



**NOTICE OF PREPARATION**  
**DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT**  
**For the Sunnyvale Civic Center Modernization Master Plan**

**TO:** Interested Parties

**SUBJECT:** Notice of Preparation of Draft Program Environmental Impact Report  
Sunnyvale Civic Center Modernization Master Plan

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

**CONTACT:** Momoko Ishijima, Associate Planner  
[mishijima@sunnyvale.ca.gov](mailto:mishijima@sunnyvale.ca.gov)  
456 West Olive Ave  
Sunnyvale, CA 94086

**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 Program Environmental Impact Report (EIR) for the proposed Sunnyvale Civic Center Modernization Master Plan ("Master Plan" or "proposed project"). Two options for the Master Plan, Option 1 and Option 2, are presented in this NOP. One of these two options will be selected as the Master Plan that will be analyzed in the EIR. If necessary and appropriate, the City may choose to issue a revised NOP. This NOP includes a project description (for each option), exhibits, phasing, and an overview of the potential impacts that will be addressed in the Program EIR. It also includes an overview of the purpose of this notice and the environmental review process.

**A 30-DAY NOP REVIEW PERIOD:** A 30-day NOP public review period will begin on Tuesday, September 26, 2017, and will run through Thursday, October 26, 2017. Written comments should be submitted no later than 5:00 p.m. on Thursday, October 26, 2017. Please indicate a contact person in your response and send your comments to:

mishijima@sunnyvale.ca.gov

or

Momoko Ishijima, Associate Planner  
City of Sunnyvale  
456 West Olive Ave  
Sunnyvale, CA 94086

**PUBLIC SCOPING MEETING:** The City will hold a Scoping Meeting on **Wednesday, October 18, 2017 from 6:00 p.m. to 8:00 p.m.**, in the City Council Chamber, City Hall located at 456 W. 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 Program EIR.

**PROJECT-RELATED DOCUMENTS:** Project related documents can be found on the project webpage: [sunnyvale.ca.gov/business/projects/civic.htm](http://sunnyvale.ca.gov/business/projects/civic.htm).

**PROJECT LOCATION:** The project site is located near the geographic center of the City of Sunnyvale on a 24.5-acre lot, composed of eight parcels ranging from 0.2 to 6.9 acres in size. The project site is roughly bounded by South Pastoria Avenue to the west, West El Camino Real to the south, South Mathilda Avenue to the East, and West Iowa Avenue to the north. Refer to Figure 1 for a location map.

**PROJECT DESCRIPTION:** The Sunnyvale Civic Center Modernization Master Plan would provide a long-term plan for the Sunnyvale Civic Center to meet the future service delivery needs of the City. The Master Plan would be executed in phases, starting with Phase I. A description of each Master Plan option, including the associated Phase I, is presented below.

*Master Plan Option 1 – Phase I*

Phase I would involve construction of a new, four-story, up to 109,000-square foot (sf) City Hall near the corner of West Olive Avenue and South Mathilda Avenue, as shown in Figure 2. An underground parking garage would be constructed beneath the new City Hall. Access to the underground structure would be provided by All America Way. A stand-alone building would be constructed directly north of the existing Public Safety Headquarters of up to 12,000 sf. The new City Hall would house City and North Valley Job Training Consortium (NOVA) Workforce Services Department employees. Following completion of the new City Hall, the existing City Hall, City Hall Annex, South City Hall Annex (the portables south of City Hall), and the Sunnyvale

Office Complex buildings would be demolished. The existing Sunnyvale Office Complex is currently occupied by City staff, NOVA Workforce Services, and several private tenants. The areas where the Sunnyvale Office Center currently reside would be landscaped in the interim and provide a building site for future phases of the proposed project. Photovoltaic arrays may be mounted over existing surface parking that is proposed to remain throughout implementation of the future phases, likely over surface parking located to the south of the community gardens and north of El Camino Real, and on the roofs of the proposed City Hall.

#### *Master Plan Option 1 – Future Phases*

Future phases of Master Plan Option 1 would involve construction of a new two-story, up to 65,000-sf Public Safety Headquarters and two-story, up to 120,000-sf Library, as shown in Figure 2. The two new buildings would be constructed to the north of West Olive Avenue. An underground parking garage would be constructed beneath the Public Safety Headquarters and may be constructed beneath the Library. A secured surface parking lot for the Public Safety Headquarters would be located directly to the north. A three-floor parking structure would be constructed to the south of the new City Hall. The first floor of the parking structure would be subterranean and would expand the underground parking garage beneath the new City Hall. All America Way would provide access to the parking structure. The parking structure would be set-back from South Mathilda Avenue and screened with trees. Photovoltaic arrays may be mounted over the parking structure and available surface parking lots. The existing Public Safety Headquarters and Library would be demolished and the existing City-owned gas station would be removed. Alternatively, the existing Library would be renovated and up to 59,000 sf of additional space would be constructed.

#### *Master Plan Option 2 – Phase I*

Phase I would involve construction of a new, four-story, up to 109,000-sf City Hall along the eastern alignment of West Olive Avenue, as shown in Figure 3. An underground parking garage would be constructed beneath the new City Hall, accessible from the corner of Charles Street and West Olive Avenue. West Olive Avenue would be closed to through traffic, but would continue to provide access to All America Way and the Library. Similar to Master Plan Option 1 – Phase I, an up to 12,000-sf stand-alone building would be constructed directly north of the existing Public Safety Headquarters. Existing facilities would be demolished and the project site would be landscaped, similar to Master Plan Option 1 – Phase I. Photovoltaic arrays may be mounted over existing surface parking and the new City Hall, similar to what is described to occur as part of Master Plan Option 1 – Phase I.

#### *Master Plan Option 2 – Future Phases*

A new Public Safety Headquarters and Library would be constructed as part of future phases, similar to Master Plan Option 1, as shown in Figure 3. The new Public Safety Headquarters

would be constructed to the south of the new City Hall, with vehicle access provided from El Camino Real and South Mathilda Avenue. The new Library would be constructed in the center of the project site, along the western alignment of West Olive Avenue, with vehicle access provided from South Pastoria Avenue. West Olive Avenue would no longer bisect the project site and All America Way would no longer be a continuous roadway through the project site. A secured surface parking lot would be located to the south of the new Public Safety Headquarters. All America Way would provide access to the Public Safety Headquarters. A three-floor parking structure would be constructed in the southwest corner of the project site. The first floor of the parking structure would be partially below grade and would not require mechanical ventilation. Photovoltaic arrays may be installed over the parking structure and available surface lots. The parking structure would be screened with trees. The existing Public Safety Headquarters and Library would be demolished and the existing City-owned gas station would be removed. Alternatively, the existing Library would be renovated and up to 59,000 sf of additional space would be constructed.

**ENVIRONMENTAL ISSUES TO BE ADDRESSED IN THE PROGRAM EIR:** The Master Plan would not result in impacts to agriculture and forestry resources, mineral resources, population and housing, or recreation. These environmental resource topics will be briefly discussed and dismissed in the Program EIR. The following environmental resource topics will be analyzed in-depth in the Program EIR:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation and Traffic
- Utilities and Service Systems
- Energy
- Other CEQA Considerations

**OTHER EIR SECTIONS:** In addition to the above environmental topics, the Draft Program EIR will also evaluate the potential cumulative and growth inducing effects of the project, as required by CEQA. Past, present, and probable 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 Program 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 Program 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 Program EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

**THE 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 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]). Note that the city has described and disclosed two options that are open for environmental comment. Comments are encouraged on both options, although only one will be included in the Program EIR. All comments received will be considered in the Program EIR.

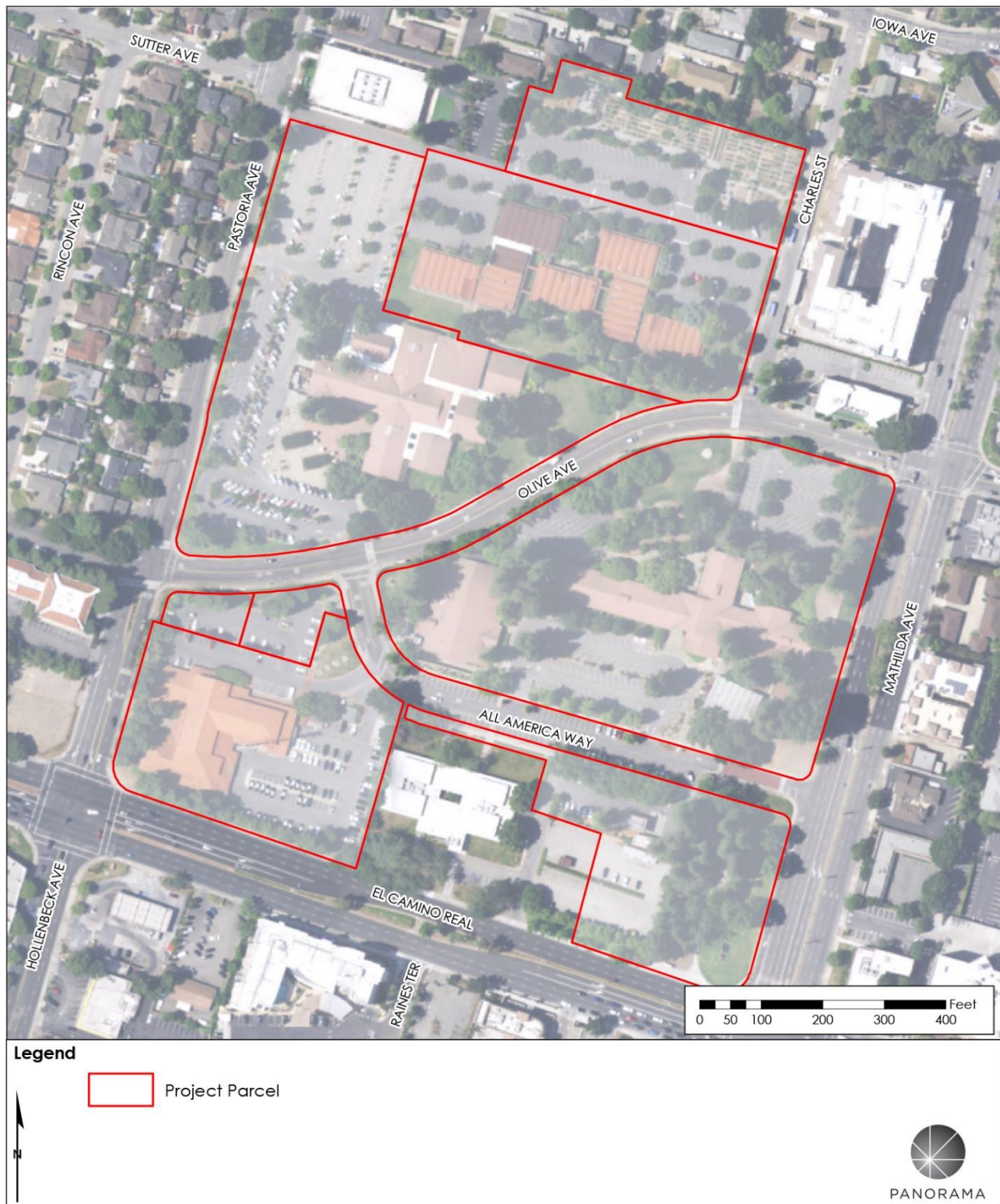
**ENVIRONMENTAL REVIEW PROCESS:** Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Draft Program EIR, including results of public scoping and technical studies. The Draft Program EIR will be circulated for public review and comment for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

The City requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and e-mail or mailing addresses will be notified as part of the Master Plan's CEQA review process.

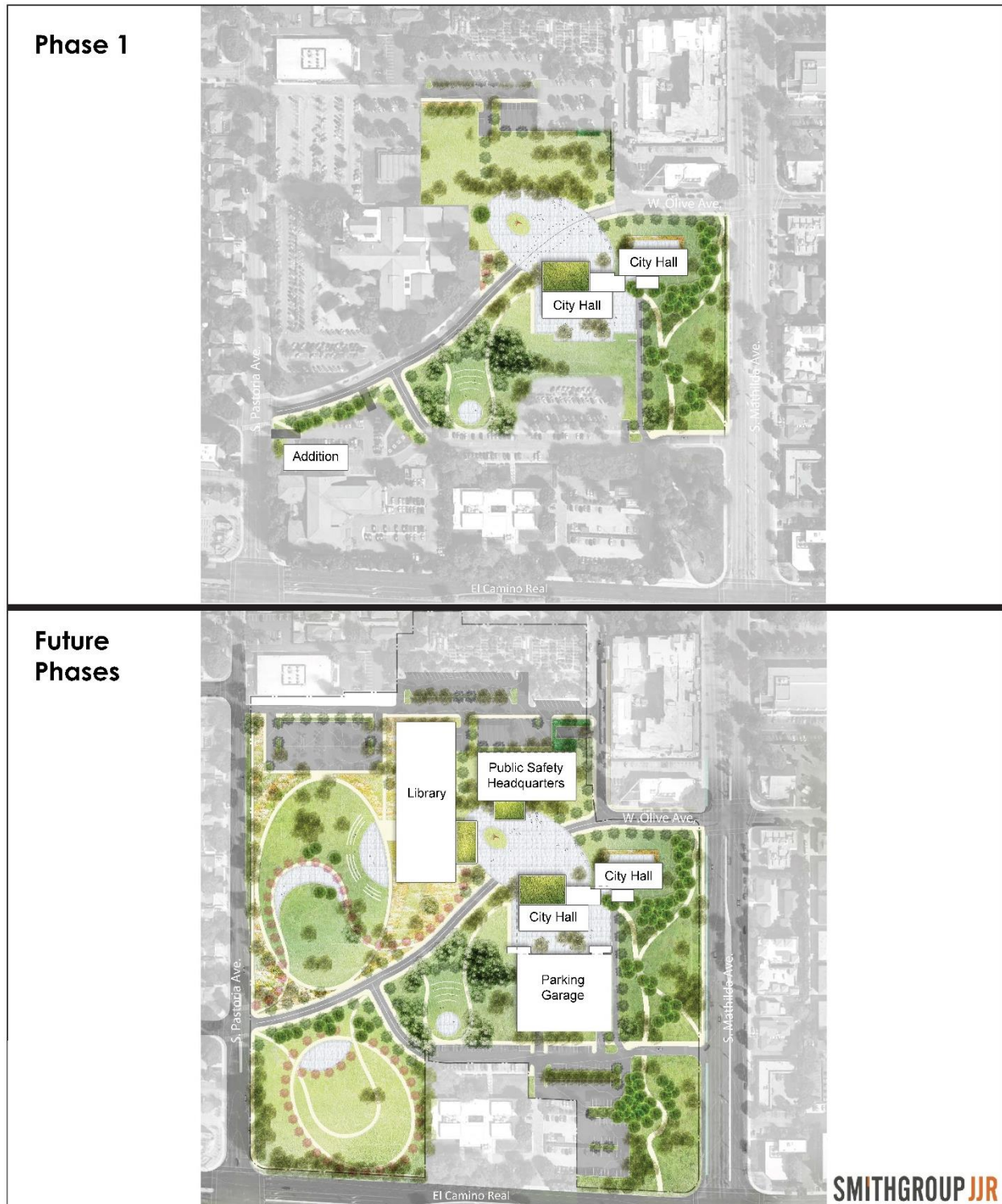
A copy of the NOP can be found on the Sunnyvale Civic Center Modernization Master Plan website ([sunnyvale.ca.gov/business/projects/civic.htm](http://sunnyvale.ca.gov/business/projects/civic.htm)) and on file at the City of Sunnyvale's One-Stop Permit Center, 456 W. Olive Avenue, Sunnyvale, CA 94086.

If you wish to be placed on the mailing list or have any questions or need additional information, please contact Momoko Ishijima, Associate Planner, City of Sunnyvale, at (408) 730-7532 or [mishijima@sunnyvale.ca.gov](mailto:mishijima@sunnyvale.ca.gov).

**Figure 1: Project Location**



**Figure 2: Master Plan Option 1, Phase I and Future Phases**



**Figure 3: Master Plan Option 2, Phase I and Future Phases**

