

1313 South Wolfe Road General Plan Amendment & Rezoning Draft Mitigated Negative Declaration

Project Name: 1313 South Wolfe Road General Plan Amendment & Rezoning – File # 2022-7146

Lead Agency:

Mary Jeyaprakash, Senior Planner
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94086
(408) 730-7449
MJeyaprakash@sunnyvale.ca.gov

Project Proponent:

Amir Massih, President
4Terra Investments
95 Federal Street, Suite D
San Francisco, CA 94107
(415) 450-6797
AMassih@4TerraInvestments.com

Project Location and Description:

The 1.76-acre (or 76,666 square foot) project site consists of three parcels (Accessor’s Parcel Numbers [APN] 309-10-015, 309-10-026, and 309-10-027) and is located on the southwest corner of South Wolfe Road and East Fremont Avenue at 1313 South Wolfe Road and 898 East Fremont Avenue in the City of Sunnyvale.

The project proposes a General Plan Amendment (GPA) and rezoning to allow future development of multi-family residential and commercial uses on-site. The project proposes to change the General Plan land use designation of the site from Commercial to High Density Residential. The proposed High Density Residential land use designation allows a density of 25 to 36 dwelling units per acre (du/ac). The project also proposes to rezone the site from Neighborhood Business (C-1) to High Density Residential (R-4) with a MU Mixed Use (MU) combining district overlain on the site. The proposed R-4 zoning district supports residential uses with a maximum density of 36 du/ac.

There is no specific development application on file at this time associated with the proposed project. However, unrelated to this project, there is a development application on file for a portion of the site (APN 309-10-015) to redevelop the existing gas station at 878 East Fremont Avenue into a new gas station with a convenience store and quick service restaurant (Project file # 2016-7978), which is evaluated in a separate environmental document.

The analysis in the Initial Study for the proposed GPA and rezoning is generally programmatic in nature. For the purpose of the Initial Study analysis, it was assumed the project would result in demolition of the

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existing restaurant, gas station, and landscaping on-site and construction of a 70-foot tall, mixed-use building with 62 multi-family residential units and 7,579 square feet of ground floor commercial space, consistent with the development standards (e.g., setbacks and building height) of the proposed zoning. This future development would result in a density of 35.2 du/ac, consistent with the proposed land use and zoning designation. Refer to the attached Initial Study for additional details on the project assumptions.

Availability of the Initial Study:

The Initial Study for this Mitigated Negative Declaration is attached and available for review on the City's website at: <https://www.sunnyvale.ca.gov/business-and-development/planning-and-building/ceqa-environmental-notice>

Proposed Findings:

The City has prepared the attached Initial Study and determined that the analysis in the Initial Study identified potentially significant project effects, but:

1. Mitigation measures required by the City, and agreed to by the applicant, would avoid or mitigate the effects to a point where no significant effects would occur; and
2. There is no substantial evidence, in light of the whole record before the agency, that the project with implementation of mitigation measure may have a significant effect on the environment.

For these reasons, pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15064(f)(3) and 15070(b), a Mitigated Negative Declaration has been prepared for the project.

Basis of Findings:

Based on the environmental evaluation presented in the attached Initial Study, the project would not cause significant adverse effects related to aesthetics, agricultural and forestry resources, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, mineral resources, population/housing, public services, recreation, transportation, utilities/service systems, and wildfire. The project does not have impacts that are individually limited, but cumulatively considerable. The environmental evaluation has determined that the project would have a potentially significant impact on construction noise; however, implementation of the mitigation measure listed below would reduce the impact to a less than significant level.

Mitigation Measure:

LUTE EIR Mitigation Measure MM 3.6.3:

- The project 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 prior to issuance of demolition permit. Measures specified in the Noise Control Plan and implemented during construction shall include, at a minimum, the following noise control strategies:

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- 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.
- 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.
- Unnecessary idling of internal combustion engines should be strictly prohibited.
- Construction staging areas shall be established at locations that create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- Where feasible, temporary power service from local utility companies should be used instead of portable generators.
- Locate cranes as far from adjoining noise-sensitive receptors as possible.
- During final grading, substitute graders for bulldozers, where feasible. Wheeled heavy equipment are quieter than track equipment and should be used where feasible.