Draft for Planning Commission review on June 22, 2009 and Housing & Human Services Commission review on June 24, 2009

Council Date: July 14, 2009

SUBJECT: Update of the Housing and Community Revitalization Sub-Element of the General Plan and adoption of a Negative Declaration under CEQA

REPORT IN BRIEF

All cities and counties in California are required to update the housing element of their General Plans every five years, pursuant to Government Code §65580-65589.8. The intent of state housing element law is to ensure that all localities are doing their fair share to provide adequate development sites for sufficient new housing to be built to meet their proportion of regional housing needs, as determined by the State and regional Councils of Government, in consultation with local governments. The law requires local governments to analyze local "constraints to housing development," if any, and describe in the housing element the local zoning and land use designations that provide adequate sites for housing to be built.

Cities and counties who fail to prove the adequacy of their residential zoning by adopting state-certified housing elements may be faced with legal challenges pursuant to housing element law and/or fair housing laws. In addition, many state housing, transportation and infrastructure funding programs available to local governments require a certified housing element as one of the eligibility criteria, or as a scoring factor.

In Sunnyvale, the housing element is called the "Housing and Community Revitalization Sub-Element" and is a part of the Community Development Element of the General Plan. For brevity's sake, and to be consistent with terms used in State law, this Report will refer to Sunnyvale's Sub-Element as the Housing Element.

BACKGROUND

The Housing Element Update process began with a series of public outreach meetings held by Housing Division staff beginning in December of 2008. Staff met with residents, housing advocates, developers and other stakeholders interested in local housing issues. On March 10, 2009, Council held a Joint Study Session with the Planning and Housing and Human Services Commissions on the 2009-2014 Housing Element Update, and the proposed policies and programs contained therein. Following those meetings, the comments received were summarized and incorporated into the Draft Housing Element, which was posted at City Hall, on the City's website, and mailed to

the State Department of Housing and Community Development (HCD) for its review and comment, as required under State law. Staff received a response letter from HCD dated May 22, 2009 (Attachment A). The response letter was generally positive, and requested relatively few revisions compared to what many jurisdictions typically receive. Following receipt of this letter, staff has made modifications to the Draft intended to satisfy HCD's requirements. Staff hopes to receive confirmation of the adequacy of the revised Draft from HCD prior to publication of the Final Draft for public review and Council adoption. The revised Draft is provided for Commission review herein (Attachment B). Upon adoption by the City, HCD will review the final Draft and either certify it as compliant with state law, or request additional modifications, which will require a second public hearing and adoption.

EXISTING POLICY

Existing policy guiding this action consists primarily of the State law cited above. In addition, the City's Legislative Management policies support timely updates of the General Plan elements.

Legislative Management Sub-Element

POLICY A.1 Utilize the General Plan as the City's principal long-range planning tool; utilize the Resource Allocation Plan and Program Outcome Statements as the City's principal mid-range planning tool; and utilize the Council Study Calendar as the City's principal short-range planning tool.

> ***Action Statement A.1c*** Review and update each General Plan subelement every 5-10 years.

DISCUSSION

The Draft Housing Element does not require any rezoning of City areas from one zone to another (e.g., from Open Space to Housing, or Commercial to Housing), because the City already had adequate developable land zoned for residential uses to meet its share of the Regional Housing Needs Allocation (RHNA) assigned by ABAG for the 2009-2014 housing element cycle under its current zoning and General Plan Land Use and Transportation Element. Therefore the changes to the Element consists primarily of updating data within the Housing Element regarding current real estate market conditions, local demographics, availability of residential financing, special needs groups such as the elderly, disabled, and large families, development trends, and so on. In addition, the Draft includes an updated analysis of any constraints to housing development, which may consist of governmental or market constraints, an inventory of adequate sites, and a list of programs to support the provision of housing affordable to lower- and moderate-income households in the City.

The Goals and Policies within the Draft remain essentially the same as those in the current Element, with only minor additions or changes pursuant to several comments received. The Implementation Program sets forth a number of actions the City intends to take during the upcoming cycle (2009-2014) to ensure that it can meet the goals and "quantified objectives" it has set for that cycle. Most of these actions will require further public hearings, funding commitments, code amendments, and/or review by Commissions and/or Council, prior to implementation. Several of these actions are required for state certification of the Element this cycle, due to recent state legislation and/or requirements to mitigate governmental constraints on housing production, including:

1. Modify Title 19 of the Municipal Code to comply with Senate Bill 2 (Cedillo), Statutes of 2007, as follows:
   - *Add definitions of transitional housing and supportive housing, and include both housing types as permitted uses in the multi-family zoning districts.* The code currently allows such uses in these zones, as they are not distinguished from other types of multi-family rental housing, however state law now requires the code to explicitly state that transitional and supportive housing projects are permitted uses in multi-family residential zones.
   - *Identify emergency shelters as a permitted use in the Industrial-Services/Place of Assembly (MS/POA) zones and develop objective written standards to regulate operational issues, site standards, and security measures as set forth in SB 2, in addition to the other development standards required in the MS/POA zone.* Residential and single-room occupancy hotel (SRO) uses are currently allowed in this zone with a use permit.

2. Modify the City's current permit procedure for multi-family development in multi-family residential and mixed-use zones to replace the conditional use permit requirement with an administrative design and site review hearing for projects with fewer than 50 units.

3. Adopt written policies regarding reasonable accommodation for the disabled to comply with Senate Bill 520 (Chesbro), Statutes of 2001:
   - *Develop written procedures for reasonable accommodation requests related to zoning, permit processing, and building codes. Procedures should specify who qualifies for accommodation, a time period for decision-making, and modification provisions.*

4. Facilitate the development of special needs and multi-family projects by reducing parking requirements for senior, special needs, and/or transit-oriented housing projects.

FISCAL IMPACT

The recommended action would not have a fiscal impact. The Housing Element is a general policy document to guide future City decisions related to housing. Any future expenditure of City funds contemplated in the Housing Element but not already included in the budget would require additional Council action. A portion of the cost already expended to prepare the Housing Element can be recovered from the State as a state-funded mandate.

PUBLIC CONTACT

Public Contact was made through posting of the Housing and Human Services Commission and Planning Commission agendas on the City's official-notice bulletin board, on the City's Web site, and the availability of the agendas and report in the Office of the City Clerk. Notice of the public hearings was published in the *Sun* newspaper.

[reserve for Commission comments]

ALTERNATIVES

1. Amend the General Plan by adopting the 2009-2014 Housing and Community Revitalization Sub-element as shown in Attachment B, to replace the current Housing and Community Revitalization Sub-element and adopt the Negative Declaration provided in Attachment C.
2. Adopt the 2009-2014 Housing and Community Revitalization Sub-element and/or Negative Declaration with modifications.
3. Do not adopt the 2009-2014 Housing and Community Revitalization Sub-element or the Negative Declaration.

RECOMMENDATION

Staff recommends Alternative 1, adopt the proposed Sub-element as shown in Attachment B. This document has been prepared with adequate public review and significant staff research, and has been reviewed by HCD. HCD reviewers have indicated that they will find it substantially compliant with State law. With adoption and state certification, the City will have earned the presumption of adequacy under any legal challenges to the Element, and will maintain its eligibility for various grant funding opportunities from the State. Failure to adopt a compliant element could create legal liabilities and additional compliance costs for the City in the future.

Reviewed by:

Hanson Hom, Director, Community Development Department
Trudi Ryan, Planning Officer
Prepared by: Suzanne Isé, Housing Officer

Approved by:

Gary M. Luebbers
City Manager

Attachments

A: Letter from the Housing and Community Development Department dated May 22, 2009
B: Draft 2009-2014 Housing and Community Revitalization Sub-Element (provided to Council in CD form and available for public review at City Hall, the Library or online at www.sunnyvale.ca.gov/housing)
C: Draft Initial Study and Negative Declaration

ATTACHMENT A

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

May 22, 2009

Mr. Hanson Hom, Director
Community Development Department
City of Sunnyvale
P.O. Box 3707
Sunnyvale, CA 93041

Dear Mr. Hom:

RE: Review of the City of Sunnyvale's Draft Housing Element Update

Thank you for submitting the City of Sunnyvale's draft housing element received for review on March 26, 2009 along with additional revisions on May 19 and 20, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Communications with Ms. Trudy Ryan, Planning Officer, Ms. Susan Ise, Housing Manager, and your consultants, Ms. Karen Warner and Ms. Ruchita Kadakia, facilitated the review.

The Department commends Sunnyvale's success in addressing its housing needs, including the approval and construction of 1,869 units, of which 502 units are affordable to lower-income households since January 2007. While the draft element addresses most of the statutory requirements, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). For example, the element must analyze the suitability of nonvacant sites and the realistic capacity of sites allowing non-residential uses. The Appendix describes these and other revisions needed to comply with State housing element law.

The Department is committed to assist Sunnyvale in addressing the statutory requirements of housing element law. If you have any questions or would like to schedule a meeting in Sunnyvale or Sacramento, please contact Raquel Medina, of our staff, at (916) 324-9629.

Sincerely,

Cathy E. Creswell

Cathy E. Creswell
Deputy Director

APPENDIX
CITY OF SUNNYVALE

The following changes would bring the City of Sunnyvale's housing element into compliance with Article 10.6 of the Government Code. The pertinent Government Code Section is cited for each recommended change.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, please refer to the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* at www.hcd.ca.gov/hpd/housing_element/index.html.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

   Non-Vacant Sites: The element must specifically describe the existing uses of non-vacant sites and analyze their suitability to accommodate additional residential development. Appendix B only provides general information on existing uses (i.e., Office, Shopping Center). The list of existing uses should be sufficiently detailed to demonstrate the potential for redevelopment on identified sites within the planning period. The element must evaluate the extent to which existing uses may impede additional residential development and include a description, relative to identified sites, of development trends, market conditions and regulatory incentives and standards to facilitate redevelopment or reuse. For sites with residential uses, the inventory should specifically describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For non-residential sites, the inventory should note whether the use is operating, marginal or discontinued, the condition of the structure or expressed interest in redevelopment. Refer to the sample analysis on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_home.php.

   Realistic Capacity: In estimating residential capacity in zones allowing non-residential uses (i.e., Blocks 1a and 6 of the Downtown Specific Plan), the calculation of capacity must account for the extent to which uses other than residential are allowed. Projected residential development capacity should not, for example, assume residential-only development on all sites allowing non-residential uses.

   Environmental Constraints: The element did not address this statutory requirement. The element should include a general discussion of any known environmental constraints that may impede the development of sites in the planning period.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income levels, including local processing and permit procedures (Section 65583(a)(5)).*

   Permit Procedures: The element describes Sunnyvale requires a conditional use permit (CUP) for multifamily development in multifamily zones (page 61). Additional review and complex discretionary findings in a CUP can add significant time and uncertainty to the approval process and impact the cost and supply of housing, particularly housing affordable to lower-income households. To address the CUP requirement, the element includes a program to establish administrative review for projects with less than 20 units. However, most assisted housing developments utilizing State or federal financial resources typically include 50 to 150 units and would continue to be subject to the use permit requirement. The element should analyze the impact of the CUP requirement on housing development over 20 units and if necessary include program(s) to mitigate the impact as appropriate.

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing (Section 65583(c)(1)).*

   As noted in finding A1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the element may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

   In addition, many sites identified in the Downtown Specific Plan are less than a quarter of an acre in size. The element discusses assemblage is facilitated through ownership patterns, zoning requirements such as minimum lot sizes as well as the City's efforts through financial assistance and land banking. However, given the importance of encouraging development in the Downtown Specific Plan, the element should include a program to continue the City's efforts to facilitate site assemblage and could explore new strategies such as providing density bonuses beyond State density bonus law.

2. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

   As noted in finding A2, the element requires analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

ATTACHMENT B:

Revised Draft 2009-2014
Housing and Community Revitalization Sub-Element
June 2009

(Bound copy provided separately)

ATTACHMENT B:

Revised Draft
2009-2014 Housing and Community Revitalization Sub-Element
June 2009

California Environmental Quality Act

Initial Study

(As required by Sec. 15063 of the Public Resources Code)

To be completed by the lead agency

1. Project Title:	City of Sunnyvale General Plan Amendment: 2009–2014 Housing and Community *Revitalization Sub-element Update*
2. Lead Agency Name and Address:	City of Sunnyvale Community Development Department, 456 W. Olive Avenue, PO Box 3707, Sunnyvale, CA 94088-3707
3. Contact Person and Phone Number:	Trudi Ryan, Planning Officer (408) 730-7435
4. Project Location:	City of Sunnyvale (please refer to Figure 1)
5. Project Sponsor's Name and Address:	City of Sunnyvale
6. General Plan Designation:	N/A (City-wide policy document)
7. Zoning:	N/A (City-wide policy document)

8. Description of Project:

The Project consists of an amendment to the City of Sunnyvale General Plan to update the housing element pursuant to California Government Code Section 65588. Sunnyvale's housing element is entitled the *Housing and Community Revitalization Sub-element* ("Housing Sub-element") and is part of the Community Development Element of the Sunnyvale General Plan. The Housing Sub-element is solely a policy document and does not modify the zoning or land-use designations of any land within the city, nor does it modify the land use element of the General Plan or the City's Zoning Ordinance. It does not provide discretionary approval of any development project within the City. Any development or other action anticipated under the Housing Sub-element is either already allowed under the current zoning and General Plan, or would require additional CEQA review and discretionary land use approvals prior to any formal action.

The Housing and Community Revitalization Sub-element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs, as required under state law. Components of the Sub-element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

The Element's goals focus on:

i. Preserving and improving housing and neighborhoods;
ii. Maintaining adequate housing sites for its regional housing needs allocation (RHNA);
iii. Assisting in the provision of affordable housing;
iv. Removing governmental and other constraints to housing production and/or preservation; and
v. Promoting fair and equal housing opportunities.

The City of Sunnyvale has been allocated a share of regional housing needs (RHNA) by the Association of Bay Area Governments (ABAG) consisting of 4,426 new residential units for the 2009-2014 planning period. The Sub-element describes how the City's current zoning designations provides adequate sites for 7,026 residential units on vacant or underutilized residential and commercial properties, as well as in the Downtown Specific Plan (DSP) Area and the Industrial to Residential (ITR) Combining Districts (Refer to Figures 2, 3 and 4). Therefore, Sunnyvale has sufficient zoned capacity to accommodate the overall RHNA allocation and there is no need to rezone any land to provide additional housing sites.

The Sub-element includes policies and programs to eliminate constraints to the development of housing in the community and to facilitate and encourage the development of affordable housing options.

Analysis in this document is limited to the review of potential environmental impacts that may result from adoption of the Housing Sub-element. The impacts of the currently zoned densities and capacities have been previously analyzed in several Environmental Impact Reports and other CEQA documents adopted previously by the City of Sunnyvale and listed in the Appendix to this Initial Study. The specific environmental effects of any proposed development will be evaluated to the extent required under CEQA prior to issuance of land use approvals for a particular project . Any potential impacts related to hazards (such as flood, geology and noise), resources, services or utilities, beyond those already assessed as part of the General Plan elements and sub-elements, would be site-specific, and the impacts would be analyzed in conjunction with the review of a particular project.

9. Surrounding Land Uses and Setting: Briefly describe the project's surroundings:

N/A: General Plan Amendment: Housing Element update. City-wide policy document; no physical development project proposed.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

The Sub-element must be approved for compliance with State law by the California Department of Housing and Community Development (HCD).

Figure 1 – Location Map (City of Sunnyvale)

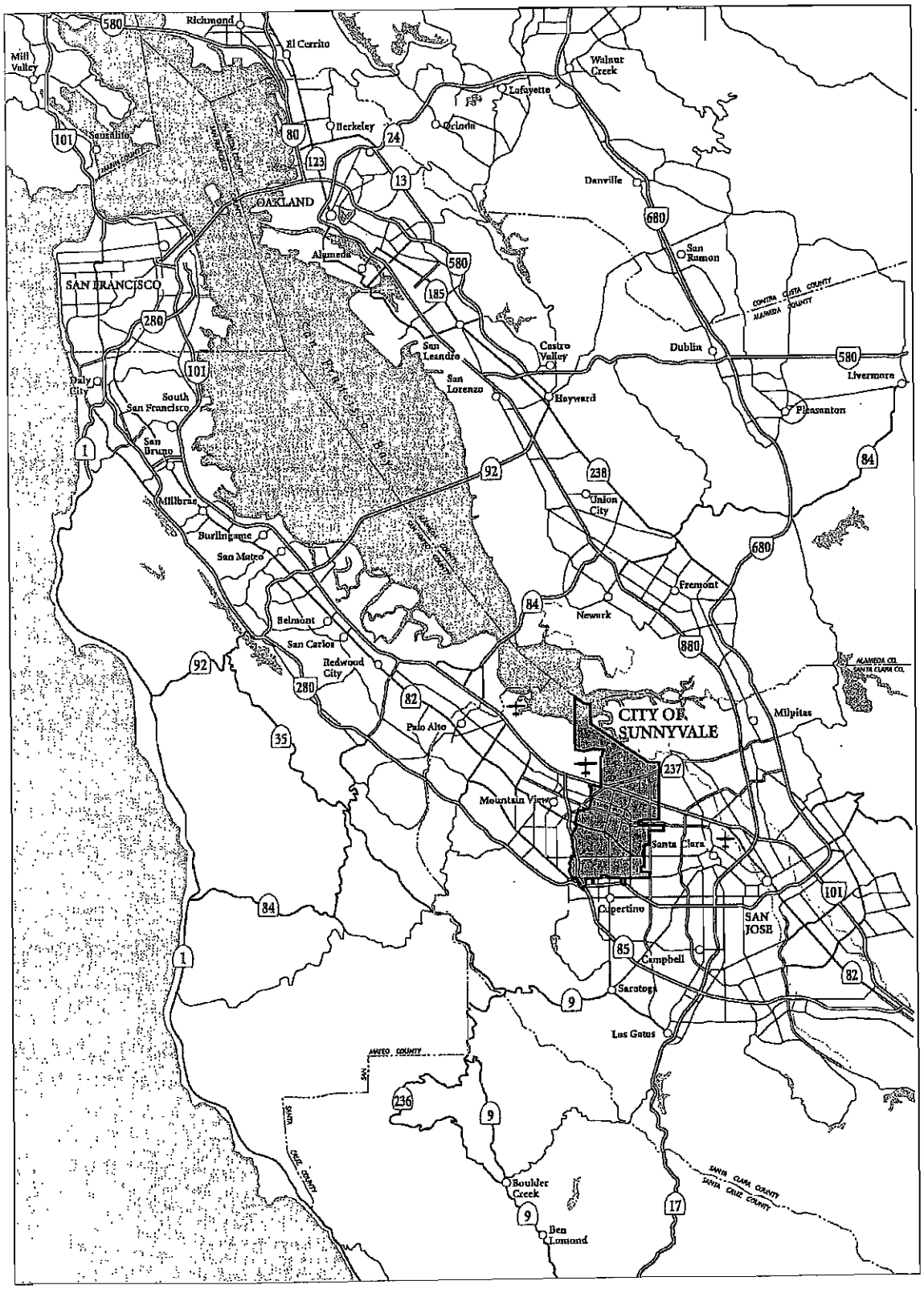
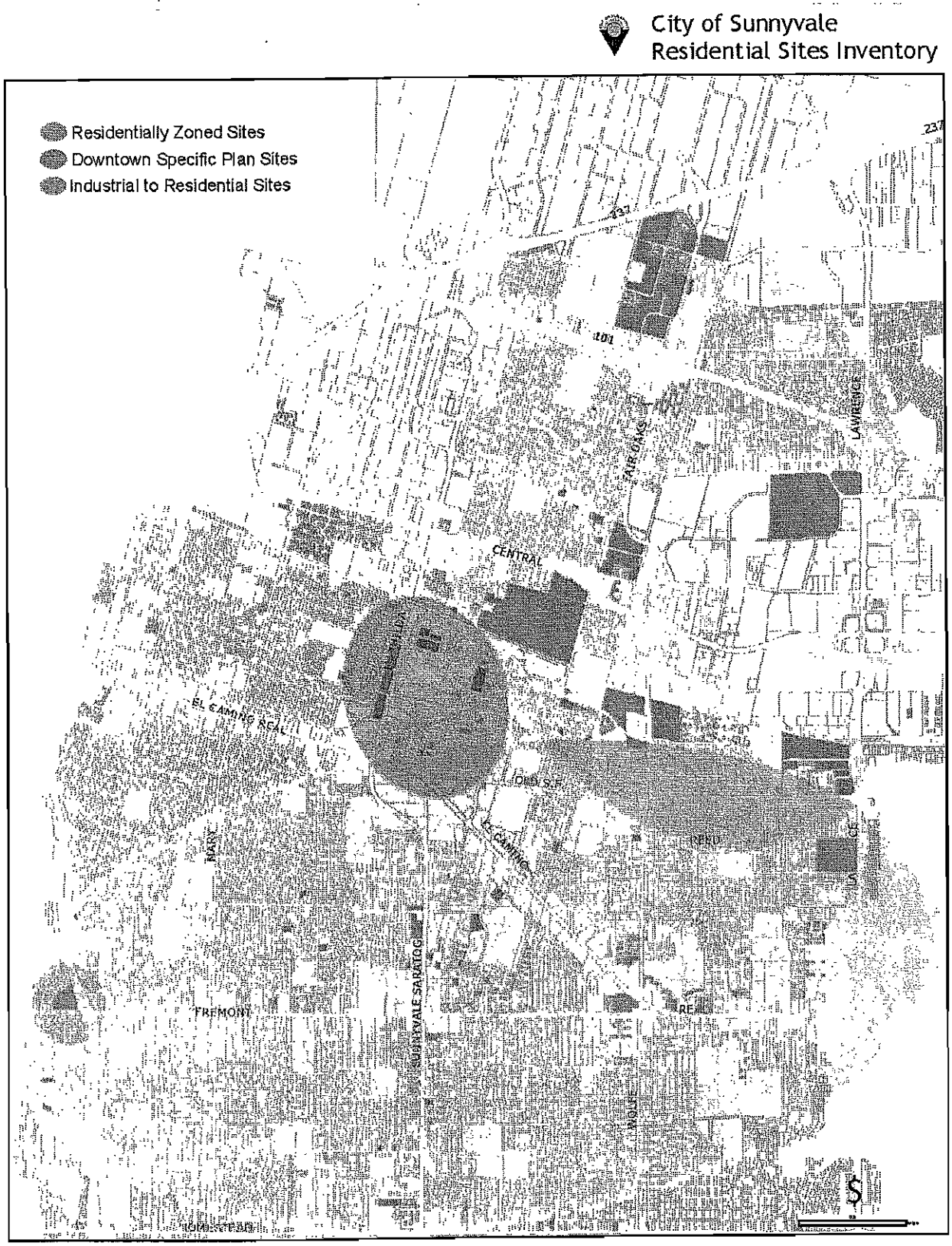


Figure 2 – Residential Opportunity Sites Inventory



March 2009

Figure 3 – Downtown Specific Plan (DSP) Area Map (City of Sunnyvale)

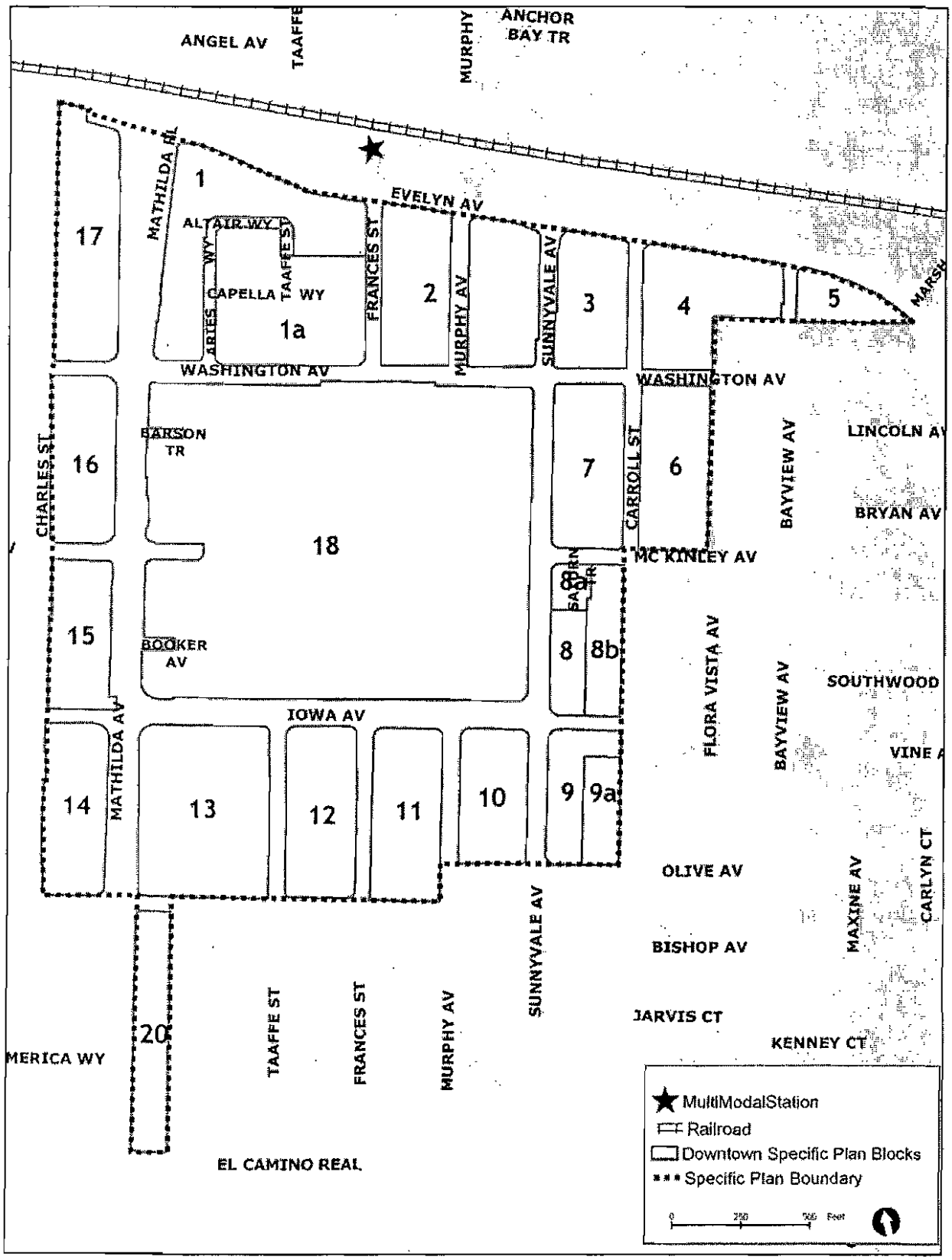
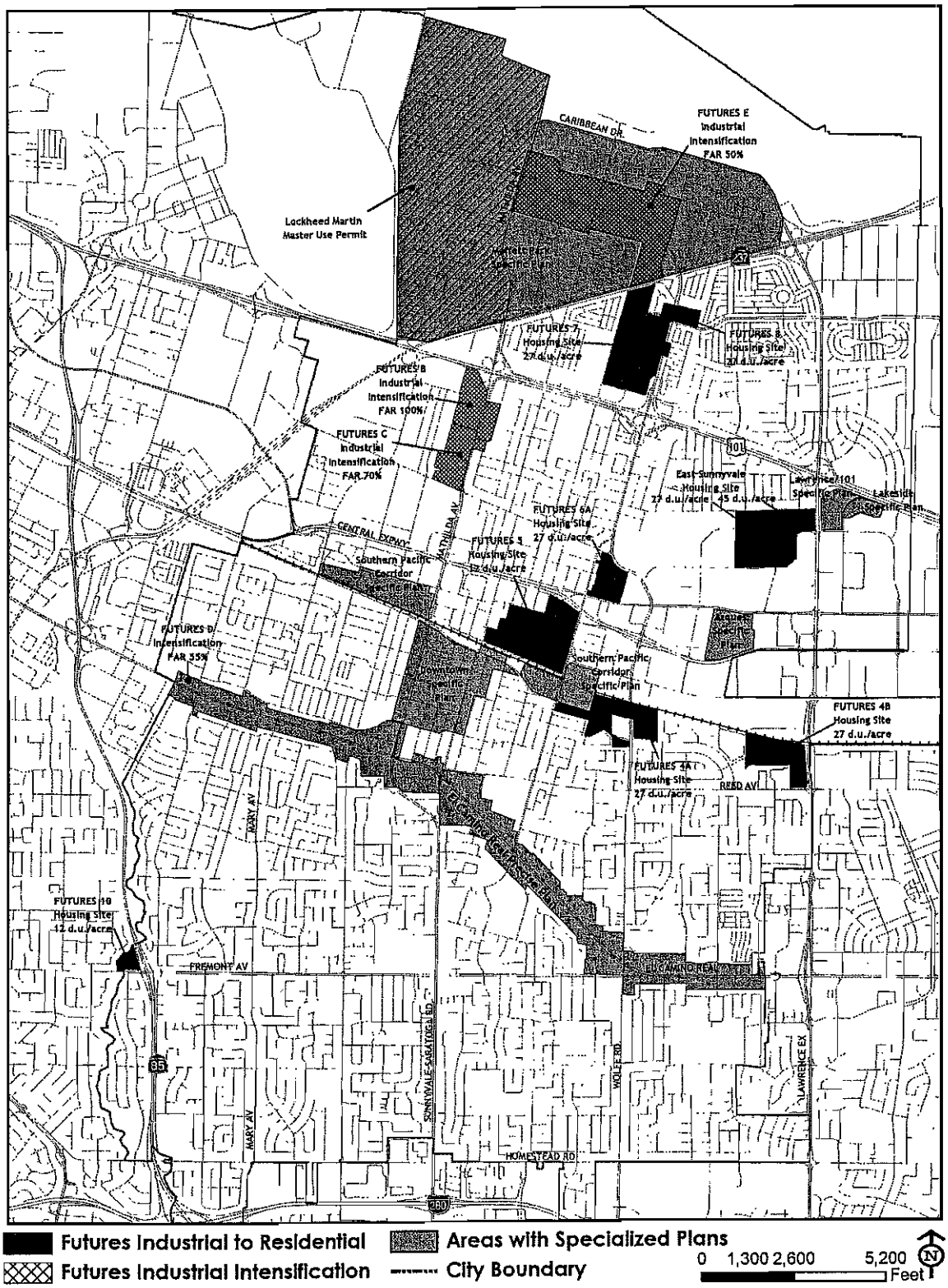


Figure 4 - Industrial to Residential (ITR) Combining Districts Map (City of Sunnyvale)



The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☐ Hydrology / Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use / Planning	☐ Storm Water
☐ Biological Resources	☐ Mineral Resources	☐ Transportation / Traffic
☐ Cultural Resources	☐ Noise	☐ Utilities / Service Systems
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☑ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Trudi Ryan 6/16/09

Signature Date

Trudi Ryan, Planning Officer City of Sunnyvale, Community Development Department

Printed name For *(Lead Agency)*

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) *The explanation of each issue should identify:*
   a. The significance criteria or threshold, if any, used to evaluate each question; and
   b. The mitigation measure identified, if any, to reduce the impact to less than significance.

I. AESTHETICS: Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☑	2iv, 3,4
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☑	2v
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☑	2v, 2iv, 3,4
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☑	

No state scenic highways are located within the City, therefore, the Sub-element will not have a substantial adverse effect on a scenic vista.

The Project does not allow any development not already allowed under the City's current zoning and land use designations, therefore no change to the physical environment is caused by the Project. The Land Use and Transportation and Community Development elements of the General Plan, in conjunction with adopted design guidelines require all new developments to be of high quality and compatible with their surroundings

II. AGRICULTURAL RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☑	2v, 4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☑	2v, 4
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☑	2v, 4

Currently there is no land zoned for agriculture within the City, nor any commercially-viable farmland, therefore the Project will not have a negative impact on agricultural resources.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☑	2i
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☑	2i

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☑	2i
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☑	2i
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☑	

The City of Sunnyvale is located in the San Francisco Air Basin, and is part of nine-county Bay Area Air Quality Management District (BAAQMD). Air quality goals and policies are noted in the City's Air Quality Sub-element of the General Plan. The CEQA Guidelines prepared by BAAQMD are used to establish the significance criteria to judge the impacts caused by the project.

IV. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☑	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☑	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☑	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☑	

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☑	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☑	

The Project does not impact Biological Resources as it does not involve any physical development that is not already permitted under current city land use designations and zoning. There are no federally protected wetlands, wildlife movement corridor or migration corridor impacted by existing areas zoned for residential use. Therefore, adoption of the *Housing and Community Revitalization* Sub-element will not have a negative impact on biological resources.

V. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☑	2iv
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☑	2iv
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☑	2iv
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☑	2iv

Sunnyvale has a number of local Landmarks and Cultural Resource structures as noted in the Heritage Preservation Sub-element (1995), however, according to the City's *Cultural Resources Inventory*, there are no architecturally or historically significant structures, landmarks or points of interest that are known that would be affected by development of the housing sites inventoried in the Sub-Element. There are no recorded archaeological sites in Sunnyvale listed or eligible for inclusion in the National Register of Historic Places, the California Register of Historic Places. Future development sites will be evaluated for archaeological and cultural impacts if located in areas of the City near past sites or where geographical and soil studies indicate resources may be evident.

VI. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i. Rupture of a known earthquake fault, as *delineated on the most recent Alquist-Priolo* Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☑	2x
ii. Strong seismic ground shaking?	☐	☐	☐	☑	2x, 15
iii. Seismic-related ground failure, including *liquefaction*?	☐	☐	☐	☑	2x
iv. Landslides?	☐	☐	☐	☑	2x
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☑	2x, 2xiv
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, *liquefaction or collapse*?	☐	☐	☐	☑	2x, 15
d) *Be located on expansive soil, as defined in* Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☑	2x, 15
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☑	2x, 15

The City's Safety and Seismic Safety Sub-element (2008), as part of the *General Plan*, includes information on the geological hazards that are present in Sunnyvale. While no Alquist-Priolo Earthquake Faults have been designated in the City, *seismically*, the City sits between two active earthquake fault systems, the San Andreas to the west, and the Hayward/Calaveras to the east. The Safety and Seismic Safety *Sub-element includes* several policies and programs to address potential geologic hazards.

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☑	2x
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☑	2x
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☑	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☑	12, 13
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑	3, 4
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☑	3, 4
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☑	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☑	3, 4

As described in the 2008 Safety and Seismic Safety Sub-element and the 1997 Land Use and Transportation Sub-element, the City has many programs and ordinances in place related to hazardous materials. In 2001, the California Environmental Protection Agency (EPA) certified the City as a "Unified Program", allowing for the local enforcement of State codes governing hazardous materials storage, treatment, and disposal of hazardous wastes and emergency planning for releases at high hazard facilities. The City's Department of

Public Safety implements a comprehensive environmental regulatory program which includes permitting, inspection, enforcement, and educational elements.

The City of Sunnyvale is entirely urbanized and is surrounded on all sides by other urbanized areas (cities) or the southern waterfront of the San Francisco Bay. No forested or fire-prone wildlands are located within or adjacent to the City. Therefore there are no risks related to exposure to wildland fires.

VIII. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☑	2xv
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☑	2xvi
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☑	2xvi, 3, 4
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☑	2xvi, 3, 4
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☑	2xvi
f) Otherwise substantially degrade water quality?	☐	☐	☐	☑	2xvi
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☑	15, 16

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☑	15, 16
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☑	15, 16
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☑	

The Environmental Management Element of the City's General Plan addresses hydrology and water quality, specifically the Water Resources Sub-element (1996), the Solid Waste Management Sub-element (1996), the Wastewater Management Sub-element (1996) and the Surface Runoff Sub-element (1993). The City has adopted specific thresholds to analyze potential storm water and erosion impacts and requires construction activities to comply with the National Pollutant Discharge Elimination System (NPDES), as described in the Surface Runoff Sub-element. The City is not located within a groundwater storage or recharge area, and due to its mostly inland location, with just very small strip of waterfront on the southern interior of the Bay, is not subject to seiches or tsunamis. The 1993 Surface Runoff Sub-element analyses the impacts of development in areas which are located within a 100-year flood hazard area.

The 1996 Water Resources Sub-element is currently being updated. Recent analyses undertaken for that update concluded that the City currently has an adequate amount of water supply to accommodate development on the existing housing sites described in the Housing Sub-element.

IX. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Physically divide an established community?	☐	☐	☐	☑	3, 4
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☑	2v, 3, 4
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☑	

The City of Sunnyvale is essentially built out. The City's land use pattern was established primarily during the post-war era (1950's), with virtually all of the remaining orchards

developed into housing by the late 1980's. The city consists of large neighborhoods of single-family and multi-family housing, primarily in the southern part of town, as well as large commercial and industrial zones, primarily in the northern part of the City, along the Bay and Moffett Air Field. Several major highways and expressways, as well as the Caltrain railroad right-of-way, divide the City into various segments, such as Highways 101, 280, 85, 237, 82 (El Camino Real), Lawrence and Central Expressways. Sunnyvale does not have any habitat conservation plans or natural community conservation plans.

X. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☑
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☑

The City does not have any sites of known mineral resources of value to the region or the state, or identified on any local land use plans. No sites used for the production of mineral resources would be impacted by the Project, therefore it will not have a negative impact on mineral resources.

XI. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☑	2viii
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☑	2viii
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☑	2viii

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity due to construction activities above levels existing without the project?	☐	☐	☐	☑	2viii
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑	2viii, 3, 4
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☑	2viii, 3, 4

Sunnyvale has a Noise Sub-element (1997) that provides acceptable ranges of noise levels, and guidelines, regulations, and policies designed to limit noise exposure at noise sensitive land uses. Sources of high noise currently impacting the City are the transportation hubs and corridors: highways, the Moffett Federal Airfield, the Caltrain Corridor, and San Jose International Airport. High noise exposure areas are those that are impacted by noise above levels of 75 dBA Ldn. Noise-sensitive land uses, including residences and schools, are considered incompatible with high noise exposure areas, and are discouraged. Any new residences in these high noise areas must be designed to prevent the intrusion of exterior noises.

The Noise Sub-element determines that acceptable interior noise levels for single family homes close to major roadways is 60-75 dBA Ldn. As per the Noise Sub-element (1997), current and forecasted noise levels for Moffet federal Airfield and San Jose International Airport are below state limits, and none of the opportunity sites identified in the Housing and Community Revitalization Sub-element are located within the high exposure area.

The opportunity sites identified in the Downtown Specific Plan are closest to the Caltrain Station. The Noise Sub-element as well as the Downtown Improvement Program EIR, and the Futures Study EIR have done previous analyses on acceptable noise levels, and their corresponding mitigations for the community.

XII. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation *Incorporated*	Less Than Significant Impact	No Impact	Source
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other *infrastructure)*?	☐	☐	☐	☑	2v, 3, 4

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑	2v, 3, 4
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☑	2v, 3, 4

The Project consists of adoption of a policy document that identifies and assesses projected housing needs and provides an inventory of currently available sites. It does not include any land use changes, rezoning, or development approvals. The intent of the Project is to show how the City can accommodate the very modest population growth rate of 1.14 percent per year projected by the State to occur due to statewide demographic trends (i.e., with or without the Project

XIII. PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					2iii, 2vi, 2vii, 2ix
i. Fire protection?	☐	☐	☐	☑	2iii
ii. Police protection?	☐	☐	☐	☑	2vi
iii. Schools?	☐	☐	☐	☑	
iv. Parks?	☐	☐	☐	☑	2ix
v. Other public facilities?	☐	☐	☐	☑	

The General Plan and Municipal Code set forth a mechanisms for developers of residential and various commercial and industrial projects to pay development impact fees to fund public services and/or facilities, such as parks, and other infrastructure. The public school system is funded primarily with school impact fees and property taxes, which are collected at the time of construction, and upon annual payment of property taxes.

XIV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☑	2ix
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☑	2ix

The City's municipal parks and recreational facilities are distributed throughout the City. Projected future requirements for parks and recreation facilities and open space in the City have been described in the Land Use and Transportation Element and the Open Space and Recreation Sub-element (2006). These elements provide standards and processes for provision of the open space and recreational facilities to be for the community as future development allowed under the General Plan occurs. The City collects park in-lieu fees as part of new residential development unless park land is dedicated.

XV. TRANSPORTATION/TRAFFIC – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☑	2v
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☑	2v
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☑	2v
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☑	

e) Result in inadequate emergency access?	☐	☐	☐	☑	2iii, 2v, 18
f) Result in inadequate parking capacity?	☐	☐	☐	☑	17
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☑	2v

The City's Land Use and Transportation Element describes the linkages between the different land uses in the City through its transportation network, and includes policies requiring new development to pay for the cost of transportation infrastructure improvements. The potential traffic and transportation impacts of new development accommodated by the current General Plan have been analyzed, and system mitigations identified by the Mitigated Negative Declaration for the Land Use and Transportation Element, the EIRs for the Downtown Specific Plan Area and the Future ITR Sites areas

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☑	2xv
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☑	2xv
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☑	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☑	2xvi
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☑	2xv

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☑	2xii
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☑	2xii

The Santa Clara Valley Water District, Pacific Gas and Electric, and the Sunnyvale Department of Public Works provide utility services to the City. In planning for future growth, these departments and districts have utilized the effective residential build out of the City described in the existing Land Use and Transportation Sub-element (1997).

Public utility capacities are also analyzed in the Wastewater Management Sub-element, Solid Waste Management Sub-element, and the Water Resources Sub-element and these documents confirm that there is sufficient capacity in these systems to service the amount of new development allowed under the General Plan. The Land Use and Transportation Sub-element requires new development to be consistent with the capacities of the utility systems.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☑
b) Does the project have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☑
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☑

As described throughout this document, the Project consists of an update of the Housing Sub-element of the City of Sunnyvale General Plan for the 2009-2014 planning period,

pursuant to California Government Code Section 65588. The Housing Sub-element is a policy document that describes the City's share of regional housing needs, as projected by the State, and provides an inventory of existing residential sites and other resources currently available to meet these needs.

ABAG has determined the City of Sunnyvale's share of regional housing need (RHNA) to be 4,426 housing units for the 2009-2014 planning period. The Housing Sub-element describes how the City's current zoning and land use designations have existing capacity to accommodate these units on underutilized or vacant sites in various zones which currently allow residential and/or mixed use development.

The Housing and Community Revitalization Sub-element does not change the City's current land use designations or zoning, and does not allow or require any additional residential development beyond that currently allowed. It simply describes the sites that are currently available for development. Any potential site-specific environmental impacts of particular development proposals mentioned or anticipated in the Sub-element are evaluated when those projects are proposed and reviewed for permitting purposes, and mitigation measures are required when needed. Therefore, adoption of the Housing and Community Revitalization Sub-element will not degrade the quality of the environment, result in cumulatively considerable impacts, or cause substantial adverse effects on human beings.

ATTACHMENT A

City of Sunnyvale 2009-2014 Housing and Community Revitalization Sub-element

References: These documents are available at the City of Sunnyvale Planning Division

1. City of Sunnyvale General Plan, "2009-2014 Housing and Community Revitalization Sub-element - HCD Review Draft", March 20, 2009.
2. City of Sunnyvale General Plan's Sub-elements:
   i. Air Quality Sub-element (1993)
   ii. Community Design Sub-element (1990)
   iii. Fire Services Sub-element (1995)
   iv. Heritage Preservation Sub-element (1995)
   v. Land Use & Transportation Sub-element (1997)
   vi. Law Enforcement Sub-element (1995)
   vii. Library Sub-element (2003)
   viii. Noise Sub-element (1997)
   ix. Open Space and Recreation Sub-element (2006)
   x. Safety & Seismic Safety Sub-element (2008)
   xi. Socio-Economic Sub-element (1989)
   xii. Solid Waste Management Sub-element (1996)
   xiii. Support Services Sub-element (1988)
   xiv. Surface Runoff Sub-element (1996)
   xv. Wastewater Management Sub-element (1996)
   xvi. Water Resources Sub-element (1996)
3. City of Sunnyvale "General Plan Land Use Map," Sunnyvale, California
4. City of Sunnyvale "Zoning Map," Sunnyvale, California
5. City of Sunnyvale, "Downtown Specific Plan," Updated October 14, 2003.
6. City of Sunnyvale, Final Environmental Impact Report for the Downtown Improvement Program (May 29, 2003)
7. City of Sunnyvale, Final Environmental Impact Report for Sunnyvale Futures Study (June 1993)
8. City of Sunnyvale, East Sunnyvale ITR Project Environmental Impact Report (February 2007)
9. City of Sunnyvale, Cultural Resources Inventory List
10. City of Sunnyvale, Heritage Landmark Designation List
11. City of Sunnyvale, Santa Clara County Heritage Resource Inventory

12. City of Sunnyvale, Hazardous Waste & Substances Sites List (State of California)
13. City of Sunnyvale, List of Known Contaminants in Sunnyvale
14. State of California, Department of Conservation California Geological Survey, Alquist-Priolo Earthquake Fault Zones website: *http://www.conservation.ca.gov/cgs/rghm/ap/Pages/Index.aspx*
15. California Building Code
16. FEMA Maps
17. Title 19 Sunnyvale Municipal Code (SMC) Zoning
18. Title 16 SMC Buildings and Construction