File #: 18-0987, **Version:** 1

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

Proposed Project: Public Comments on the Draft Environmental Impact Report for the Corn Palace Residential Development Project.
Location: 1142 Dahlia Avenue (APN: 213-12-001)
File #: 2017-7451
Zoning: R-1.5/PD
Applicant: Trumark Homes
Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

REPORT IN BRIEF

BACKGROUND

The project site is a former farmland, known as Corn Palace. It is located in the eastern part of Sunnyvale bound by Lawrence Expressway on its east, Toyama Avenue on its west, Dahlia Avenue/Court on its north, and Lily Avenue on its south side (Attachment 1 - Map of Project Site). This site is 8.8 acres in size with several farm structures and two homes. The project proposal includes removal of all existing structures and developing the site with 58 single family homes and a 2-acre public park.

The California Environmental Quality Act (CEQA) requires that all state and local government agencies consider the environmental consequences of projects for which they have discretionary authority. An initial study for the proposed project indicated the project had potential impacts that could not be fully mitigated. Therefore, a Draft Environmental Impact Report (DEIR) has been prepared for this project.

As required by CEQA, a Notice of Preparation (NOP) to inform agencies and interested parties that an EIR will be prepared for this project occurred in April-May 2018. The purpose of an NOP is to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed. The Scoping Meeting was hosted by the City on May 10, 2018 to solicit this input. Input was also received through letters received by the City. This DEIR incorporates relevant information from the public scoping meeting and technical studies.

Project Description

This Draft Environmental Impact Report (DEIR) for the Corn Palace Residential Development Project is available for a 45-day public review period (November 2, 2018 to December 17, 2018). This environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if the project is approved and implemented. Comments received

during the DEIR public review period should be limited to the adequacy of the environmental analysis. Opinions and comments about the merits of the project should be deferred to subsequent public hearings related to the Corn Palace Residential Development Project.

Review of DEIR and HPC Public Hearing

The following summarizes the DEIR review process:

a. Each Commissioner is responsible for reading the sections of the documents that pertain to the Heritage Preservation Commission's role. Staff has suggested the sections the Commissioner's should read:
   i. Sections 1 (Introduction), 2 (Execute Summary), 3 (Project Description), 4.3 (Archeological, Historic, and Tribal Cultural Resources) 6 (Other CEQA Considerations).
   ii. These are suggestions, any portion beyond these that the Commissioner feels is still within their purview is also available.
   iii. The reading material (Draft Environmental Impact Report) can be found on the project webpage: <https://sunnyvale.ca.gov/business/projects/cornpalace.htm>; if a hard copy is needed, please make a request to staff.

b. Planning Staff/EIR Consultant will give a brief presentation at the Public Hearing and will be available for questions related to the Archeological, Historic, and Tribal Cultural Resources section of the draft report.
   i. Questions on the DEIR will be limited to technical questions as we are within the 45-day Public Review period and questions and comments are responded to formally in the Final EIR.
   ıı. Additional information on CEQA and process can be found in Attachment 2.

c. The Commission will open the public hearing to receive comment from the public.
   i. All comments will be recorded by Planning staff and will be included in the Response to Comments in the Final EIR.
   ii. Once the Commission has completed the public comment portion of the hearing, staff will ask if the Commission has formal comments on the DEIR.
   iii. Formal comments should pertain to the Commission's role and purview.

d. Finally, individual Commissioners (and the public) are welcome to make comments on the DEIR in sections that do not necessarily match the focus or role of their Commission; those comments should be written (e-mail or mail) and delivered to staff by December 17, 2018 by 5 p.m. The Notice of Availability (Attachment 3) provides the information on submitting written comments

The Heritage Preservation Commission will not be reviewing the Final EIR. The Planning Commission will review the Final EIR along with the landuse entitlement for the proposed project.

Prepared by: Shétal Divatia, Senior Planner
Approved by: Noren Caliva-Lepe, Senior Planner
Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Map of Project Site
2. Information about the California Environmental Quality Act (CEQA) and the Commissioner's Roles in this Part of the Process
3. Notice of Availability for the Corn Palace Residential Development Project Draft Environmental Impact Report