/A
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	Draft EIR p. 3.7-14. Scoped out of impact analysis.	No	No	No	No	N/A

Discussion

- a. LUTE Draft EIR page 3.7-14 identifies that there are no active mines and no known areas with mineral resource deposits or resources of statewide importance in the city. Therefore, no impact to availability of a known mineral resource would result. Therefore, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The findings of the certified LUTE EIR pertaining to mineral resources remain valid and no further analysis is required.
- b. See discussion in g. above.

Mitigation Measures

No significant geologic impacts were identified in the LUTE EIR, and no mitigation measures were required.

Conclusion

With the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR regarding mineral resources remain valid and no additional analysis is required.

XII. NOISE

Would the project:		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Draft EIR Setting pp. 3.6-1 to 3.6-27 Impact 3.6.1	No	No	No	No	N/A, impact remains less than significant
b)	Generation of excessive groundborne vibration or groundborne noise levels?	Draft EIR Setting pp. 3.6-1 to 3.6-27 Impact 3.6.3	No	No	No	No	N/A, impact remains less than significant
c)	For a project located within the vicinity of a private airstrip 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 expose people residing or working in the project area to excessive noise levels?	EIR page 3.6-28, Scoped out of impact analysis	No	No	No	No	N/A

Background

No substantial change in the environmental and regulatory settings related to noise and vibration, described in LUTE EIR Section 3.6, Noise, has occurred since certification of the EIR. No new substantial noise sources have been introduced near the project since the LUTE EIR was prepared.

A Noise and Vibration Study for the project was prepared by Rincon Consultants, Inc. in August 2020. The study provides site-specific analysis of existing noise conditions and the extent of project noise impacts. The study concludes:

The anticipated construction noise would generate noise levels of up to 83 dBA Leq (8-hour), which would not exceed the FTA construction noise thresholds at nearby commercial and industrial properties of 85 dBA Leq (8-hour) and 90 dBA Leq (8-hour), respectively. In addition, construction would be limited to hours allowed by the City's Municipal Code. Impacts would be less than significant. The project would generate temporary noise during construction. The following LUTE standard conditions would apply to the project if approved.

- New development and public projects shall employ site-specific noise attenuation measures during construction to reduce the generation of construction noise and vibration. These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the City. Measures specified in the Noise Control Plan and implemented during construction shall include, at a minimum, the following noise control strategies:
 - Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds;
 - Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools; and
 - Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.
 - Noise and vibration reducing pile-driving techniques shall be employed during construction and will be monitored to ensure no damage to nearby structures occurs (i.e., vibrations above peak particle velocity (PPVs) of 0.25 inches per second at nearby structures). These techniques shall include:
 - Installing intake and exhaust mufflers on pile-driving equipment;
 - Vibrating piles into place when feasible, and installing shrouds around the pile-driving hammer where feasible;
 - Implementing “quiet” pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
 - Use cushion blocks to dampen impact noise, if feasible based on soil conditions. Cushion blocks are blocks of material that are used with impact hammer pile drivers. They consist of blocks of material placed atop a piling during installation to minimize noise generated when driving the pile. Materials typically used for cushion blocks include wood, nylon and micarta (a composite material); and
 - At least 48 hours prior to pile-driving activities, notifying building owners and occupants within 600 feet of the project area of the dates, hours, and expected duration of such activities.

The anticipated construction noise level would generate 83 dBA L_{eq} which is below the FTA construction noise threshold of 85 dBA L_{eq} (8-hour) at commercial land uses or 90 dBA L_{eq} (8-hour) for industrial land uses.

The project would introduce sources of operational noise to the site, including mechanical equipment (HVAC units). Operational noise levels would reach up to 35 dBA L_{eq} , which would be well below City Municipal Code standard of 75 dBA L_{eq} . Therefore, operational noise from the project would not exceed limits at off-site receivers.

The vehicle trips associated with the project would increase noise levels by up to 0.5 dBA, which would not increase noise levels beyond the 3 dBA threshold and impacts would be less than significant.

Operation of the project would not include any substantial vibration sources. Groundborne vibration from construction activities, such as the use of a dozer, would not exceed the applicable vibration thresholds. Therefore, vibration impacts would be less than significant.

The project is not located within the noise contours for Moffett Federal Airfield and the Norman Y. Mineta San Jose International Airport. Therefore, no substantial noise exposure would occur to construction workers or users of the project site from aircraft noise, and no impacts would occur. Traffic noise levels at exterior areas of the project would not exceed the City's 60 CNEL normally acceptable exterior noise standard and 45 CNEL interior noise standards for hotels and therefore would not conflict with the City General Plan.

Therefore, the findings of the certified LUTE EIR pertaining to noise and vibration remain valid and no further analysis is required.

Discussion

- a. Impact 3.6.1 of the LUTE EIR identified less significant impacts related to subsequent development generating noise levels that exceed City noise standards.

The Project's land use and development intensity is consistent with the LUTE and was programmatically factored in the traffic noise analysis. The Project operation level would not increase the existing noise levels and would not exceed City noise standards set forth in the City's Municipal Code. Therefore, the findings of the certified LUTE EIR pertaining to exposure of persons to noise in excess of applicable standards remain valid and no further analysis is required.

- f. Impact 3.6.3 of the LUTE EIR evaluated the potential for construction activities to generate excess groundborne vibration and identified that damage to older buildings can occur at 0.25 inches per second of peak particle velocity (PPV) and at 0.5 for conventional buildings. This impact was identified as potentially significant. Mitigation Measure 3.6.3 requires noise and vibration reducing pile-driving techniques shall be employed during construction and will be monitored to ensure no damage to nearby structures occurs (i.e., vibrations above PPVs of 0.25 inch per second at nearby structures). The LUTE Draft EIR identified that implementation of this mitigation measure would reduce the construction vibration impact to a less-than- significant level.

The use of the site as a 274-room hotel development would not generate appreciable vibration levels. The project would implement the standard set forth in Mitigation Measure 3.6.3 for vibration and noise during construction. Therefore, the findings of the certified LUTE EIR pertaining to groundborne vibration and noise remain valid and no further analysis is required.

- g. LUTE Draft EIR page 3.6-28 identified that there are no private airfields are located near the city and thus there would be no impact. No new private airstrips have been developed in the project area since certification of the LUTE EIR. Therefore, there are no new circumstances or new information requiring new analysis or verification. Therefore, the conclusions of the LUTE EIR remain valid and no further analysis is required.

Mitigation Measures

The following mitigation measures were identified in the LUTE EIR and would continue to remain applicable if the project were approved.

Mitigation Measure MM 3.6.3. The following will be included as a policy or implementation measure to the Safety and Noise Chapter of the General Plan:

- New development and public projects shall employ site-specific noise attenuation measures during construction to reduce the generation of construction noise and vibration. These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the City. Measures specified in the Noise Control Plan and implemented during construction shall include, at a minimum, the following noise control strategies:
- Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds;

- Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools; and
- Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.
- Noise and vibration reducing pile-driving techniques shall be employed during construction and will be monitored to ensure no damage to nearby structures occurs (i.e., vibrations above peak particle velocity (PPVs) of 0.25 inches per second at nearby structures). These techniques shall include:
 - Installing intake and exhaust mufflers on pile-driving equipment;
 - Vibrating piles into place when feasible, and installing shrouds around the pile-driving hammer where feasible;
 - Implementing “quiet” pile-driving technology (such as pre-drilling of piles and the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
 - Use cushion blocks to dampen impact noise, if feasible based on soil conditions. Cushion blocks are blocks of material that are used with impact hammer pile drivers. They consist of blocks of material placed atop a piling during installation to minimize noise generated when driving the pile. Materials typically used for cushion blocks include wood, nylon and micarta (a composite material); and
 - At least 48 hours prior to pile-driving activities, notifying building owners and occupants within 600 feet of the project area of the dates, hours, and expected duration of such activities.

Conclusion

No new circumstances or project changes have occurred nor has any substantially important new information been found requiring new analysis or verification. Therefore, with the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The conclusions of the LUTE EIR regarding noise and vibration remain valid and no further analysis is required.

XIII. POPULATION AND HOUSING

Would the project:	Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a) Induce substantial unplanned 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)?	Draft EIR Setting pp. 3.2-1 to 3.2-3 Impact 3.2.1 and 3.2.3	No	No	No	No	N/A, impact remains less than significant
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Draft EIR Setting pp. 3.2-1 to 3.2-3 Impact 3.2.2 and 3.2.4	No	No	No	No	N/A, impact remains less than significant

Background

No substantial change in the regulatory settings related to population and housing, described in LUTE EIR Section 3.2, Population, Housing, and Employment, has occurred since certification of the LUTE EIR.

Discussion

- a. Impact 3.2.1 in the LUTE Draft EIR evaluated whether new development in Sunnyvale under the LUTE would induce new growth. The analysis noted that the number of additional jobs that would be generated by the LUTE would be within the overall employment growth projections identified by the Association of Bay Area Governments (ABAG). The LUTE does not propose any new housing and would not directly induce population growth in the area under project or cumulative conditions (Impact 3.2.3).

As described in the project description, the project is consistent with the LUTE and would not result in a significant increase in employment or population growth expected under the LUTE. The Project will an auto service facility and tow yard and will be redeveloped two hotels resulting in 274-rooms, which would generate approximately 44 employees according to the Applicant. The hotel use is a transient use and does not increase population. The existing auto service facility and tow yard facilities are also not a population-generating use; therefore, no net loss of population or increase in population would occur with the Project. Therefore, the Project will not increase in the population considered by LUTE EIR.

- b. LUTE Draft EIR Impact 3.2.3 identifies that the intent of the LUTE is to accommodate anticipated growth through a compact urban form that seeks to make efficient use of existing infrastructure and public services, thus minimizing the need for new or significantly expanded infrastructure that could be the impetus for the removal of housing units and/or businesses. Because most of Sunnyvale has been developed with urban uses, the LUTE focuses on redeveloping existing properties. It is not expected that residential uses would convert to nonresidential uses. The

LUTE EIR concludes that impacts related to displacement of people are less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 3.2.4).

The project does not remove any residential population as the existing use is non-residential. The employment population that will be removed from the existing use not considered substantial, and the Project would replace with more employment with two hotels. Therefore, the findings of the certified LUTE EIR pertaining to displacement remain valid and no further analysis is required.

Mitigation Measures

No mitigation measures were needed for the certified LUTE EIR regarding population and housing. No additional mitigation measures are required for the project for this issue.

Conclusion

No new circumstances or project changes have occurred nor has any new information been found requiring new analysis or verification. Therefore, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The conclusions of the LUTE EIR pertaining to population and housing remain valid and no further analysis is required.

XIV. PUBLIC SERVICES

		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:							
i)	Fire protection?	Draft EIR Setting pp. 4.0- 1 – 4.0-3 Impacts 4.1.1 and 4.1.2	No	No	No	No	N/A, impact remains less than significant
ii)	Police protection?	Draft EIR Setting pp. 4.0- 6 Impact 4.2.1 and 4.2.2	No	No	No	No	N/A, impact remains less than significant
iii)	Schools?	Draft EIR Setting pp. 4.0- 9 – 4.0- 10 Impact 4.3.1 and 4.3.2	No	No	No	No	N/A, impact remains less than significant
iv)	Parks?	Draft EIR Setting pp. 4.0- 15 Impact 4.4.1 and 4.4.2	No	No	No	No	N/A, impact remains less than significant
v)	Other public facilities?	Draft EIR Setting pp. 4.0- 15 Impact 4.4.1 and 4.4.2	No	No	No	No	N/A, impact remains less than significant

Background

No substantial change in the regulatory settings related to public services, described in LUTE EIR Chapter 4, Public Services, has occurred since certification of the LUTE EIR.

Discussion

a. LUTE Draft EIR evaluated the following public services:

i. Fire Protection

Impact 4.1.1 in the LUTE Draft EIR evaluated whether implementation of the LUTE would increase the demand for fire protection and emergency medical services. The analysis noted that it is anticipated that population and employment growth resulting from implementation of the LUTE would increase the demand for fire protection services. The LUTE includes Policy 104 that provides general direction regarding how public services should be provided and the Sunnyvale General Plan contains fire protection policies that address maintaining timely

response to emergencies and ensuring adequate equipment and facilities are maintained (Policies SN-3.1 and SN-5.1). Additionally, Impact 4.1.2 notes that development under the LUTE would be subject to developer fees, which would provide sufficient resources to serve the projected needs of the Sunnyvale Department of Public Safety Bureau of Fire Services (Fire Bureau) under cumulative conditions. Implementation of the LUTE would result in a less-than-significant impact under project conditions and be less than cumulatively considerable impact under cumulative conditions (Impact 4.1.2).

The project is consistent with development assumptions analyzed in the LUTE Draft EIR. Further, the project would be required to meet all City requirements regarding fire protection and public safety, including fire access. The Project would replace an existing auto service facility and tow yard with two new six-story hotels with 274 rooms, and the demand for fire protection and emergency medical services would not be substantial. Therefore, the findings of the certified LUTE EIR pertaining to fire protection services remain valid and no further analysis is required.

ii. Police Protection

Impact 4.2.1 in the LUTE Draft EIR evaluated whether implementation of the LUTE would increase the demand for law enforcement services. The analysis noted that it is anticipated that population, the number of housing units, and increase in employment resulting from implementation of the LUTE would increase the demand for law enforcement services. The LUTE includes Policy 104 that provides general direction regarding how public services should be provided and the Sunnyvale General Plan contains Policy SN-3.1 that addresses maintaining timely response to emergencies. Implementation of the LUTE would result in a less-than-significant impact under project conditions and be less than cumulatively considerable under cumulative conditions (Impact 4.2.2)

iii. Schools

Impact 4.3.1 in the LUTE Draft EIR evaluated whether implementation of the LUTE would increase population in the local school districts' service areas, which would subsequently increase student enrollment in local schools. Subsequent development under the Draft LUTE, including residential and commercial development, would be subject to school facility fees to pay for additional school facility needs. With payment of school facility fees, this impact from buildout of the LUTE would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 4.3.2).

iv. Parks

Impact 4.4.1 and 4.4.2 of the LUTE Draft EIR evaluated whether the increase in employees and residents from implementation of the LUTE would increase demand for public parks. Per the City's Municipal Code, new residential development would also be required to dedicate land, pay a fee in lieu thereof, or both, for park or recreational purposes at a ratio of 5.34 acres per 1,000 residents. These fees may be used to upgrade existing park facilities. The LUTE Draft EIR also programmatically evaluated the environmental impacts of upgrading existing parks and the development of new park facilities as part of the overall development analyzed in the EIR (LUTE Draft EIR page 4.0-17), and therefore the impact conclusions in the LUTE EIR capture the impacts from construction of new parks and recreational facilities. The LUTE EIR concludes that the LUTE's impact on recreational facilities and parks would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 4.4.2).

v. Other public facilities

The Project would include land uses and a building intensity consistent with that envisioned by the LUTE. Consequently, the Project would have the same demand for "other public facilities."

The Project is consistent with development assumptions analyzed in the LUTE Draft EIR. The Project is consistent with development assumptions analyzed in the LUTE Draft EIR. The Project would replace an auto service facility and tow yard with two new six-story hotels with 274 rooms, and the demand for fire protection and emergency medical services and law enforcement services would not be substantial. Also, the Project will not result in a substantial increase of employment or residents to impact school services since the hotel use is transient and does not increase demand for school services. Also, the increased demand for public parks and recreation services is within that considered by the LUTE EIR and therefore does not result in additional employees or residents above those already envisioned for this project. Therefore, the findings of the certified LUTE EIR pertaining to law enforcement services remain valid and no further analysis is required.

b.

Mitigation Measures

No mitigation measures were identified in for the certified LUTE EIR regarding recreation, nor are any additional mitigation measures required the project.

Conclusion

The project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR pertaining to public services and recreation remain valid and no further analysis is required.

XV. RECREATION

		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Draft EIR Setting p. 4.0-15 and 4.0-16 Impact 4.4.1 and 4.4.2	No	No	No	No	N/A, impact remains less than significant
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Draft EIR Setting p. 4.0-15 and 4.0-16 Impact 4.4.1 and 4.4.2	No	No	No	No	N/A, impact remains less than significant

Background

No substantial change in the regulatory settings related to public services, described in LUTE EIR Chapter 4, Public Services, has occurred since certification of the LUTE EIR.

Discussion

- a. Impact 4.4.1 and 4.4.2 of the LUTE Draft EIR evaluated whether the increase in employees and residents from implementation of the LUTE would increase demand for public parks. Per the City's Municipal Code, new residential development would also be required to dedicate land, pay a fee in lieu thereof, or both, for park or recreational purposes at a ratio of 5.34 acres per 1,000 residents. These fees may be used to upgrade existing park facilities. The LUTE Draft EIR also programmatically evaluated the environmental impacts of upgrading existing parks and the development of new park facilities as part of the overall development analyzed in the EIR (LUTE Draft EIR page 4.0-17), and therefore the impact conclusions in the LUTE EIR capture the impacts from construction of new parks and recreational facilities. The LUTE EIR concludes that the LUTE's impact on recreational facilities and parks would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 4.4.2).

The Project is consistent with development assumptions analyzed in the LUTE Draft EIR. The Project is consistent with development assumptions analyzed in the LUTE Draft EIR. The Project would replace an existing auto service facility and tow yard with two new six-story hotels with 274 rooms. The hotel use is transient and will not result in an increased demand for public parks and recreation services and therefore will not generate impacts beyond what was previously analyzed in the LUTE EIR.

- b. See discussion a. above.

Mitigation Measures

No mitigation measures were identified in for the certified LUTE EIR regarding recreation, nor are any additional mitigation measures required for the project.

Conclusion

The project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR pertaining to public services and recreation remain valid and no further analysis is required.

XVI. TRANSPORTATION AND TRAFFIC

		Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a)	Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit roadway, bicycle and pedestrian facilities?	List EIR sections	No	No	No	No	N/A, impact remains less than significant
b-1)	<u>For projects deemed complete before July 1, 2020 (LOS):</u> Would the project 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 highway?	List EIR sections	No	No	No	No	N/A, impact remains less than significant
b-2)	<u>For projects deemed complete on or after July 1, 2020 (VMT):</u> Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	List EIR sections	No	No	No	No	N/A, impact remains less than significant
c)	Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	List EIR sections	No	No	No	No	N/A, impact remains less than significant
d)	Would the project result in inadequate emergency access?	List EIR sections	No	No	No	No	N/A, impact remains less than significant

Background

No substantial change in the settings related to transportation and traffic, described in LUTE Draft EIR Section 3.4, Transportation and Circulation, has occurred since certification of the LUTE EIR.

The City adopted Council Policy 1.2.8 Transportation Policy that changes how transportation impacts are analyzed to comply with California Environmental Quality Act (CEQA). The new policy established Vehicles Miles Traveled (VMT) to identify potential environmental impacts related to transportation of a proposed project.

Council Policy 1.2.8 – 1. Land Use Projects:

For residential and employment projects, project will use the Countywide Average VMT as the baseline with a VMT reduction threshold set at 15% below the baseline to identify potential transportation impacts and propose mitigations. The residential and employment Countywide Average VMT is obtained from the Santa Clara Transportation Valley Transportation (VTA) Countywide model:

- Residential - VMT/capita - Home-based (light-duty vehicle) VMT per capita/resident,
- Office – VMT/employee - Home-based work (light-duty vehicle) VMT per employee

The Countywide VMT threshold for office land use is for generic employment (VMT/employee) obtained from the Countywide Travel Demand Model by considering all trips going to “work” from “home”, regardless of the type of employment it is. The trips generated by office visitors are transient where they are typically trips to attend meetings on-site, they do not occur daily, and the destination could vary pending on where the visitors are coming from. Therefore, for office land use, only VMT/employee is considered as they represent the regular daily usage for the site. For hotel land use, trips generated by employees are regular trips that would be generated daily, whereas trips generated by hotel guests would be transient. The hotel guests do not stay at the hotel daily, and their destinations vary pending on the purpose of their visit. Therefore, for the proposed project, we are evaluating VMT for hotel employees by considering the generic VMT/employee, which is the same as office land use. In addition, like how the VMT analysis is performed for office land use, VMT for visitors are not considered.

Council Policy 1.2.8 – 2. Exemption:

A project does not require a VMT analysis if it meets at least one of the six (6) criteria as identified under Council Policy 1.2.8 2. Exemption. Table 1 presents the VMT Analysis Exemption Screening Checklist for the proposed project. As stated above, the VMT for the proposed project will be evaluated by considering the generic VMT/employee, which is the same as office land use, and therefore, the proposed project will be also screened for VMT Analysis Exemption using the same methodology as office land use.

As shown in Table 1, the proposed project is exempted from VMT Analysis under F: Transit Supportive Projects as the proposed project meets the following criteria:

- Per RTC 20-0640 Attachment 9 Transit Supportive Projects Map, the proposed project is located within ½ mile of an existing major transit stop or existing stop along a high-quality transit corridor.
- It has a FAR of 2.2, which is more than 0.75.
- It supports multimodal transportation network as it will not harm or hinder access to multimodal transportation and it will make sidewalk improvements along its project frontage.
- It provides 219 on-site parking spaces, which complies with the required parking spaces of per Sunnyvale Municipal Code 19.46.100.
- It is transit originated in design as the site plan as well as the frontage improvements contain a walkable design that prioritizes pedestrians. It provides comfort and safety elements for pedestrians, including new streetlight fixture and street trees.

CEQA Guideline Section 15064.3 (b)(1), states that lead agencies generally should presume that certain projects (including residential, retail and office projects, as well as projects that are a mix of these uses) that proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor will have a less than significant impact on VMT.

Discussion

- a. Impact 3.4.1 in the LUTE Draft EIR evaluated whether implementation of the LUTE would result in increased demand for transit service. Implementation of the LUTE would result in an increase in transit demand. The analysis notes that the City and VTA would coordinate to increase transit services in Sunnyvale. Additionally, the LUTE includes policies and actions to improve the transit network in Sunnyvale (e.g., Policies LT-3.6, LT- 3.28, LT-3.30, and Actions LT-3.30a, LT-3.30b, and LT-3.30c associated with Policy 48). Thus, the LUTE's impact to transit facilities would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions.

The Project includes two new hotels, which would generate approximately 44 employees. Although there will be a small increase in employee numbers associated with the proposed hotel use, the project would not result in a significant increase in demand already accounted for in the LUTE DEIR for transit use that are typically associated with additional employees or new residents. Therefore, the findings of the certified LUTE EIR remain valid and no further analysis is required.

Impact 3.4.2 in the LUTE EIR evaluated whether implementation of the LUTE would adversely impact transit travel times. The LUTE EIR concludes that except for the eight intersections where the LUTE would have a significant and unavoidable impact, implementation of the LUTE would have a less than significant impact on transit travel time under project conditions and would be less than cumulatively considerable under cumulative conditions. However, for the eight intersections where the LUTE would have significant and unavoidable LOS impacts, the impact on transit travel times would be significant and unavoidable under project conditions and cumulatively considerable under cumulative conditions.

The project is not expected to have any significant LOS impacts at intersections in the nearby vicinity and would therefore not adversely affect transit travel times. Therefore, the findings of the certified LUTE EIR related to transit travel times remain valid and no further analysis is required.

Impact 3.4.3 evaluated whether implementation of the LUTE would result in increased demand for bicycle facilities. Buildout under the LUTE would increase the population in the City. The LUTE includes policies that would support improving bicycle facilities as part of transportation improvement projects, providing linkages to all modes of travel, and implementation of a citywide bike plan to improve bicycle access (Policies LT- 3.22, LT-3.23, LT-3.26, and LT-8.5 and associated actions). The LUTE EIR concludes that the LUTE's impact on bicycle facilities would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions.

The Project is not expected to substantially increase bicycle for commuting and the demand for bicycle facilities such that the performance or safety of existing bicycle facilities would be adversely affected. The project is required to provide bicycle parking for the hotel use. The project provides 42 secured and unsecured bicycle parking where 11 spaces are required by the zoning ordinance. Therefore, the findings of the certified LUTE EIR pertaining to bicycle facilities remain valid and no further analysis is required.

Impact 3.4.4 evaluated whether implementation of the LUTE would result in increased demand for pedestrian facilities. Buildout of subsequent projects under the Draft LUTE would increase demand for pedestrian facilities. Implementation of the LUTE Policies LT-3.22, LT-3.23, LT-3.26, and LT-8.5, and associated actions would close existing sidewalk gaps, build new pedestrian connections, enhance pedestrian intersection crossings, and enhance pedestrian comfort level on sidewalks. The LUTE EIR concludes that the LUTE's impact on pedestrian facilities would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions.

The project is not expected to increase pedestrian traffic beyond that considered for this site in the LUTE DEIR. Therefore, the findings of the certified LUTE EIR remain valid and no further analysis is required.

Impact 3.4.5 evaluated whether implementation of the LUTE would increase the risk of vehicle and bicycle/pedestrian conflicts. The analysis noted that LUTE Policies LT-3.18, LT-3.19, LT-3.20, LT-3.22, LT-3.23, and LT-3.24 incorporate a "complete streets" approach for circulation planning that accommodates all travel modes and improves safety. Complete streets are designed and operated to enable safe and convenient access for all users, including pedestrians, bicyclists, and motorists. The anticipated circulation improvements in the LUTE would help reduce the potential for pedestrian/bicycle and vehicle conflicts. The LUTE EIR concludes that the LUTE's impact related to vehicle and bicycle/pedestrian conflicts would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions.

The Project would require replacement of the existing curb and public sidewalk. This requirement will meet City's standards. The Project maintains safe and efficient pedestrian and vehicular circulation and is not expected to increase the risk of vehicle/bicycle/pedestrian conflicts. The findings of the certified LUTE EIR pertaining to consistency with public transit, bicycle, and pedestrian plans and performance and safety of such facilities remain valid and no further analysis is required.

- b-1. Impact 3.4.7 of the LUTE Draft EIR analyzes the impacts of implementing the LUTE to contribute to significant traffic operational impacts to intersections and freeway segments under year 2035 conditions as compared to existing conditions. The analysis concluded that the LUTE would result in substantial contributions to a number of intersections and freeway segments within the City and the region resulting in unacceptable levels of service (LOS). These operational impacts would also significantly impact transit travel times (Impact 3.4.2). The Draft EIR identifies a number of mitigation measures to reduce these impacts; however, because implementation of some of these mitigation measures is uncertain or infeasible some impacts would remain significant and unavoidable (mitigation measures MM 3.4.7a and MM 3.4.7b were determined to be feasible). The analysis also identifies LUTE policies (e.g., Policy LT-3.5, LT-3.6, LT-3.7, LT- 3.13, and LT-11.4) that constitute elements of a Transportation Demand Management (TDM) program, which is a combination of services, incentives, facilities, and actions that reduce single-occupant vehicle trips to help relieve traffic congestion. Implementation of a TDM program helps proposed developments to meet City requirements for reducing vehicle trips by 20 to 35 percent, depending on the proposed land use and its location. The LUTE EIR concluded that Impact 3.4.2 and 3.4.7 were significant and unavoidable for project and cumulative conditions.

The project is consistent with development assumptions analyzed in the LUTE Draft EIR. The Project would remove an auto service facility and tow yard facility and replace with two new hotels with 274 rooms. The proposed use would generate approximately 44 employees. The project will be required to implement a Transportation Demand Management (TDM) plan that will help reduce peak hour trips. Therefore, the findings of the certified LUTE EIR remain valid and no further analysis is required.

- b-2. LUTE EIR Section 3.4.3 disclosed the potential for implementation of the LUTE to increase VMT. The LUTE EIR determined that implementation of the LUTE would improve the City of Sunnyvale and Santa Clara County VMT per capita conditions as compared to the current LUTE in 2035.

The Project provides bike parking, shuttle service and within proximity of public transit that would encourage multi-modal transportation options for the future guests and employees. Therefore, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The findings of the certified LUTE EIR remain valid and no further analysis is required.

- c. Impact 3.4.5 in the LUTE Draft EIR analyzes the potential for implementation of the LUTE to increase the number of people and vehicles in the Planning Area, which could increase the risk of vehicle and bicycle/pedestrian conflicts and would intensify urban uses in areas adjacent to the Caltrain tracks.

Proposed LUTE policies incorporated a “complete streets” approach for circulation planning that accommodates all travel modes and improves safety. The LUTE EIR also notes that the anticipated circulation improvements in the LUTE would help reduce the potential for pedestrian/bicycle and vehicle conflicts and all roadway and pedestrian/bicycle facilities would be designed in accordance with City standards. The LUTE EIR concludes that hazards impact from design features would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions.

The project is consistent with development assumptions analyzed in the LUTE Draft EIR. The project would replace an auto service facility and tow yard with two new hotels with 274 rooms. The project site is not located adjacent to the Caltrain tracks. Therefore, the findings of the certified LUTE EIR pertaining to hazards from design features and incompatible uses remain valid and no further analysis is required.

- d. Impact 3.4.6 in the LUTE Draft EIR evaluated whether implementation of the LUTE would adversely affect emergency access. The analysis noted that LUTE policies incorporate a complete streets approach for circulation planning that accommodates all travel modes as well as improves safety and access. Complete streets are designed and operated to enable safe and convenient access for all users. Additionally, all improvements would be required to meet City of Sunnyvale roadway design standards. The LUTE EIR concludes that impacts related to inadequate emergency access would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions.

The site plan for the Project has been designed to provide adequate fire truck/emergency vehicle access into and out of the project site. Therefore, the findings of the certified LUTE EIR pertaining to adequate emergency access remain valid and no further analysis is required.

Mitigation Measures

LUTE EIR mitigation measures MM 3.4.7a and b are directed at the City to update its transportation impact fee program to incorporate additional transportation improvements and are not applicable to the Project. The Project would pay the applicable transportation impact fee.

Conclusion

With application of generally uniformly applied development policies and standards, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not

discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the conclusions of the LUTE EIR pertaining to transportation and traffic remain valid.

XVII. TRIBAL CULTURAL RESOURCES

		<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>					
		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	
Would the project:							
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:						
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	Draft EIR Section 3.10, Impact 3.10.1 and 3.10.3.	No	No	No	No	N/A, impact remains less than significant
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.	Draft EIR Setting pp. 3.10-11	No	No	No	No	N/A, impact remains less than significant

Background

A records search by the California Historical Resources Information System/Northwest Information Center of Sonoma State University (CHRIS/NWIC) was conducted for the project area on June 13, 2019. The project area contains no

recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within or adjacent to the proposed project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

The report also notes that there is moderate potential of unrecorded Native American resources; and a low potential of unrecorded historic-period archeological resources at the project site. The report also notes that the two or more structures at the site meet the Office of Historic Preservation's minimum age standards of 45 years or older that may be of historical significance. The site or structures are not listed on Sunnyvale's Heritage List Resources and so are not historic resources.

The following conditions of approval are recommended to reduce the potential impact to less than significant level:

1. If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall not alter the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
2. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms.

The conditions will become valid when the Use Permit is approved and prior to building permit issuance. The project applicant or property owner shall be solely responsible for implementation and maintenance of these conditions of approval. The conditions of approval shall be incorporated into the construction plans.

- a. LUTE Draft EIR Impact 3.10.1 identified that the City includes numerous buildings that have historical value that are associated with its previous industrial and military related industries and subsequent actions under the LUTE have the potential to directly (i.e., demolition) or indirectly (i.e., adverse effects to historical setting from adjacent construction) impact historic buildings and structures that qualify as historic resources under CEQA. The Community Character chapter of the Sunnyvale General Plan includes various policies addressing this issue. Policy CC-5.1 states that the City will preserve existing landmarks and cultural resources and their environmental settings, Policy CC-5.3 seeks to identify and work to resolve conflicts between the preservation of historic resources and alternative land uses, and Policy CC-5.4 states that the City will seek out, catalog, and evaluate heritage resources that may be significant. The LUTE EIR concluded that the implementation of the LUTE would result significant and unavoidable impacts under project and cumulative conditions (Impact 3.10.3).

The archaeological report and historic resource form prepared by the project consultants indicate that the Project site does not include any known archaeological or historic resources. Therefore, the findings of the certified LUTE EIR regarding historical resources remain valid and no further analysis is required.

- b. Impact 3.10.2 of the LUTE Draft EIR noted that implementation of the LUTE could impact buried archaeological resources during construction activities. The LUTE Draft EIR concluded that implementation of Policy 10 Action 6 (now Policy LT-1.10f) identified below would ensure that impacts to archaeological resources and human remains (in combination with Health and Safety Code Section 7050.5[b]) are reduced to a less-than-significant level under project and cumulative conditions (Impact 3.10.3).

LT-1.10f: Continue to condition projects to halt all ground-disturbing activities when unusual amounts of shell or bone, isolated artifacts, or other similar features are discovered. Retain an archaeologist to determine the significance of the discovery. Mitigation of discovered significant cultural resources shall be consistent with Public Resources Code Section 21083.2 to ensure protection of the resource.

The project area does not include any known archaeological resources or human remains and the project would be required to comply with General Plan Policy LT-1.10f. Therefore, the findings of the certified LUTE EIR regarding archaeological resources remain valid and no further analysis is required.

- c. See analysis provided in item b above.
- d. As discussed above, the City of Sunnyvale Heritage Resource Inventory list and a record search conducted on June 13, 2019 identified the Project site did not identify the Project site with any listed or eligible for listing in the California Register of Historical Resources. As discussed on page 3.10-11 of the LUTE EIR, in 2010 the City initiated a consultation process with Native American tribes pursuant to SB 18. Similar to AB 52, SB 18 requires the city must consult with Native American tribes with respect to the possible preservation of, or the mitigation of impacts on, specified Native American places, features, and objects located within that jurisdiction. No request for consultation was received by the City.

The Project would have to comply with the General Plan Policy LT-1.10f that requires protection and mitigation of discovered resources. Therefore, there are no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The findings of the certified LUTE EIR regarding historical resources remain valid and no further analysis is required.

Mitigation Measures

No significant tribal cultural resource impacts were identified in the LUTE EIR, and no mitigation measures were required

Conclusion

With the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. Therefore, the findings of the certified LUTE EIR regarding tribal cultural resources remain valid and no further analysis is required.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:		Where Impact was Analyzed in the LUTE EIR	Any Peculiar Impacts?	Any Impact Not Analyzed as Significant Effect in LUTE EIR?	Any Significant Off-Site or Cumulative Impact Not Analyzed?	Any Adverse Impact More Severe Based on Substantial New Information?	Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Draft EIR Section 3.8 and 3.11, Impacts 3.8.1, 3.11.1.2, 3.11.2.2, and 3.11.4.1	No	No	No	No	N/A, impact remains less than significant
b)	Have sufficient water supplies available to serve the project and reasonable foreseeable future development during normal, dry and multiple dry years?	Draft EIR Section 3.11, Impacts 3.11.1.1 and 3.11.1.3	No	No	No	No	N/A, impact remains less than significant
c)	Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Draft EIR 3.11, Impacts 3.11.2.2 and 3.11.2.3	No	No	No	No	N/A, impact remains less than significant
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Draft EIR Section 3.11, Impacts 3.11.3.1 and 3.11.3.3	No	No	No	No	N/A, impact remains less than significant
e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Draft EIR Section 3.11, Impact 3.11.3.2	No	No	No	No	N/A, impact remains less than significant

Background

No substantial change in the settings related to water supply, described in LUTE EIR Section 3.11, "Utilities and Service Systems", has occurred since certification of the LUTE EIR.

Since completion of the water supply assessment (WSA) prepared to address the LUTE, the City adopted a 2015 Urban Water Management Plan (UWMP) that is not reflected in the WSA. While there is some variation in the estimates for water demand and supply between the WSA and the 2015 UWMP, both documents conclude that there is adequate water supply for growth anticipated under the Draft LUTE under normal year and drought conditions. Thus, the 2015 UWMP does not substantially change water supply impact analysis provided in the LUTE Draft EIR.

Since completion of the LUTE EIR, the City of Sunnyvale as well as the cities of Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Saratoga, and unincorporated Santa Clara County became members of SVCE, which serves as the CCA for its member communities. SVCE works in partnership with PG&E to deliver direct, renewable electricity to customers within its member jurisdictions. Consistent with State law, all electricity accounts within the city of Sunnyvale were automatically enrolled in SVCE; however, customers can choose to opt out or remain with PG&E. According to the Sunnyvale Climate Action Plan Biennial Progress Report released in 2018, 98 percent of residential and commercial accounts received carbon-free electricity from SVCE (City of Sunnyvale 2018). Electricity is supplied to the city using infrastructure built and maintained by PG&E.

Discussion

- a. LUTE Impact 3.11.1.2 and 3.11.2.2 determined that the City's wastewater collection system has the capacity to convey sewage and industrial wastes generated when the city is fully developed in accordance with the development potential (with an approximately 55.7 million gallons per day [mgd] collection capacity) of the City. The LUTE EIR concludes that impacts related to construction of wastewater treatment facilities would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 3.11.2.3). LUTE EIR Impact 3.8.1 determined that the amount and type of runoff generated by various projects under the LUTE would be greater than that under existing conditions due to increases in impervious surfaces. These impacts would be reduced through compliance with existing regulatory programs, including the City's Municipal Code Chapter 12.60, and the City's Urban Runoff Management Plan. Implementation of the LUTE would result in a less-than-significant impact under project conditions and would be less than cumulatively considerable under cumulative conditions (Impact 3.8.4). With respect to utility services, LUTE EIR Impact 3.11.4.1 determined that implementation of the LUTE would increase the consumption of energy. However, subsequent development would comply with Building Energy Efficiency Standards included in Title 24 of the California Code of Regulations and implement the energy efficiency requirements of the City's CAP. This would include obtaining carbon-free electricity from SVCE. Implementation of the LUTE would also result in an improvement in VMT per capita as compared to citywide VMT under the previous General Plan. This impact was identified as less than significant under project and cumulative conditions.

As mentioned above, the Project will comply with the City's existing regulatory programs, including SMC Chapter 12.60 and Urban Runoff Management Plan. The Project will comply with Building Energy Efficiency Standards included in Title 24 of the California Code of Regulations, in addition to implementing Green Building Program standards as well as energy efficiency requirements of the City's CAP. The Project proposes to provide further energy efficiency measures to achieve voluntary incentive of additional height of 10 feet from allowed maximum height. Therefore, there are (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The findings of the certified LUTE EIR regarding energy efficiency remain valid and no further analysis is required.

- b. As described in LUTE EIR Impact 3.11.1.1 and 3.11.1.3, cumulative development in Sunnyvale would result in a net additional water demand of 2,274 acre-feet per year. The LUTE Water Supply Assessment (WSA) identifies that there is adequate water supply available to meet build out of the City in year 2035 under normal, single-dry and multiple-dry years. This impact was identified as less than significant under project and cumulative conditions.

The project consists of replacing an auto service and tow yard with two six-story hotels and is consistent with LUTE land use designations and development intensities that were utilized in the WSA. As noted above, the City adopted a 2015 Urban Water Management Plan (UWMP) that is not reflected in the WSA, but both documents conclude that there is adequate water supply for growth anticipated under the Draft LUTE under normal year and drought conditions. Therefore, the 2015 UWMP does not substantially change water supply impact analysis provided in the LUTE EIR. Therefore, the findings of the certified LUTE EIR pertaining to water supplies remain valid and no further analysis is required.

- c. Impact 3.11.2 evaluated whether implementation of the LUTE would require the construction of new or expanded wastewater infrastructure and treatment facilities. The analysis identifies that the City's wastewater collection system has the capacity to convey sewage and industrial wastes generated when the city is fully developed in accordance with the development potential (with an approximately 55.7 mgd collection capacity) of the City. The City's Wastewater Collection System Master Plan and Capital Improvement Program identify the conveyance improvements projects including improvements to lift stations, pump stations 1 and 2, and pipeline improvements. Wastewater treatment capacity is addressed under a) above. This impact was identified as less than significant under project and cumulative conditions.

The LUTE EIR analyzed wastewater impacts based on land use designations and zoning development standards for the Manufacturing and Services zoning designation. The proposed project will not result in a significant increase for wastewater capacity. Therefore, the findings of the certified LUTE EIR pertaining to wastewater treatment capacity remain valid and no further analysis is required.

- d. As identified in Impact 3.11.3.1 and 3.11.3.3 of the LUTE Draft EIR, the City would generate approximately 54,020 tons annually of solid waste at buildout. The LUTE Draft EIR identifies that there is available combined remaining capacity of 32.8 million tons at three local landfills. This includes the Waste Management-owned Guadalupe Landfill, which has 11,055,000 tons of remaining capacity. By 2035, approximately 412,979 pounds (206.49 tons) of solid waste would be generated per day in Sunnyvale (including the LUTE, Peery Park Specific Plan, and Lawrence Station Area Plan). This amount of waste represents approximately 12.6 percent of the permitted daily throughput of the Kirby Canyon Landfill or 5.9 percent of the throughput at the Monterey Peninsula Landfill. This impact was identified as less than significant under project and cumulative conditions.

The project consists of replacing an auto service facility and tow yard with two six-story hotels and the Project is not expected result in a significant increase to solid waste generation from what was previously analyzed by the LUTE EIR. Therefore, the findings of the certified LUTE EIR pertaining to landfill capacity remain valid and no further analysis is required.

- e. As discussed in Impact 3.11.3.2 of the LUTE Draft EIR, Sunnyvale had a waste diversion rate of 66 percent as of 2011, and under current methods for tracking progress with AB 939, the per capita disposal rates are less than the targets. The City has developed its new Zero Waste Strategic Plan, intended to identify the new policies, programs, and infrastructure that will enable the City to reach its Zero Waste goals of 75 percent diversion by 2020 and 90 percent diversion by 2030. Additionally, the City of Sunnyvale has committed to the waste reduction programs, plans, and policies that would apply to new development. Construction of subsequent projects under the LUTE that would result in demolition or renovation of existing structures would generate solid waste, and the City requires the recycling and reuse of materials to reduce landfill disposal. Therefore, implementation of the LUTE would not conflict with a federal, state, or local statute or regulation related to solid waste disposal. This impact would be less than significant under project conditions and less than cumulatively considerable under cumulative conditions (Impact 3.11.3.3).

The project consists of replacing an auto service facility and tow yard with two six-story hotels and would not generate solid waste in excess of what was evaluated in the LUTE EIR and is required to comply with City solid waste reduction standards. Therefore, the findings of the certified LUTE EIR pertaining to solid waste remain valid and no further analysis is required.

Mitigation Measures

No mitigation measures were identified in for the certified LUTE EIR regarding utilities or energy, nor are any additional mitigation measures required the project.

Conclusion

No new circumstances or Project changes have occurred nor has any new information been identified requiring new analysis or verification. Therefore, with the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The conclusions of the LUTE EIR pertaining to utilities and energy remain valid and no further analysis is required.

XIX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?	EIR Section 3.3, Scoped out of impact analysis.	No	No	No	No	N/A
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	EIR Section 3.3, Scoped out of impact analysis.	No	No	No	No	N/A
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	EIR Section 3.3, Scoped out of impact analysis.	No	No	No	No	N/A
d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	EIR Section 3.3, Scoped out of impact analysis.	No	No	No	No	N/A

Discussion and Conclusion

As discussed in Section 3.3, there are No Fire Hazard Severity Zones or state responsibility areas or Very High Fire Hazard Severity Zones or local responsibility areas located in or adjacent to Sunnyvale (CAL FIRE 2012). The city is urbanized and not adjacent to large areas of open space or agricultural lands that are subject to wildland fire hazards. The LUTE EIR determined that no impacts associated with exposure to wildland fire would result. Therefore, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, (3) significant off-site impacts and cumulative impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR. The findings of the certified LUTE EIR pertaining to wildfire risk remain valid and no further analysis is required.

XX. MANDATORY FINDINGS OF SIGNIFICANCE

		<i>Where Impact was Analyzed in the LUTE EIR</i>	<i>Any Peculiar Impacts?</i>	<i>Any Impact Not Analyzed as Significant Effect in LUTE EIR?</i>	<i>Any Significant Off-Site or Cumulative Impact Not Analyzed?</i>	<i>Any Adverse Impact More Severe Based on Substantial New Information?</i>	<i>Do EIR Mitigation Measures or Uniformly Applied Development Policies or Standards Address/Resolve Impacts?</i>
a)	Does the project have the potential to substantially 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, substantially 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?	Draft EIR Sections 3.9, Biological Resources, and 3.10, Cultural Resources.	No	No	No	No	Yes, but impact remains significant and unavoidable
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Draft EIR Sections 3.1 through 3.13 and Sections 4.1 through 4.4	No	No	No	No	Yes, but impact remains significant and unavoidable
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Draft EIR Sections 3.3, Hazards and Human Health, 3.5, Air Quality, and 3.6, Noise	No	No	No	No	Yes, but impact remains significant and unavoidable

Conclusion

Since the LUTE Final EIR was certified, there have been regulatory changes noted in the above checklist. However, these regulatory changes would not affect the analysis or conclusions of the LUTE EIR. Regarding the above-listed mandatory findings of significance, with the application of uniformly applied development standards and policies, the project would have no (1) peculiar impacts, (2) impacts not analyzed in the LUTE EIR, or (3) significant off-site impacts and cumulative

impacts not discussed in the LUTE EIR, and (4) there is no substantial new information indicating that an impact would be more severe than discussed in the LUTE EIR.

All applicable mitigation measures in the LUTE EIR would continue to be implemented with the project. Therefore, no new significant impacts would occur with implementation of the project.