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Sunnyvale

## NOTICE OF PREPARATION

DRAFT ENVIRONMENTAL IMPACT REPORT

For the Google Caribbean Campus Project

May 1, 2019

**To:** Interested Parties

**Subject:** Notice of Preparation of a Draft Focused Environmental Impact Report for the Google Caribbean Campus Project

**Lead Agency:** City of Sunnyvale  
Community Development Department  
456 W. Olive Avenue  
Sunnyvale, CA 94086  
Contact: Ryan Kuchenig, (408) 730-7431  
[rkuchenig@sunnyvale.ca.gov](mailto:rkuchenig@sunnyvale.ca.gov)

**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 Focused Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 15162 and 15183 for the proposed Google Caribbean Campus Project. The NOP includes a project description and an overview of the potential impacts that will be addressed in the Focused EIR.

**Project Title:** Google Caribbean Campus Project

**The purpose of this notice is:** (1) to serve as the Notice of Preparation to potential Responsible Agencies, agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and suggestions regarding the preparation of the Focused EIR, environmental issues to be addressed in the Focused EIR, and any related issues, from interested parties in addition to those noted above, including interested or affected members of the public. The City of Sunnyvale requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b).

**30-Day NOP Review Period:** In accordance with CEQA, should your agency have any comments, it is requested to provide a written response to this NOP within the 30-day NOP review period between May 1, 2019 and May 31, 2019. Written comments must be received at the address below no later than 4:00 PM on May 31, 2019. Please indicate a contact person in your response and send it to the following contact:

Ryan Kuchenig, Senior Planner  
City of Sunnyvale  
P.O. Box 3707  
Sunnyvale, CA 94087-3707

Telephone: (408) 730-7431  
[rkuchenig@sunnyvale.ca.gov](mailto:rkuchenig@sunnyvale.ca.gov)

**Public Scoping Meeting:** The City of Sunnyvale will hold a Scoping Meeting on May 22, 2019 at 6:30 to 8:00 PM, at the City Council Chambers located at 456 West Olive Avenue, Sunnyvale, California 94086 to: 1) inform the public and interested agencies about the proposed project; and 2) solicit public comment on the scope of the environmental issues to be addressed in the EIR.

**Project Location:** The project area is located within the northern portion of the City of Sunnyvale within the Moffett Park Specific Plan area. The proposed project would occur on 10 existing parcels and result in the construction of two new mid-rise buildings at two new addresses: one at 100 West Caribbean Drive and the second at 200 West Caribbean Drive. The project site is bound by West Caribbean Drive on the north, and lies between Mathilda Avenue on the west, Borregas Avenue on the east, and is bisected north to south by the Santa Clara Valley Water District's (SCVWD) West Channel. Please refer to **Figure 1: Regional Location Map** and **Figure 2: Vicinity Map**.

**Project Description:** The project proposes demolishing the existing 13 buildings located on the project site, existing surface parking lots, and removal of vegetation and trees on the approximately 40.5-acre site. The existing buildings consist of 710,381 square feet of office and manufacturing buildings. The addresses of the existing buildings to be demolished are shown below:

Address		Address	
140-146	West Caribbean Drive	1393-1395	Borregas Avenue
360-364		1383	
370-376		1323	
380-382		1330-1338	Bordeaux Drive
390-394		1340-1346	
141	Caspian Court	1360-1368	

The proposed project includes two new 5-story office buildings totaling 1,041,890 square feet. The proposed buildings would be located at 100 Caribbean Drive and 200 Caribbean Drive. Please see **Figure 3: Conceptual Site Plan**. Between the two buildings, 100 Caribbean Drive would total 536,750 square feet with a Floor Area Ratio (FAR) of 0.71, and 200 Caribbean Drive would total 505,140 square feet with a FAR of 0.50. Combined, the two buildings would have a FAR of 0.66. The project would also develop a parking structure, a central utility plant and surface parking. The total number of parking spaces to be provided upon completion of the surface lots and parking structure would be 2,198 spaces. The proposed project will integrate measures to reduce reliance on automobiles and car-based commuting, including a Transportation Demand Management (TDM) trip reduction plan. The proposed project includes other amenities conducive to alternative transportation including two shuttle drop-off areas as well as secured bicycle parking at both buildings. Other improvements include infrastructure and utility improvements, walkways, green areas and open spaces.

The proposed 100 and 200 Caribbean Drive buildings would both be 5 stories, with an overall building height of 120 feet 5 inches, as measured from the finished floor to the highest elevation of the building. The proposed parking garage would be 5 levels, and the highest elevation would

be 71 feet 6 inches, as measured from the finished floor to the top point of the central utility plant. The proposed uses within the proposed office buildings are as follows:

Use	Square Feet	Percentage of Building Space
Office Space	271,040	26.01%
Amenities/Meeting Rooms /Food/Fitness	346,394	33.25%
Cores/Circulation/Restrooms	389,397	37.37%
Other	35,059	3.36%
<b>Total</b>	<b>1,041,890</b>	<b>100%</b>

The existing SCVWD West Channel (West Channel) bisects the campus such that 100 Caribbean Drive lies to the east and 200 Caribbean Drive lies to the west. The portion of the West Channel corridor separating 100 Caribbean Drive and 200 Caribbean Drive is approximately 1,100 feet in length, extending from West Caribbean Drive upstream to the southern end of the property line for the proposed project. The proposed project would excavate the existing storm channel, set back levees, grade a new low flow channel with associated floodplain benches, implement habitat restoration, construct two new bridge crossings (one pedestrian between the two buildings and one pedestrian engineered to support emergency vehicle access at a Caspian Drive extension), enhance the headwall at the box culvert to accommodate a sidewalk as requested by the City of Sunnyvale along West Caribbean Drive, and providing maintenance access for the Santa Clara Valley Water District (SCVWD).

These proposed improvements would provide, at a minimum, an equivalent level of flood protection through project area consistent with SCVWD's Sunnyvale East and West Channels Flood Protection Project. The proposed project would provide enhanced wetland and riparian habitat within the channel area. An enhanced creek corridor would become part of the development landscape of the proposed project to provide flood protection and enhance campus aesthetics, recreational opportunities, and environmental resources for wildlife habitat. The channel would be designed to work effectively with regional flood control and drainage planning and be adaptable to future climate conditions.

The project also includes the demolition of a single story industrial/R&D building at 1362 Borregas Avenue, totaling 26,880 square feet which will be demolished to accommodate temporary construction parking for 745 cars in lieu of onsite construction parking.

The proposed project is consistent with the Moffett Park Specific Plan and is consistent with the City of Sunnyvale's goals of increasing density in this area. The project would use available square footage from the City's Moffett Park Specific Plan development reserve. The project would not require an amendment to the City's General Plan or Moffett Park Specific Plan.

Project construction would begin after all City approvals, land use entitlements, and environmental clearances are obtained. These buildings would be built with similar construction schedules with 200 W. Caribbean Drive starting first, and 100 W. Caribbean Drive following approximately three months behind. It is anticipated that both buildings would be occupied at roughly the same time. The proposed project would be built in a single phase with a duration of approximately 30 months.

**Potential Environmental Impacts:** Environmental factors that would be potentially affected by the proposed project are:

- Transportation

Given the previously developed nature of the project site and the surrounding Moffett Park area, and the proposed project's consistency with the approved General Plan Land Use and Transportation Element and the approved Moffett Park Specific Plan, the following environmental factors are anticipated to be Effects Found to be Less Than Significant or Less Than Significant with Mitigation as a result of the proposed project and implementation of applicable mitigation measures:

Aesthetics	Greenhouse Gas Emissions
Air Quality	Hazards and Hazardous Materials
Biological Resources	Hydrology and Water Quality
Cultural Resources	Land Use and Planning
Energy	Noise
Geology/Soils	Public Services and Utilities

The following environmental factors are not impacted by the proposed project:

- Agricultural/forestry,
- Mineral resources,
- Population and housing,
- Recreation, and
- Wildfire.

**Summary of Key Environmental Issues to be Addressed in Focused EIR:**

- **Transportation:** The Focused EIR will evaluate the proposed project's impacts on traffic, circulation, intersection operation, level of service, vehicle miles traveled, public transit, and pedestrian and bicycle conditions.
- **Issues Specific To The West Channel:** The Focused EIR will evaluate the proposed projects' impacts specific to the West Channel improvements.

**Other EIR Sections:** The Focused EIR will include other sections required by CEQA including sections on: Project Alternatives, Cumulative Impacts, Significant Unavoidable Impacts, Significant Irreversible Environmental Changes, EIR Preparers, EIR References, and EIR Technical Appendices.

**ENVIRONMENTAL REVIEW PROCESS**

Following completion of the 30-day Notice of Preparation public review period, the City of Sunnyvale will incorporate relevant information into the Draft Focused EIR, including results of public scoping and technical studies. The Draft Focused EIR will be circulated for public review and comment for the required 45-day public review period. All parties that have requested to be included on the project mailing list will be provided with a Notice of Availability for the Draft Focused EIR. In addition, the Draft Focused EIR and related materials will be available for review on the City of Sunnyvale's website: <http://sunnyvale.ca.gov/>, and at the City of Sunnyvale, located at 456 W. Olive Avenue, Sunnyvale, CA 94086. Following expiration of the public review period for the Draft Focused EIR, the City of Sunnyvale will prepare Responses to Comments as part of the Final Focused EIR, which will be considered and acted upon by the City of Sunnyvale's City Council. The City of Sunnyvale will provide notification of future public meetings for this project to parties that have requested to be included on the project mailing list.

All parties that have submitted their names and mailing addresses for inclusion on the project mailing list will be notified as part of the project's CEQA review process. If you wish to be placed on the project mailing list, have any questions, or need additional information, please contact the person identified below.

A copy of the NOP has been posted on the City of Sunnyvale's website (<http://sunnyvale.ca.gov/>) and is on file at the City of Sunnyvale Community Development Department/Planning Division and the City of Sunnyvale's One-Stop Permit Center, 456 West Olive Avenue, Sunnyvale, CA 94086.

Should you have any questions or comments regarding this Notice of Preparation, please contact Ryan Kuchenig, Project Manager, City of Sunnyvale, at (408) 730-7431 or by email at: [rkuchenig@sunnyvale.ca.gov](mailto:rkuchenig@sunnyvale.ca.gov).

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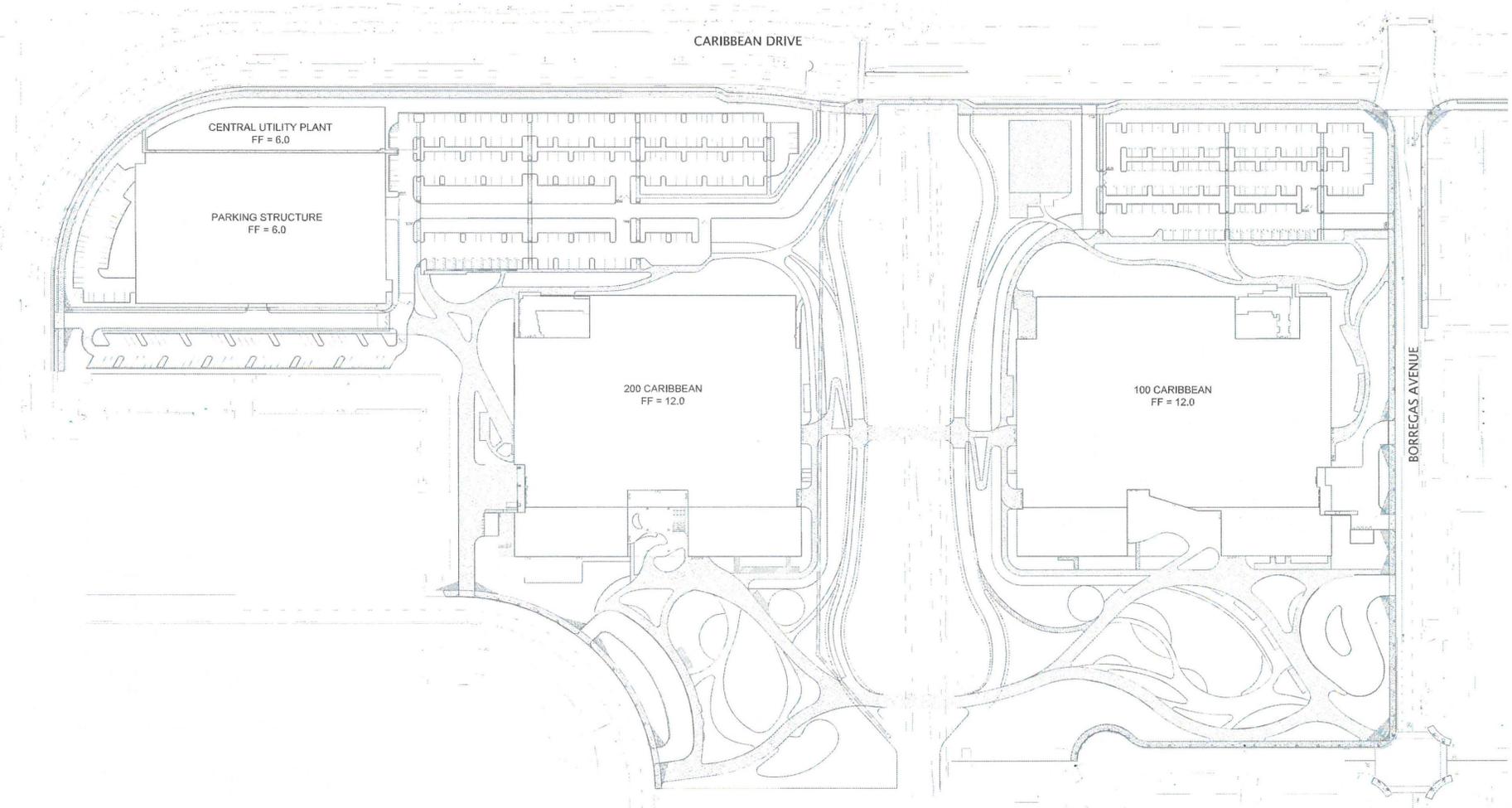


Source: Google Earth, 2019

**FIGURE 2:** Vicinity Map  
Google Caribbean Campus



Not to scale



**FIGURE 3:** Conceptual Site Plan  
 Google Caribbean Campus

 Not to scale

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