



**NOTICE OF AVAILABILITY**  
Draft Environmental Impact Report (DEIR)  
**El Camino Real Specific Plan**

**Sunnyvale Planning Project no. 2014-7432  
State Clearinghouse #2017102082**

**45-Day Public Review Period:  
March 11, 2022 through April 25, 2022**

**Purpose of this Notice:**

In accordance with the provisions of the California Environmental Quality Act (CEQA), the City of Sunnyvale (City) has released for public review a **Notice of Availability (NOA)** to solicit comments on the Draft Environmental Impact Report (DEIR) for the proposed El Camino Real Specific Plan (ECRSP). The NOA is required per CEQA, (Public Resources Code, Division 13, Section 21000–21177) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000–15387).

**Project Location and Description**

The El Camino Real Specific Plan area is composed of approximately 350 acres of properties that are located immediately adjacent to El Camino Real in the City of Sunnyvale (with a few additional properties adjacent to sites fronting on El Camino Real), which traverses the City diagonally from east (City of Santa Clara) to west (City of Mountain View). The Specific Plan Area map is shown further down this notice.

The ECRSP has been drafted with the goal of enabling the transition of the corridor to a vibrant, mixed-use area with improved streetscapes and safer environments for walking, bicycling, and other modes of transportation. The Specific Plan establishes new land use designations that promote additional housing within the corridor while maintaining existing commercial uses and providing opportunities for additional commercial development. The Specific Plan includes a comprehensive strategy to address land use, economic vitality, urban design, and multimodal connectivity. Key plan components include:

- Potential buildout of 8,500 residential units and 3,980,000 square feet of commercial floor area
  - This represents a net increase (above existing conditions) of approximately 6,900 residential units and 730,000 square feet of commercial floor area (made up of approximately 426,000 square feet of retail commercial, 80,000 square feet of office commercial, and 224,000 square feet of hotel uses);
- Establishing new base maximum residential densities, objective design guidelines, and development standards for nodes (near major intersections) and segments (areas between nodes);
- Establishing minimum required commercial area for properties with mixed-use zoning;
- Adoption of an Incentives Program, which would allow residential densities on certain sites above the base maximum densities in exchange for voluntary provision of community benefits;
- Modifications to the circulation infrastructure to create an environment that is safe, comfortable, and appealing to users of different modes; and
- Amendments to the Sunnyvale General Plan, Sunnyvale Municipal Code, and associated rezoning.



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

The Draft EIR shows that the ECRSP could result in potentially significant environmental impacts related to: Aesthetics; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation; and Utilities. Some impacts related to Air Quality (cumulatively considerable net increase of criteria pollutant emissions during construction and for which the air basin is designated nonattainment) and Utilities (cumulatively considerable impact to wastewater services) would remain significant and unavoidable with implementation of recommended mitigation measures. All other impacts would be mitigated to less than significant level.

**Your views and comments on the Draft EIR for the proposed ECRSP are welcome. Comments should be provided in writing by April 25, 2022 to:**

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

You may also provide public comments on the Draft EIR at several public meetings listed below. Because of the COVID-19 emergency and the health orders issued by Santa Clara County and the State of California, public meetings will be held by the City of Sunnyvale via teleconference meetings. Meeting details, including how to view and join the teleconference meetings, will be available on each meeting's agenda 72 hours before each meeting on the City's Legislative Public Meeting Webpage at: [sunnyvaleca.legistar.com/calendar.aspx](http://sunnyvaleca.legistar.com/calendar.aspx)

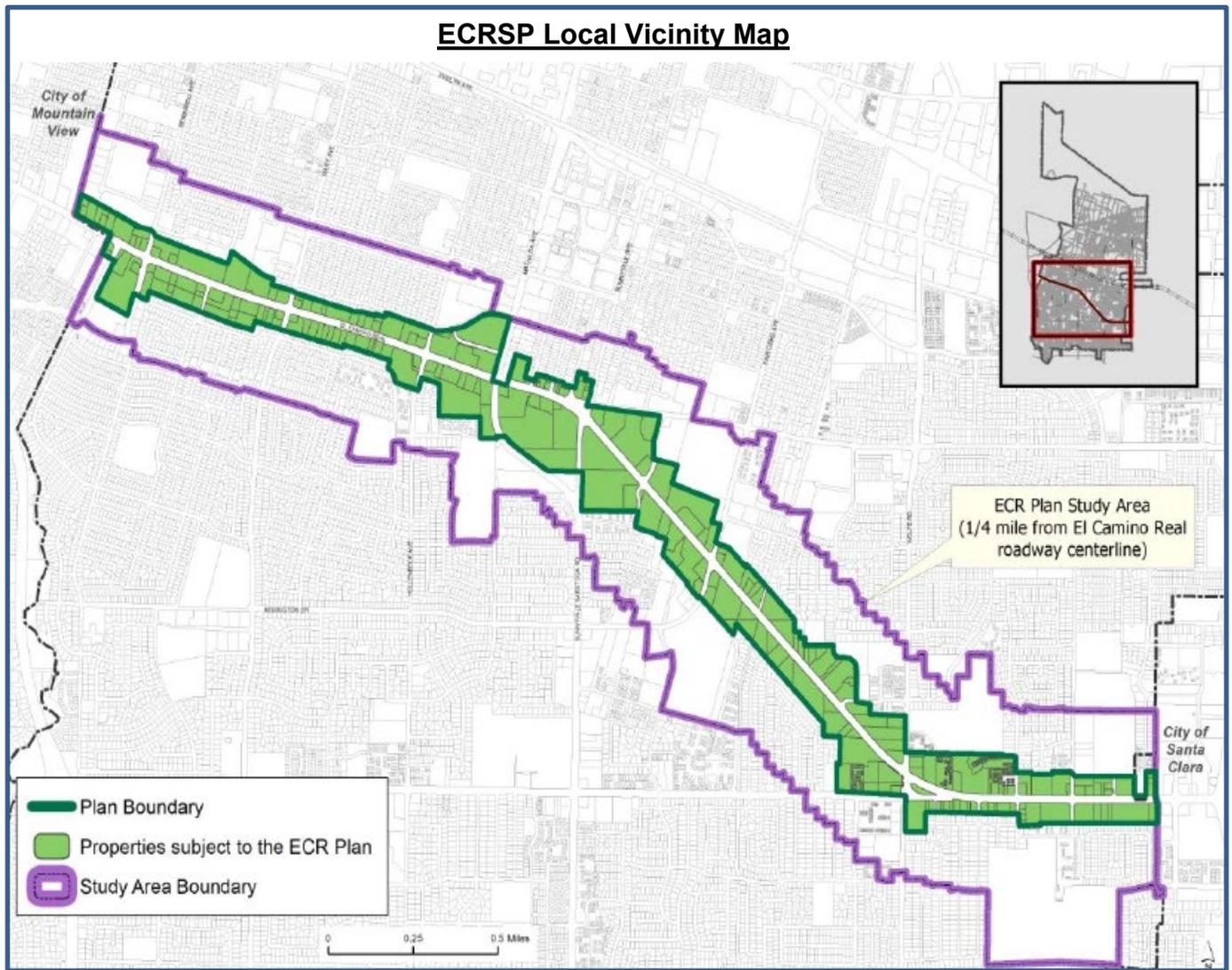
- **Sustainability Commission on Monday, April 18, 2022 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/95835903911>
- **Housing and Human Services Commission on Wednesday, April 20, 2022 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/92867949471>
- **Bicycle and Pedestrian Advisory Commission on Thursday, April 21, 2022 at 6:30 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/97997417379>
- **Planning Commission Hearing on Monday, April 25, 2022 at 7:00 P.M.**
  - *Meeting Online Link:* <https://sunnyvale-ca-gov.zoom.us/j/91827390357>
- **ECRSP Advisory Committee Meeting: TO BE SCHEDULED**

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

**City Contact:** Contact Jeffrey Cucinotta, Senior Planner, at [jcucinotta@sunnyvale.ca.gov](mailto:jcucinotta@sunnyvale.ca.gov) or 408-730-7424 for any questions or comments.

**Available Copies:** The Draft EIR, Draft ECRSP, and other related documents are available at: <https://bit.ly/ECRPlan>. Other general information related to the plan process and updated meeting schedules can be found on the project website at: <http://plansunnyvaleecr.m-group.us/>.

Copies are also available for review at the City of Sunnyvale Library, the City of Sunnyvale One-Stop Permit Center, and the City of Sunnyvale Community Center.



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

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

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

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

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

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

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