# NOTICE OF PREPARATION

## DRAFT ENVIRONMENTAL IMPACT REPORT

## for the 800 Carlisle Way Well & Water Tank Project

**DATE:** February 3, 2023

**TO:** State Clearinghouse; Responsible Agencies, Trustee Agencies, and Other Public Agencies; Interested Parties, and the County Clerk of Santa Clara

**LEAD AGENCY:** City of Sunnyvale
Community Development Department, Planning Division
456 West Olive Avenue
Sunnyvale, CA 94086

**CONTACT:** Mary Jeyaprakash, Associate Planner
MJeyaprakash@sunnyvale.ca.gov
(408) 730-7449

Notice is hereby given that the City of Sunnyvale ("City"), as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the 800 Carlisle Way Well & Water Tank project (hereinafter referred to as the "project"). This Notice of Preparation (NOP) has been prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15082. The purpose of this NOP is to solicit comments from the public and public agencies on the scope and content of the EIR for the project.

The City has determined that the project could result in potentially significant impacts and, therefore, an EIR is required. An EIR is a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects.

**A 30-DAY NOP REVIEW PERIOD:** Members of the public and public agencies are invited to provide comments on the scope and content of the EIR to the City. The City would like to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may use the EIR prepared by the City when considering your permits or other approvals for the project.

Due to the time limits mandated by state law, your response must be sent within the 30-day NOP review period. The NOP public review period will begin on February 3, 2023 and end on March 6, 2023 at 5:00 p.m. Please send your responses (including your name and contact information) to:

Email: MJeyaprakash@sunnyvale.ca.gov
OR
Mail: City of Sunnyvale – Community Development Department
Attn: Mary Jeyaprakash, Associate Planner
456 West Olive Avenue
Sunnyvale, CA 94086

A copy of the NOP is on file at the City of Sunnyvale's One-Stop Permit Counter, 456 W. Olive Avenue and on the City's website at: https://www.sunnyvale.ca.gov/business-and-development/planning-and-building/ceqa-environmental-notices.

If you wish to be placed on the mailing list or need additional information, please contact Mary Jeyaprakash, Associate Planner, at MJeyaprakash@sunnyvale.ca.gov. All parties that have submitted their names and contact information will be notified as part of this CEQA review process.

Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Draft EIR, including results of technical studies. The Draft EIR will be circulated for public review and comment for a 45-day public review period.

**PUBLIC EIR SCOPING MEETING:** The City will hold a Public EIR Scoping Meeting to receive comments regarding the scope and content of the EIR. The Public EIR Scoping Meeting will be held on the following date:

- **February 16, 2023,** at **6:00 p.m.**

Because of the COVID-19 emergency, the Scoping Meeting will be held virtually. Members of the public and public agencies are welcome to attend remotely. All interested persons may participate by joining the video conference at https://sunnyvale-ca-gov.zoom.us/j/81688640075?pwd=UzI0cWJMKzNlRDlSTnpjVTcxVG9jdz09 or by calling into the meeting at **833-548-0282 (Meeting ID: 816 8864 0075**).

**PROJECT LOCATION:** The approximately 0.77-acre project site is located on the southeast corner of Lillian Avenue and Carlisle Way at 800 Carlisle Way (Assessor's Parcel Number: 309-12-013) in the City of Sunnyvale. The project site is bound by Panama Park to the west, Carlisle Way to the north, and residential developments to the south and east. The project site is located in a residential

neighborhood. A regional map and vicinity map of the project site are shown on Figures 1 and 2, respectively. An aerial photograph with surrounding land uses is shown on Figure 3.

**BACKGROUND INFORMATION:** The project site was formerly used as a groundwater extraction site for California Water Service (CalWater). The site consisted of a water well and associated chemical storage buildings, a Supervisory Control and Data Acquisition (SCADA) communication tower, booster pump, and 50,000-gallon water storage tank. In 2016, the water well on-site was decommissioned due to sanding issues and casing deterioration within the well. This water well, therefore, is no longer functional. The 50,000-gallon steel tank was removed in 2016 because the closure of the groundwater well on-site rendered the storage tank obsolete. The chemical storage buildings and booster pump – though inactive – remain onsite. The SCADA communication tower is still in use and is owned and maintained separately by Sprint Nextel on a portion of the project site.

**PROJECT DESCRIPTION:** Due to projected future water demand, CalWater is proposing to reactivate the project site as a groundwater extraction site by constructing a replacement well that would be deeper than the current well, in addition to other associated improvements to accommodate future water demands. A deeper well would provide access to an additional long-term source of water for CalWater that would be used to partially offset a decrease in supply from other sources due to drought and climate change.

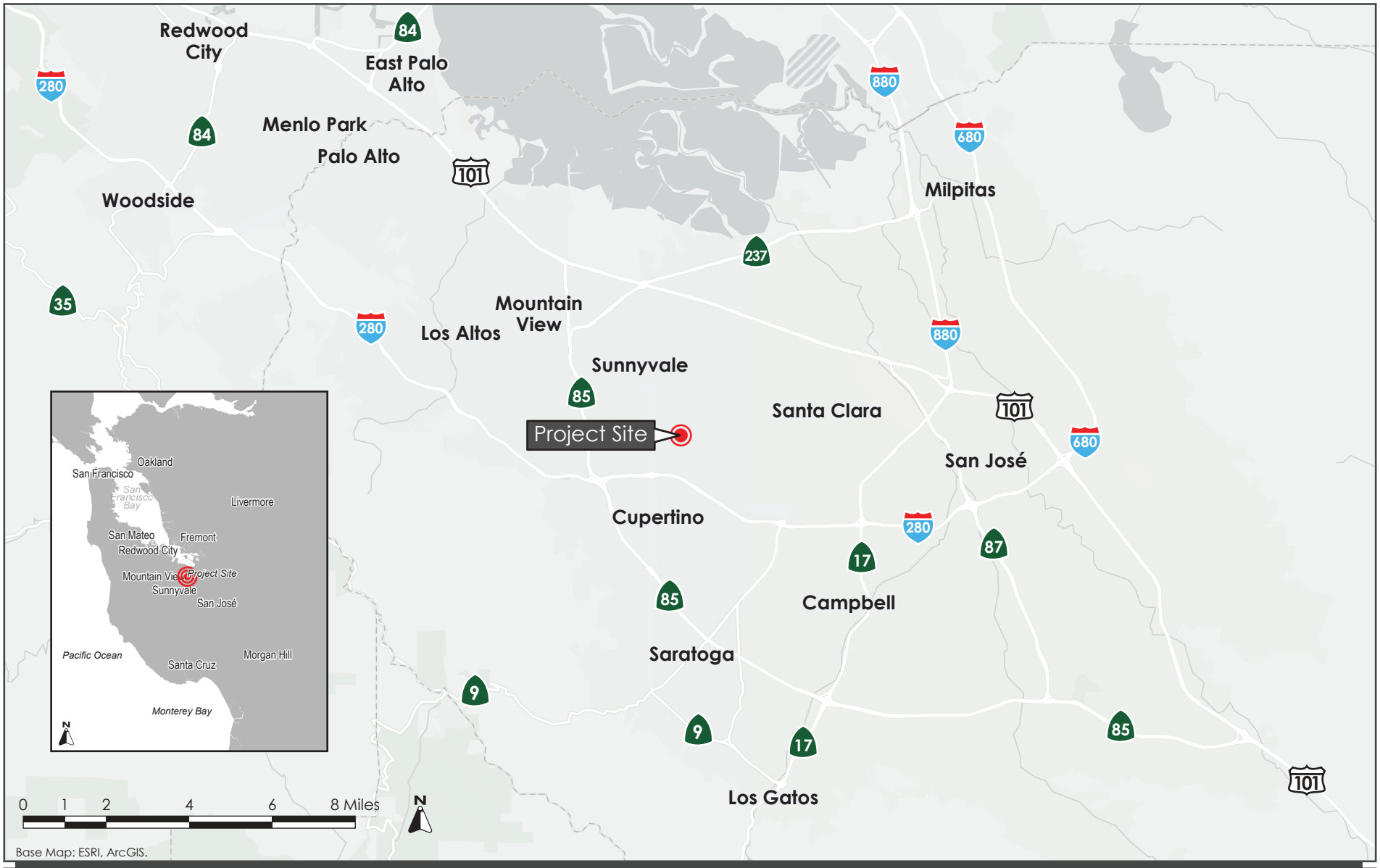
The project would cap the existing groundwater well and demolish the existing chemical storage building, booster pump, electrical control panel, and connection to the existing water main on-site. After demolition, the project would install a replacement groundwater well at approximately 800 to 1,000 feet below ground surface and construct a new, approximately 56,000-gallon steel water storage tank (33 feet in diameter and 12 feet in height), three chemical storage enclosures, and several utility and right-of-way improvements. The project would also include a diesel-powered emergency generator. Construction of the replacement well could require continuous drilling for 24 hours a day for two consecutive weeks. Post construction, a 24-hour water production test (pumping approximately two million gallons of raw water from the replacement well) and, per Department of Health regulations, a separate draw of raw water for approximately 15 minutes (which would result in approximately 18,000 gallons) would be discharged into the storm drain system. No changes to the existing communication tower are proposed.

Once operational, water would be pumped from the replacement groundwater well, treated, then stored in the new water storage tank. The treated water in the storage tank would then be distributed into the potable water system through the new 10-inch domestic water line on-site that would connect to the existing 10-inch potable water line in Carlisle Way.

**PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT:** The EIR will describe the existing environmental conditions in the project site and will identify the significant effects on the environment ("impacts") that may result from implementation of the project. Where potentially significant impacts are identified, the EIR will identify mitigation measures to avoid or reduce those impacts, as feasible. The EIR will also discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any significant environmental impacts (CEQA Guidelines Section 15126.6[a]). The EIR will address potential environmental effects of the project on the following resource areas:

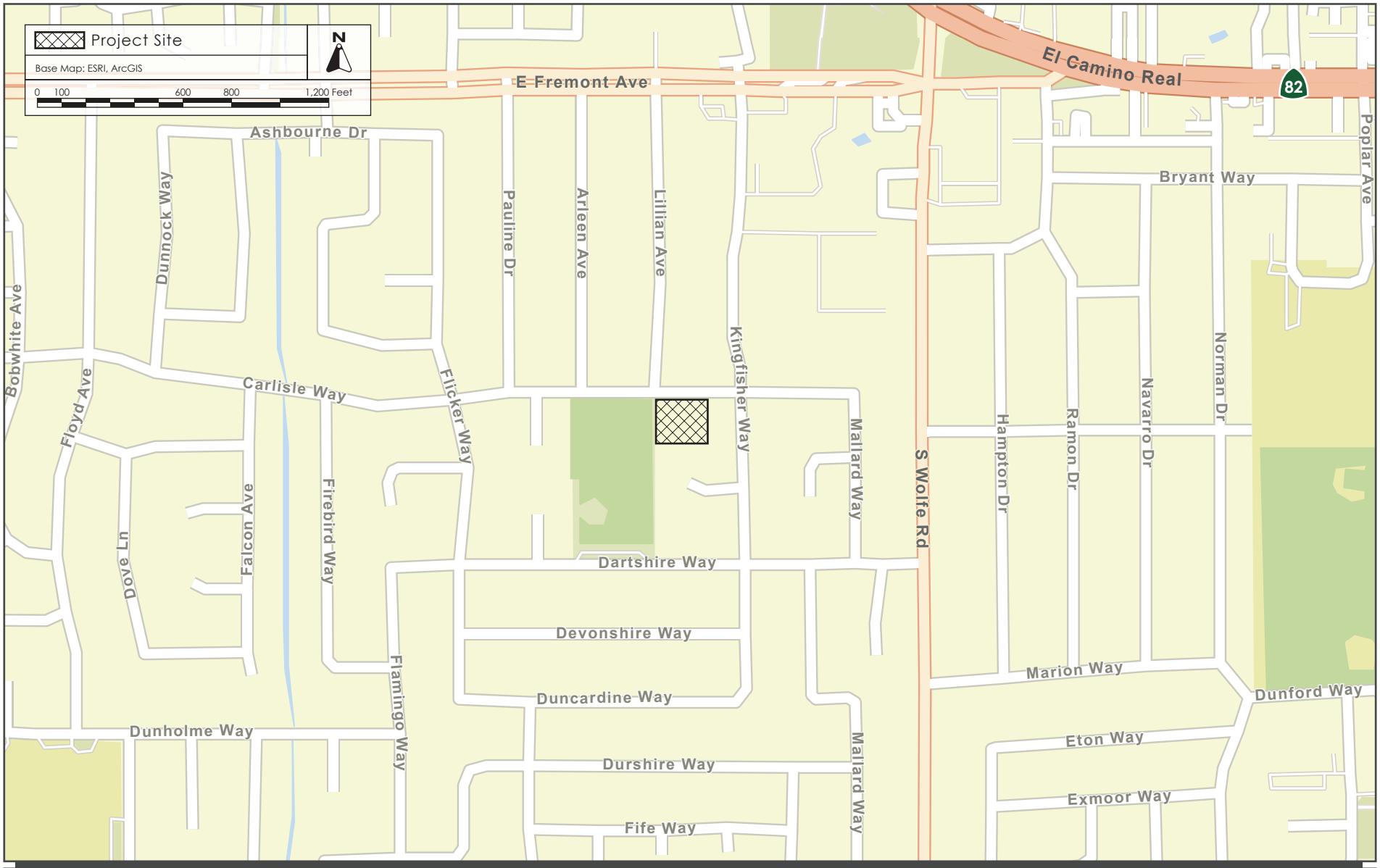
- Aesthetics
- Land Use

- Agricultural/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire




REGIONAL MAP

FIGURE 1




VICINITY MAP

FIGURE 2


AERIAL PHOTOGRAPH AND SURROUNDING LAND USES | FIGURE 3