



Sunnyvale

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**Notice of Preparation
Of a Draft Environmental Impact Report for the
Central Arques Specific Plan**

DATE: July 29, 2024

TO: Responsible, Trustee, and Other Interested Public Agencies; Interested Parties

FROM: City of Sunnyvale, Community Development Department

NOTICE IS HEREBY GIVEN THAT the City of Sunnyvale, as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR) for the proposed Central Arques Specific Plan. The NOP includes a project description, exhibits, summary of key issues to be addressed in the EIR, and an overview of the purpose of this notice and the environmental review process.

30-Day NOP Review Period: Agencies and interested parties may provide the City with written comments on environmental topics to be addressed in the EIR for the project. Because of time limits mandated by State law, comments should be provided no later than 5:00 p.m. on **August 29, 2024**. Please send all comments to:

Cindy Hom, Associate Planner
City of Sunnyvale
Community Development Department
456 W. Olive Avenue
Sunnyvale, CA 94086

Phone: (408) 730-7411
chom@sunnyvale.ca.gov

Public Scoping Meeting: The City of Sunnyvale (City) will hold an online public scoping meeting to receive comments on environmental issues that should be addressed in the Draft EIR as well as the range of practicable alternatives to be evaluated in the Draft EIR. The meeting details are as follows:

Wednesday, August 14, 2024

6:00 p.m. to 7:30 p.m.

Online Meeting through Zoom

<https://us06web.zoom.us/j/81258715989?pwd=KGI7UiS7Z2nOr9zEWsNGKqa78PLxcl.1>

Call-in: 669-900-6833 | Meeting ID: 812 5871 5989 | Passcode: 399874

Project Location: The specific plan area is located within the City of Sunnyvale on 17 existing parcels totaling approximately 3,491,700 square feet (sf) or 80.16 acres (excluding streets). The plan area is generally bounded by East Arques Avenue to the north, Central Expressway to the south, Commercial Street/DeGuigne Drive to the west, and Santa Trinita Avenue to the east. The plan area is surrounded by industrial, office, research and development (R&D) and commercial uses, including the City's corporation yard. Specific addresses and assessor parcel numbers (APNs) in the plan area boundary are as follows:

- 929-935 East Arques Avenue and 306-310 DeGuigne Drive, APN 205-25-017
- 955 East Arques Avenue, APN 205-25-018
- 961-965 East Arques Avenue, APN 205-25-019
- 995-999 East Arques Avenue, APN 205-25-016
- 1050-1090 East Arques Avenue, APN 205-37-009
- 1002-1010 East Arques Avenue, APN 205-36-007
- No address, APN 205-36-008
- 974-999 East Arques Avenue, APN 205-36-006
- 930 East California Avenue, APN 205-35-003
- 190 Commercial Street, APN 205-35-001
- 198 Commercial Street, APN 205-35-002
- 989 East California Avenue, APN 205-35-004
- 214 Commercial Street, APN 205-35-005
- 222 Commercial Street, APN 205-35-006
- 230 Commercial Street, APN 205-35-007
- 242 Commercial Street, APN 205-35-008
- 928-936 East Arques Avenue, APN 205-35-017

The regional location of the project is depicted in Figure 1. Figure 2 contains the boundaries of the plan area.

Project Description:

The proposed Central Arques Specific Plan would replace the existing Arques Campus Specific Plan, which was approved in 1999, and expand the boundaries to include additional parcels to the north, east, and west. Most of the properties within the plan area are owned by Applied Materials, Inc. (AMAT), a global semiconductor company. AMAT currently operates a campus at 974/978 East Arques Avenue and received approval in April 2024 to develop a three-story, 593,992 square foot research and development (R&D) building using the remaining approved, unbuilt square footage within the 1999 Arques Campus Specific Plan.

The proposed Central Arques Specific Plan would increase the allowed intensity of nonresidential development in the plan area from generally 35% floor area ratio (FAR) to 100% FAR and increase the allowable building height from 75 feet to 100 feet. Allowable uses would include, but are not limited to, industrial, office, and R&D. Residential uses would remain prohibited. Up to 3,491,700 gross square feet of nonresidential development would be studied, assuming maximum development of all parcels in the plan area to 100% FAR. Of the total gross floor area, 948,552 square feet of existing/approved development would remain and 698,802 square feet of existing development would be demolished, resulting in 1,844,346 net new square feet. Community benefits would be integrated into the plan, such as public infrastructure improvements, additional open space and public amenities, and streetscape improvements that contribute to a livable community environment.

Environmental Issues to Be Addressed in EIR:

The City has determined that implementing the project may result in significant environmental impacts; therefore, an EIR will be prepared. As allowed under State CEQA Guidelines Section 15060(d) (when the decision to prepare an EIR has already been made), the City has elected not to prepare an initial study and will instead begin work directly on the EIR.

Potential issues and impacts to the existing environment to be analyzed in the Draft EIR include the following environmental topics:

- ▲ Air Quality
- ▲ Biological Resources
- ▲ Cultural Resources and Tribal Cultural Resources
- ▲ Energy
- ▲ Geology and Soils
- ▲ Greenhouse Gas Emissions
- ▲ Hazards and Hazardous Materials
- ▲ Hydrology and Water Quality
- ▲ Land Use and Planning
- ▲ Noise
- ▲ Population and Housing
- ▲ Public Services
- ▲ Public Utilities
- ▲ Transportation

Implementation of the project would have no impact on aesthetic resources, agricultural resources, forestry resources, or mineral resources as these resources do not exist in the Specific Plan area. The Specific Plan area is surrounded by urban development and is not adjacent to or intermixed with open space, natural land, or rural/agricultural lands. New construction is subject to the City of Sunnyvale Municipal Code and the California Fire Code, which includes safety measures to minimize the threat of fire. Thus, the project would have no impact related to wildfire risk. These issues will not be evaluated in the Draft EIR.

Other EIR Sections: In addition to the above environmental topics, the Draft EIR will also evaluate the potential cumulative and growth inducing effects of the project, as required by CEQA. Reasonably foreseeable future projects in the project vicinity will be considered in this analysis.

In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” As required by CEQA, the EIR will evaluate a No Project Alternative. Aside from the No Project Alternative, the City has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

Purpose of this Notice: In accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082), the City has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. 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 (State CEQA Guidelines 14 CCR Section 15082[b]).

Environmental 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 public scoping and technical studies. The Draft EIR will be circulated for public review and comment for 45-day public review period. All parties that have requested to be included on the project mailing list will be provided a Notice of Availability for the Draft EIR.

A copy of this NOP has been posted on the City’s website:
<https://www.sunnyvale.ca.gov/business-and-development/projects-in-sunnyvale/long-range-planning-initiatives/central-arques-specific-plan> and is on file at the City’s One-Stop Permit Center at 456 W. Olive Avenue, Sunnyvale, CA 94086.

If you would like to be placed on the project mailing list or have any questions or comments, please contact Cindy Hom, Associate Planner, City of Sunnyvale, at (408) 730-7411 or chom@sunnyvale.ca.gov.

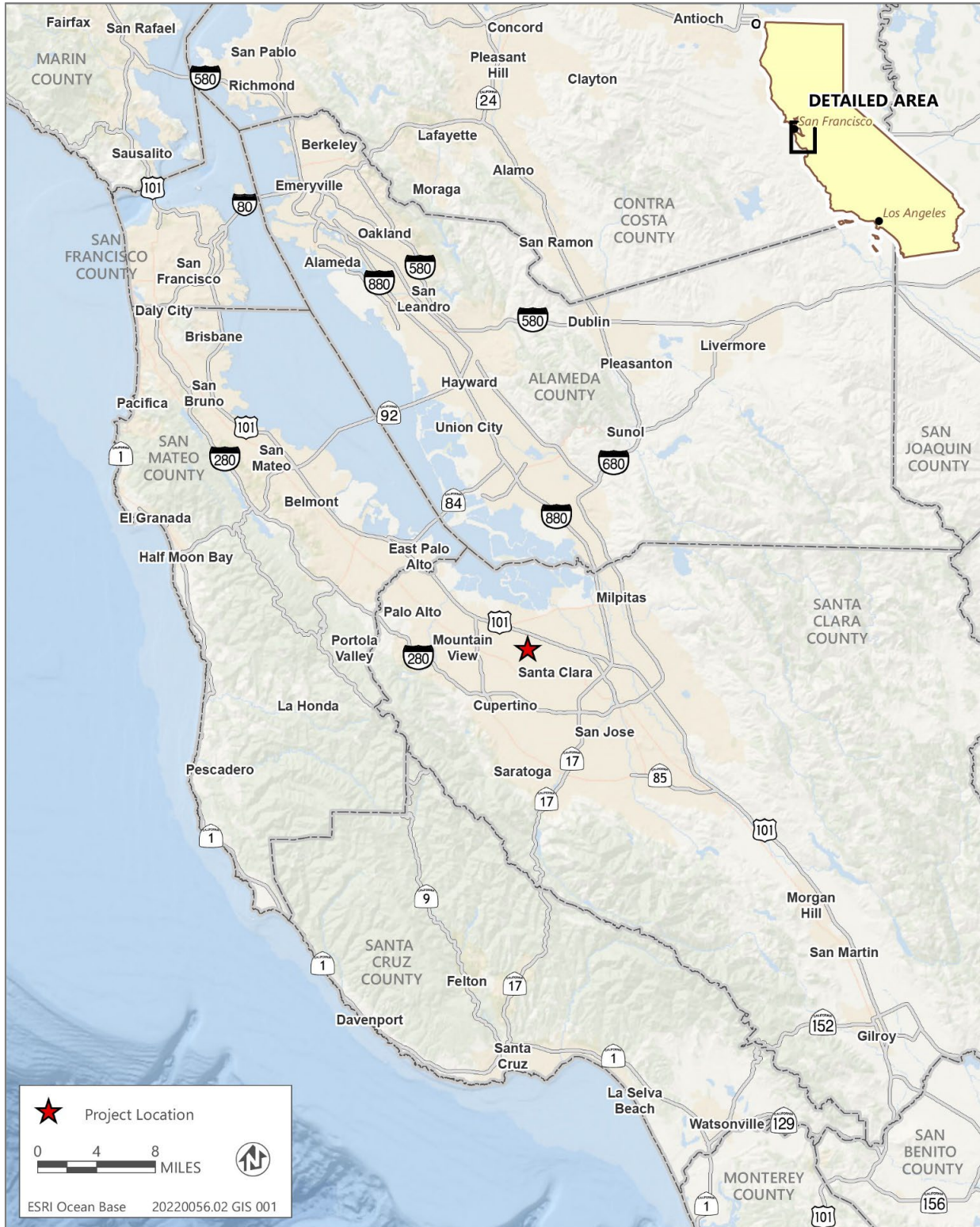


Figure 1: Regional Location



Figure 2: Plan Area