



**Draft for Planning Commission review
on September 13, 2010**

Council Date: October 12, 2010

**SUBJECT: 2010-7125 Centralized Trash Enclosure Requirements for
Attached Housing (Study Issue)**

REPORT IN BRIEF

Sunnyvale provides solid waste collection service for trash and recyclables from single-family and multi-family residences. Additionally, yard waste is collected from single-family homes. Most medium-density developments including townhomes (attached/semi-attached/detached) and apartment style units have centralized trash enclosures per Code requirements. In recent years, developers have requested deviations from Code requirements to allow individual cart storage for townhome units. Townhome developments with individual cart service create a number of challenges. In the absence of side yards, residents store individual carts in their garages which are not required to be any larger than those of single-family homes. In addition to storage of materials, other issues exist such as higher cost for service, efficiency, safety, noise, on-site circulation and serviceability of narrow private streets and driveways associated with providing this type of service.

This study reviews the appropriateness of allowing individual cart service in multi-family developments and to establish standards, if necessary, that would provide direction for developers, architects and City staff to achieve functional and good-quality residential environments in these developments (refer to Study issue paper in Attachment A). Staff recommends introduction of an ordinance (Attachment J) to revise the code to allow options for designing trash storage and collection facilities in townhome developments.

BACKGROUND

In 1975, the Sunnyvale Zoning Code was amended to require trash enclosures for all uses other than single-family homes and duplexes. The Zoning Code section evolved over time to specify design criteria and require that the standards apply to all residential uses with four or more units and non-residential areas. In 1991, the Code was amended to include recycling enclosures, consistent with State law. Currently, Title 19 of the Sunnyvale Municipal Code requires recycling and solid waste container enclosures for all residential developments with four or more units and non-residential uses. This ordinance was enacted to ensure attractive site design and general maintenance, as well as efficiency for collection activities.

EXISTING POLICY

Community Design Element

Policy C.3: Ensure site design creates places that are well-organized, efficient and safe.

Action Statement C.2.c: Continue to require that sites be designed so that the building locations, parking, driveways, exterior mechanical equipment, auxiliary structures, and services access areas are attractive and compatible with adjoining properties and the public right-of-way.

Solid Waste Management Sub-Element

Goal F: Maintain sound financial strategies and practices that will enable the City to provide comprehensive solid waste management services to the community while keeping refuse rates at or below countywide averages for cities using cost of service pricing.

Policy F.1. Establish refuse collection and disposal rates in a manner that equitably allocates program costs among rate payers and promotes rate stability.

GOAL A: Ensure that all municipal solid waste generated within the city is collected and transported in a manner that protects public health and safety.

Policy A.1. Provide convenient, competitively priced solid waste collection services.

Action Statements A.1a. Establish, enforce, and periodically update collection service standards.

Sunnyvale Municipal Code

Section 19.38.030. Recycling and solid waste enclosures (refer to Attachment D)

City Wide Design Guidelines

Trash Enclosure Guidelines: E1 through E11 (refer to Attachment D)

DISCUSSION

The study focuses on centralized trash enclosure requirements for multi-family residential developments with four or more units. Multi-family residential developments (with four or more units) include townhomes (attached or semi-attached) and apartment style units. The current code requires any medium-density development with four or more units to provide centralized trash enclosure facilities. In the past five years, most new medium density residential

developments have been of a townhome style design and included two-car garages.

Recent townhome developments in Sunnyvale reflect a trend towards larger units, higher densities and two-car garages. However, the small size of infill lots and desire to maximize density by developers pose challenges related to providing common use areas, such as shared parking, open space, and centralized trash enclosures. There has been an increase in requests from developers for Variances from centralized trash enclosure requirements in developments with four or more townhome units.

Usually, individual cart service is not a feasible option in apartment-style developments (ownership or rental) due to the absence of private garages with streets leading up to each garage space or private ground floor open space. Townhomes typically have garages and front doors at street level. Therefore, this study explores options for designing trash storage and collection facilities for townhome developments only.

Current solid waste/recycling regulations

Section 19.38.030 of Sunnyvale Zoning Code lists requirements related to the provision of trash enclosure facilities for single family/multi-family residential, commercial and industrial developments. Single-family and multi-family developments with three or fewer units are required to store their individual recycling and solid waste containers so that they are not visible from the public right-of-way. In these developments containers are allowed to remain in public view only for purposes of collection.

Multi-family developments with four or more units, on the other hand, are required to provide adequate centralized trash enclosure facilities. Some general requirements that apply to these types of developments are listed below:

- All residential uses with four or more units shall provide adequate enclosures for the storage of recycling and solid waste containers.
- The Director of Community Development may approve an application, require modifications, or may impose additional requirements to ensure the safe and efficient collection of solid waste and recyclable materials.
- The Solid Waste Program Manager shall advise the Director of Community Development on the size, location, number and placement of bins, containers and enclosures required for a use.
- In a complex where driveways do not extend from street to street, a turnaround area for the collection vehicle shall be provided.

- Recycling and solid waste enclosures shall be located within 150 feet from any unit unless otherwise approved by director of community development.
- Recycling and solid waste enclosures shall be constructed of wood or masonry compatible with the main structure.

Furthermore, Section 8.16.030 of the Sunnyvale Municipal Code (Solid Waste Container Requirements) states that containers must be maintained in a sanitary condition and lids must be kept closed at all times.

Key terms and definitions

Attachment C provides a list of key technical terms, including definitions, used frequently in this report. The terms municipal solid waste, garbage, and trash are used interchangeably in this document.

Overview of collection operation

Significant operational differences exist between how trash is stored and collected from developments that have centralized enclosures and those with individual cart service. These differences mainly pertain to the type of truck used to provide each type of service.

Centralized trash enclosures are serviced by *'front load'* trucks. Front-load trucks are trash collection vehicles that access the centralized bin at the front of the vehicle. The forks in front of the truck pick up the bin, which is then lifted off the ground to dump the garbage into the top of the truck. Typical truck dimensions, minimum travel width and service clearance requirements for a front load truck are provided in Attachment C of this report.

Individual carts, on the other hand, are serviced by *'side load'* trucks; these trucks are equipped with a fully-automated arm on the right side of the truck which grabs the cart and dumps the garbage into the side/top of the truck. Since this type of truck can only service carts from the right side, these trucks need to make two "passes" on a street that has residential units on both sides. Typical truck dimensions, minimum travel width and clearance requirements for automated arm operation for a side load truck are provided in Attachment C of this report. A side load truck is slightly longer than a front load truck and needs more room to operate due to the automatic arm on its side.

Key issues associated with centralized and individual trash storage/collection facilities

In comparing centralized facilities to individual cart service in multi-family developments the following key issues were identified:

- Safety hazards and Space constraints
- Storage issues

- Operational issues
- Aesthetic impacts
- Noise issues
- Maintenance issues
- Cost impacts

Staff conducted several site visits to townhome developments in Sunnyvale on 'collection day' to observe operational challenges resulting from the design and layout of these developments. Staff chose developments with three types of collection methods: centralized enclosures, individual cart service in front of each unit, and individual cart service with pick-up from centralized locations. The townhome developments staff visited included a newly built 67-unit development on Morse/Toyama, a 47-unit development on Evelyn Terrace and *Traditions*, a 170-unit development at Porpoise Bay and La Rochelle off of Tasman Drive. Attachment E lists some key observations made by staff during these site visits. Some of these issues are specific to the type of trash storage/collection mechanism and some result from poor site design or layout of the development regardless of collection mechanism.

Safety Hazard and Space Constraints: Dead-end driveways are frequently part of multi-unit townhome complexes. If the streets and driveways are narrow, these driveways could create a significant safety hazard when collection vehicles back up repeatedly. Consequently, those residing in blind driveways often need to move carts from their units to an accessible main access drive that extends from street-to-street. Staff has received complaints about haphazard storage of carts at collection points with carts blocking driveways and pedestrian walkways.

Private roads are often narrower than public streets, and when refuse carts are lined up on both sides of the private street the available travel width is reduced further (carts measure approximately 2.5 ft. X 2.5 ft.) leaving garbage trucks with sub-standard travel and operating clearance. Furthermore, the automated arm of a side load truck used for individual cart pick-up must extend a minimum of 6 feet from the side of the vehicle to service the carts and private streets are often times not wide enough to allow for this type of service.

Staff noted that some developments with centralized trash enclosures also have dead end driveways that result in trucks backing up a significant distance before making a turn.

Storage issues: Storing individual carts (two or three 2.5 ft. X 2.5 ft. carts) in the garage of each townhome would require additional space dedicated to waste storage. Two-car garages are a minimum of 400 sq. ft. in size. Currently

townhome garages approved for individual cart service are often not designed with this additional storage space in mind.

On the other hand, some developments with centralized trash enclosures face trash overflow issues due to the inadequate size/number of bins or poor disposal practices of residents.

Operational Issues: The side load trucks that service individual carts are designed to collect containers from the right side of the truck only, on one side of a neighborhood street at a time. These types of trucks (automated) were purchased to service routes on public streets with single family homes. Staff observed that the configuration of streets within townhome developments prevents these vehicles from operating as designed, necessitating not only unsafe backing on narrow private streets but also time-consuming maneuvering. Due to a lack of “set-out space” for carts the driver has to exit the trucks and manually roll the carts into position to enable the automatic arm to lift each cart, which adds time and cost to the service. Additionally, most private streets remain impassible while each unit is being serviced. The width of the truck together with carts set out on both sides typically takes up a significant portion of the travel aisle.

In addition, older townhomes which were designed with individual cart service in mind prior to current city standards are the source of chronic complaints due to:

- Inadequate space for set-out of multiple containers at each unit
- Inadequate space for storage, making it more difficult for residents to recycle
- Complaints of carts left out in public view
- Damage to automobiles due to backing into carts left in front of garages, in driveways, etc.
- Poor accountability for hazardous waste found in carts because carts are mixed up among units.

Staff observation suggests that front load trucks that pick up trash from centralized enclosures provide faster and more efficient service. However, even these trucks have trouble navigating tight turns within some developments due to structures located inside the turning radius of the truck (such as bay windows/upper-story balconies). The site photos included in Attachment E demonstrate some of these challenges as observed by staff during site visits.

Aesthetic issues: In developments with individual cart service, each unit typically sets out two to three individual carts each week and in multi-unit settings they tend to get scattered and may remain in public view for several

days, creating an unpleasant aesthetic impact. Alternatively, some developments have poorly maintained centralized trash enclosure facilities.

These aesthetic issues are usually due to poor site design and/or insufficient site management and enforcement practices of the homeowners association.

Noise issues: Because individual cart service requires at least one stop at each unit each week, this service keeps collection trucks on site longer than centralized collection. Cart service, therefore, results in more noise from truck engines, brakes, back-up alarms and mechanical and hydraulic systems that does centralized service.

Maintenance issues: The wear-and-tear resulting from several large trucks passing over paved areas, multiple stops/starts per unit in developments with individual cart service, may result in higher maintenance costs for the homeowner's association in the form of street repair/replacement.

Cost Impacts: Because the collection system is less efficient, the cost for individual cart service is approximately twice that of centralized garbage service. One reason the City requires centralized enclosures for townhome developments is to minimize charges to residents. The City strives to manage garbage service efficiently to minimize the number of new service stops and the cost per ton collected. Inefficient planning may trigger ongoing overtime labor costs for collection drivers, require the purchase of additional trucks (at approx. \$310,000 each), and increase insurance rates, maintenance costs and liability issues. All of these additional costs are passed on to the ratepayers.

Options for trash collection

Many residents of townhome developments prefer individual cart service due to the convenience of storage and door-to door collection. From an operational and cost of service standpoint, individual cart service poses a set of challenges. Staff's research suggests that individual cart service could be provided in townhome developments if specific standards are established to ensure that operational, safety and aesthetic standards are addressed through appropriate site and unit design.

Listed below are three options for the storage and collection of trash in townhome developments. These options should only be made available to townhome developments (with four or more units) since only townhome units have separate garage areas and front doors at street level.

Option A: Bins in centralized enclosures (current requirement)

Option A provides detailed specifications for designing centralized trash enclosures in townhome developments with four or more units. These detailed specifications would provide additional clarity and direction to developers,

architects and City staff and aid in the design and review of functional, safe and aesthetically pleasing centralized enclosure areas.

Attachment I includes a detailed list of requirements (in tabular format) developed by staff for the 'bins in centralized enclosures' option in townhome style developments.

Effects of Option A on future developments: The standards identified in Option A would result in:

- No change in travel width and turning radius for 'collection streets'
- No change in existing vertical and horizontal clearance requirements at enclosures;
- No change in size of private garages; and
- Truck turnout areas at the end of each dead-end collection street.

These requirements would not result in significant changes to what is currently required by Code and therefore, staff does not anticipate any substantial change in the layout or design of future developments resulting from these standards.

Option B: Individual cart service at individual units

Individual cart service for multi-family townhomes can be improved if additional features are incorporated into the project design such as increased turning radius, travel lane width, horizontal and vertical clearance, additional storage space in the garage and shelter areas for approaching vehicles, among other requirements. Attachment H provides minimum clearance requirements for a side load truck on a private street with carts lined on either side, minimum street widths and turning radius details.

Attachment I provides a detailed list of requirements (in tabular format) developed by staff for the 'individual cart service' option in townhome developments.

Effects of Option B on future developments: The standards outlined in Option B would trigger certain site design and layout requirements for townhome developments that choose to utilize this option. These standards would result in:

- Larger turning radii at street corners to allow the side load truck to maneuver without obstructions;
- Provision of appropriate areas for cart set-out on collection day;
- Minimum vertical and horizontal clearance along all streets to allow unobstructed operations;
- Additional space inside private garages for cart storage (if no yard space is available); and

- Truck turnout areas at the end of each dead-end private street.

The overall result would be a safer and more functional layout in townhome developments that would minimize the challenges identified in this report. However, the option could result in a reduction in the total number of units that could be built on a given site, added maintenance costs for private streets, and additional operational costs to the service provider and consequently the ratepayer.

Option C: Centralized collection points for individual carts

This option would allow townhome units to have individual carts that would be stored in individual garages (or yards, if available) during the week but placed at central collection points for pick-up on 'collection day'. This option would require larger garages in each unit for cart storage but would reduce the need for all private streets to be designed to allow truck access. Two options have been identified for storage of individual carts at centralized collection points:

- Carts placed in small masonry enclosures designed to match other buildings on the site; or
- Carts staged neatly along the side of the collection street at designated locations.

Attachment I includes a detailed list of requirements (in tabular format) developed by staff for the option that allows for 'centralized collection of individual carts' in townhome developments.

Effects of Option C on future developments: The specific standards identified for this option would result in (refer to Attachment I):

- Additional space requirements for enclosures or cart staging at collection points;
- Adequate travel width and turning radius for 'collection streets' i.e. streets leading to and from central collection points;
- Adequate vertical and horizontal clearance at collection points on 'collection streets';
- Additional space inside private garages for cart storage (if no yard space is available); and
- Truck turnout areas at the end of each dead-end 'collection street'.

The advantage of Option C over Option B (individual cart service) is that the additional requirements would only apply to specific streets where collection points are located (i.e. collection streets). The requirements for larger garages would remain the same and additional space would be required for cart staging/enclosures at centralized collection points. Construction/maintenance costs may increase and the number and/or size of units within a development may be reduced due to additional space required for common areas, although the impacts would not be as significant as in Option B.

FISCAL IMPACT

The additional options to allow individual cart service with door-to-door pick-up and individual carts with centralized pick-up, if approved by Council, could result in additional operational costs to the service provider which would eventually be passed on to the development's residents.

ENVIRONMENTAL REVIEW

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment B).

PUBLIC CONTACT

Public outreach meeting: On August 5, 2010 staff held a public outreach meeting for the study. Since the outcome of the study would impact future development projects, meeting notices were sent only to residential developers and neighborhood associations in Sunnyvale. The meeting was attended by an individual representing an engineering design firm who works with numerous developers on project design. Staff and the representative discussed possible impacts of increased requirements on infill sites. Attachment G provides a summary of the feedback received at the outreach meeting.

Staff received no comments from residents regarding the study.

Planning Commission Study session: On August 23, 2010, staff provided an overview of the study issue and a summary of staff's research and findings to the Planning Commission. Members of the Planning Commission stated that centralized trash storage and collection facilities would be more appropriate for multi-family residential developments but recognized that additional options would provide more flexibility in the design of these developments.

Public hearings: Public contact was made through posting of the Planning Commission agenda on the City's official-notice bulletin board, on the City's Web site, and the availability of the agenda and report in the Office of the City Clerk.

ALTERNATIVES

1. Adopt options A, B and C for design of trash and recycling management in townhome developments:
 - Adopt the Negative Declaration (Attachment B).
 - Introduce an ordinance amending Section 19.38.030 (Attachment J)
 - Adopt design guidelines for trash storage/collection facilities (Attachment I).
2. Adopt modified options A, B and C for design of trash and recycling management in townhome developments:
 - Adopt the Negative Declaration (Attachment B).
 - Introduce an ordinance amending Section 19.38.030 (Attachment J)
 - Adopt design guidelines (modified Attachment I).
3. Take no action.

RECOMMENDATION

Staff recommends Alternatives 1. The availability of trash collection options for townhome developments would provide developers an opportunity to propose the optimal option for a given site instead of having to apply for a Variance from code requirements each time an alternative option may be more feasible or desirable. The current code with its standard requirements for centralized trash enclosures does not allow for flexibility and alternative design schemes to respond to site-specific needs (small lot sizes, odd lot configurations or consumer preferences). The options would provide for flexibility and also add greater clarity and refinement to the current standards. However, there would be additional costs and potentially density limitations imposed by the added requirements under options B and C. The staff recommendation will not change the requirements for centralized trash enclosure facilities for apartment style developments because of the limitations imposed by the design and layout of the dwellings (multi-level, common covered/uncovered parking areas, separate storage areas).

Reviewed by:

Hanson Hom, Director, Community Development Division
Prepared by: Surachita Bose, Associate Planner

Reviewed by:

Marvin Rose, Director, Public Works Division

Approved by:

Gary M. Luebbbers, City Manager

Attachments

- A. Study Issue Paper approved by Council
- B. Initial Study and Negative Declaration
- C. Glossary of key terms (and definitions) in the study report
- D. Current ordinance (Section 19.38.030) and City wide design guidelines on trash enclosures
- E. Site photos showing operational and design challenges associated with trash collection (centralized and individual cart service)
- F. Summary of observations made by staff during site visits
- G. Comments received at the outreach meeting held on August 5, 2010
- H. Minimum clearance requirements for a side-load truck on a private street (Option A)
- I. Proposed options for design of trash enclosure facilities in multi-family townhome style developments (Options A, B and C)
- J. Draft ordinance

Proposed 2010 Council Study Issue

CDD 09-01 Centralized Trash Enclosure Requirements for Attached Housing

Lead Department	Community Development
Element or Sub-element	Community Design Element; City-Wide Design Guidelines; Solid Waste Sub
New or Previous	Previous
Status Pending	History 1 year ago Below the line 2 years ago Below the line

1. What are the key elements of the issue? What precipitated it?

Title 19 of the Sunnyvale Municipal Code requires recycling and solid waste container enclosures for residential development with four or more units and for non-residential uses. This ordinance was enacted to ensure attractive site design and general maintenance, as well as efficiency for collection activities.

In 1975, the Zoning Code was amended to require trash enclosures for all uses other than single-family homes and duplexes. The Zoning Code section evolved over time to specify design criteria, and to require that the standards apply to all residential uses with four or more units and non-residential uses. In 1991, it was amended to include recycling enclosures, consistent with State Law. Sunnyvale's collection service provides pickup for trash, recyclables, and yard waste (for single family homes only). Each type of refuse requires its own container. Multiple enclosures are often required to provide convenience to the occupants.

With the recent surge in medium-density townhouse/ownership developments, developers have requested deviations (through the Special Development Permit) to allow for individual carts stored in each residence. The staff and City Attorney's office have reviewed this practice and on further reflection have determined that the SDP is not the appropriate tool to consider this exception to the zoning standards. In the past three years, most new residential units were of a townhome design and included two-car garages, although there were a few variances granted to allow townhouses to be built without enclosures. The garages are intended to provide for the storage of the carts (rather than in the side-yard which is more typical of a single-family home situation), although they are not required to be any different in size than a single-family home garage. In addition to storage of the materials, collection of the refuse is an issue in these developments in terms of costs, efficiency, safety, noise, on-site circulation, and serviceability of narrow private streets and driveways. Public Works Department recently completed an internal review of services and operations and found that individual pickup is not justified due to increased costs to occupants and efficiency and safety of providing the service. This study issue would reevaluate when individual carts are appropriate.

The study would look at the appropriate circumstances and design standards to allow individual carts for multi-family developments.

2. How does this relate to the General Plan or existing City Policy?**COMMUNITY DESIGN ELEMENT**

Policy C.3: Ensure site design creates places which are well organized, attractive, efficient

and safe.

Action Statement C.2.c Continue to require that sites be designed so that the building locations, driveways, parking, exterior mechanical equipment, auxiliary structures and services access area are attractive an competitive with adjoining properties and the public right of way.

City Wide Design Guidelines

Trash Enclosures: E1 through E11

SOLID WASTE SUB-ELEMENT

Policy 3.2a.1: Provide convenient, competitively priced solid waste collection services.

3. Origin of issue

Council Member(s)

General Plan

City Staff

Public

Board or Commission Planning Commission

4. Multiple Year Project? No Planned Completion Year 2010

5. Expected participation involved in the study issue process?

Does Council need to approve a work plan? No

Does this issue require review by a Board/Commission? Yes

If so, which?

Planning Commission

Is a Council Study Session anticipated? No

What is the public participation process?

Standard public hearing notice and practices

6. Cost of Study

Operating Budget Program covering costs

242 Land Use Planning

Project Budget covering costs

Budget modification \$ amount needed for study

Explain below what the additional funding will be used for

7. Potential fiscal impact to implement recommendations in the Study approved by Council

Capital expenditure range Under \$500

Operating expenditure range Under \$500

New revenues/savings range Under \$500

Explain impact briefly

Cost differences between individual pickup and centralized enclosures would be passed on to the consumer. If individual pickup was deemed more difficult or unsafe there may be a

greater occurrence of injuries thereby raising operational costs and rates.

8. Staff Recommendation

Staff Recommendation None

If 'For Study' or 'Against Study', explain

9. Estimated consultant hours for completion of the study issue

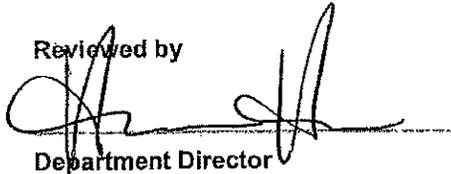
Managers	Role	Manager	Hours	
	Lead	Ryan, Trudi	Mgr CY1: 20	Mgr CY2: 0
			Staff CY1: 200	Staff CY2: 0
	Interdep	Berry, Kathryn	Mgr CY1: 10	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Interdep	Bowers, Mark	Mgr CY1: 10	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0
	Interdep	Fitzgerald, Kelly	Mgr CY1: 5	Mgr CY2: 0
			Staff CY1: 0	Staff CY2: 0

Total Hours CY1: 245

Total Hours CY2: 0

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the Department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by

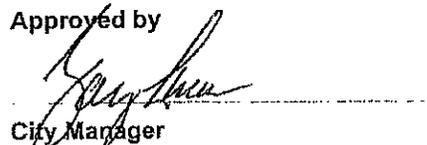


Department Director

10/13/09

Date

Approved by



City Manager

10-15-09

Date

Addendum

A. Board / Commission Recommendation

Issue Created Too Late for B/C Ranking

Board or Commission	Rank	Rank
	1 year ago	2 years ago
Arts Commission		
Bicycle and Pedestrian Advisory Committee		
Board of Building Code Appeals		
Board of Library Trustees		
Child Care Advisory Board		
Heritage Preservation Commission		
Housing and Human Services Commission		
Parks and Recreation Commission		
Personnel Board		
Planning Commission		Drop

Board or Commission ranking comments

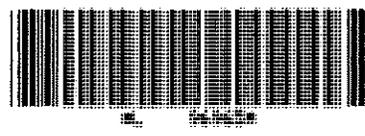
B. Council

Council Rank (no rank yet)
 Start Date (blank)
 Work Plan Review Date (blank)
 Study Session Date (blank)
 RTC Date (blank)
 Actual Complete Date (blank)
 Staff Contact

County of Santa Clara
 Office of the County Clerk-Recorder
 Business Division



Santa Clara County Clerk-Recorder's Office
 State of California



Document No.: 334
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County Government Center
 70 West Hedding Street, E. Wing, 1st Floor
 San Jose, California 95110 (408) 299-5665

REGINA ALCOMENDRAS, County Clerk-Recorder
 by **Laura Luna, Deputy Clerk-Recorder**, *[Signature]*

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: Study issue for Centralized Trash Enclosure Requirements for Attached Housing
3. APPLICANT NAME: City of Sunnyvale PHONE: _____
4. APPLICANT ADDRESS: 456 W. Olive Ave., Sunnyvale, CA 94086
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 21 DAYS.
7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|---|-------------|----------------|
| <input type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152) | \$ 2,792.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,010.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u> | \$ 949.50 | \$ <u>0.00</u> |
| <input type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ <u>0.00</u> |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- | | | |
|---|----------|----------------|
| <input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | \$ 50.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | | |
| DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION | \$ 50.00 | \$ <u>0.00</u> |

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- | | | | |
|--|--|--------|------------------|
| <input type="checkbox"/> NOTICE OF PREPARATION | <input checked="" type="checkbox"/> NOTICE OF INTENT | NO FEE | \$ <u>NO FEE</u> |
|--|--|--------|------------------|

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____
9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "**SAME PROJECT**" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)



PLANNING DIVISION
 CITY OF SUNNYVALE
 P.O. BOX 3707
 SUNNYVALE, CALIFORNIA 94088-3707

File#: 334 9/27/2010

ATTACHMENT B
 Page 2 of 18
 File Number: 2010-7125
 No. 10-10

**NOTICE OF INTENT TO ADOPT
 NEGATIVE DECLARATION**

This form is provided as a notification of an intent to adopt a Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Study Issue for Centralized Trash Enclosure Requirements for Attached Housing.

PROJECT DESCRIPTION AND LOCATION (APN):

2010-7125: The Zoning Code requires centralized recycling and solid waste enclosures for residential developments with four or more units. With the recent surge in multi-family residential developments, developers have requested deviations from the Code to allow for individual containers stored in each unit. This study would look at the appropriate circumstances and design standards to allow individual carts for multi-family developments.

WHERE TO VIEW THIS DOCUMENT:

The **Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Negative Declaration** may be protested in writing by any person prior to 5:00 p.m. on **Tuesday, October 12, 2010**. Protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, September 13, 2010 at 8:00 p.m. and Tuesday, October 12, 2010 @ 7:00 p.m. in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On August 27, 2010

Signed: *Gerri Caruso*
 Gerri Caruso, Principal Planner

Project Title	Centralized trash enclosure requirements for attached housing
Lead Agency Name and Address	City of Sunnyvale P.O. Box 3707, Sunnyvale, CA 94088-3707
Contact Person	Surachita Bose
Phone Number	408-730-7443
Project Location	City-wide
Project Sponsor's Name	City of Sunnyvale
Address	456 W. Olive Avenue Sunnyvale, CA 94088
Zoning	All medium and high density residential Zoning Districts: C-2, R-3 , R-4 and R-5
General Plan	Future residential developments with 4 or more townhome units
Other Public Agencies whose approval is required	None

Description of the Project: Sunnyvale provides solid waste collection service for trash and recyclables from single-family and multi-family residences. Most medium-density developments including townhomes (attached/semi-attached/detached) and apartment style units have centralized trash enclosures per Code requirements. Currently, Title 19 of the Sunnyvale Municipal Code requires recycling and solid waste container enclosures for all residential developments with four or more units and non-residential uses. In recent years, developers have requested deviations from Code requirements to allow individual cart storage for townhome units. This study reviews the appropriateness of allowing individual cart service in multi-family developments and to establish standards, if necessary, that would provide direction for developers, architects and City staff to achieve functional and good-quality residential environments in these developments.

The ordinance located in Attachment A contains the following proposed zoning code amendments for multi-family townhome developments with four or more units:

- Provide three options for design of centralized trash enclosure facilities (Options A, B and C);
- Reference design guidelines with specific standards under each option;

The mandatory requirement for centralized trash enclosures would still apply to apartment style multi-family developments with 4 or more units.

There is no construction directly related to this project therefore no physical changes to the environment would result. Further environmental review would be required for specific project applications triggering permit requirements in the existing Sunnyvale Municipal Code.

Surrounding Uses and Setting: This ordinance affects all zoning districts that allow medium and high density residential developments including, R3, R4, R5 and C2 zoning districts. The new Code requirements will not impact any existing developments.

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. 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).
3. 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.
4. 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.
5. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less 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 17, "Earlier Analysis," may be cross-referenced).

Environmental Checklist Form

Project Number: 2010-7125
Centralized Trash Enclosure Requirements for Attached
Housing - Ordinance
Project Address: Any multi-family townhome development sites
with 4 or more units, Sunnyvale
Applicant: City of Sunnyvale

6. Earlier analysis 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:
7. Earlier Analysis Used. Identify and state where they are available for review.
8. 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.
9. 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
10. 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.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

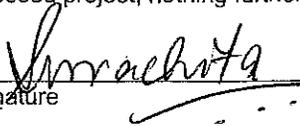
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

DETERMINATION:

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 "potential 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 (a) potentially significant effects (a) have been analyzed 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.


Signature

August 24, 2010

Date

Surachita Bose

City of Sunnyvale

Environmental Checklist Form

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Printed Name _____

For (Lead Agency) _____

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
1. AESTHETICS. Would the project:					
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 17
2. 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:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 111
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 111
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 which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 111
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 111
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 111
3. BIOLOGICAL RESOURCES:					
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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111

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	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?					
b. Have a substantially adverse impact 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 Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	41, 111
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
4. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	59, 60, 61, 111
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111

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	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
5. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Conflict with an 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 12, 43, 111
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17
6. MINERAL RESOURCES. Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
7. NOISE. Would the project result in:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16, 29
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16, 29
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16, 29
d. A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16, 29 See Discussion
8. POPULATION AND HOUSING. Would the project:					

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	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	43, 111
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	43, 111
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	43, 111
9. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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:					
a. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
e. Other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
10. MANDATORY FINDINGS OF SIGNIFICANCE					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
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 the past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
11. GEOLOGY AND SOILS. Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108

Environmental Checklist Form

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d. Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	103, 104 105, 106, 107, 108
12. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
b. Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
e. Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20, 111
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22
g. Comply with federal, state, and local statutes and regulations related to solid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22

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	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
waste?					
13. TRANSPORTATION/TRAFFIC. Would the project:					
a. Cause an increase in the traffic which 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	37, 111
g. Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12, 85
14. HAZARDS AND HAZARDOUS MATERIALS. Would the project?					
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 19, 103, 104, 111
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 19, 103, 104, 111
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 19, 103, 104, 111

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	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
mile of an exiting 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 19, 63, 103, 104, 111
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
g. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 19, 103, 104, 111
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8, 19, 103, 104, 111
15. RECREATION					
a. Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17, 43, 111
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	17, 43, 111
16. AGRICULTURE 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					

Environmental Checklist Form

Project Number: 2010-7125
 Centralized Trash Enclosure Requirements for Attached
 Housing - Ordinance

Project Address: Any multi-family townhome development sites
 with 4 or more units, Sunnyvale
 Applicant: City of Sunnyvale

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
assessing impacts on agriculture and farmland. Would the project:					
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 28, 111
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 28, 111
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 28, 111
17. HYDROLOGY AND WATER QUALITY. Would the project:					
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24, 25, 87
b. Substantially degrade 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	25, 25
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24, 25
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 surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24, 25

Environmental Checklist Form

Project Number: 2010-7125
 Centralized Trash Enclosure Requirements for Attached
 Housing - Ordinance

Project Address: Any multi-family townhome development sites
 with 4 or more units, Sunnyvale
 Applicant: City of Sunnyvale

	Potentially Significant Impact	Less than Sig. With Mitigation	Less Than Significant	No Impact	Source
e. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24, 25
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24, 25
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	111
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	56, 111
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	56, 111
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	24, 111

Discussion:

7.d. Noise: In the revised Ordinance, under the new options provided for design of trash enclosure facilities in townhome developments with 4 or more units, an option has been provided to allow individual cart service with door-to-door cart pick up. Because individual cart service requires at least one stop at each unit each week, this service keeps collection trucks on site longer than centralized collection. Future developments with individual cart service, therefore, would be exposed to more noise from truck engines, brakes, back-up alarms and mechanical and hydraulic systems associated with this type of service. Future projects that will be subject to the proposed development standards will each be evaluated to determine impact to on-site and neighboring uses and subsequent environmental review will be undertaken.

Surachita Bose

August 25, 2010

Completed By

Date

Environmental Checklist Form

Project Number: 2010-7125
Centralized Trash Enclosure Requirements for Attached
Housing - Ordinance
Project Address: Any multi-family townhome development sites
with 4 or more units, Sunnyvale
Applicant: City of Sunnyvale

City of Sunnyvale General Plan:

2. General Plan Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element

26. **City of Sunnyvale Municipal Code:**
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking & Loading
38. Chapter 19.56. Solar Access
39. Chapter 19.66. Affordable Housing
40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
41. Chapter 19.94. Tree Preservation
42. Chapter 19.96. Heritage Preservation

Specific Plans

43. Precise Plan for El Camino Real
44. Lockheed Site Master Use Permit
45. Moffett Field Comprehensive Use Plan
46. 101 & Lawrence Site Specific Plan
47. Southern Pacific Corridor Plan

Environmental Impact Reports

48. Futures Study Environmental Impact Report
49. Lockheed Site Master Use Permit Environmental Impact Report
50. Tasman Corridor LRT Environmental Impact

- Study (supplemental)
51. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
 52. Downtown Development Program Environmental Impact Report
 53. Caribbean-Moffett Park Environmental Impact Report
 54. Southern Pacific Corridor Plan Environmental Impact Report

Maps

55. City of Sunnyvale Aerial Maps
56. Flood Insurance Rate Maps (FEMA)
57. Santa Clara County Assessors Parcel
58. Utility Maps (50 scale)

Lists/Inventories

59. Sunnyvale Cultural Resources Inventory List
60. Heritage Landmark Designation List
61. Santa Clara County Heritage Resource Inventory
62. Hazardous Waste & Substances Sites List (State of California)
63. List of Known Contaminants in Sunnyvale

Legislation/Acts/Bills/Codes

64. Subdivision Map Act
65. Uniform Fire Code, including amendments per SMC adoption
66. National Fire Code (National Fire Protection Association)
67. Title 19 California Administrative Code
68. California Assembly Bill 2185/2187 (Waters Bill)
69. California Assembly Bill 3777 (La Follette Bill)
70. Superfund Amendments & Reauthorization Act (SARA) Title III

Transportation

71. California Department of Transportation Highway Design Manual
72. California Department of Transportation Traffic Manual
73. California Department of Transportation Standard Plan
74. California Department of Transportation Standard Specification
75. Institute of Transportation Engineers - Trip Generation
76. Institute of Transportation Engineers Transportation and Traffic Engineering Handbook
77. U.S. Dept. of Transportation Federal Highway Admin. Manual on Uniform Traffic Control Devices for Street and Highways
78. California Vehicle Code
79. Traffic Engineering Theory & Practice by L. J. Pegnataro

Environmental Checklist Form

Project Number: 2010-7125
Centralized Trash Enclosure Requirements for Attached
Housing - Ordinance
Project Address: Any multi-family townhome development sites
with 4 or more units, Sunnyvale
Applicant: City of Sunnyvale

File #: 384
8/27/2010

- 80. Santa Clara County Congestion Management Program and Technical Guidelines
- 81. Santa Clara County Transportation Agency Short Range Transit Plan
- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale Public works Department of Traffic Engineering Division
- 84. Santa Clara County Sub-Regional Deficiency Plan
- 85. Bicycle Plan

Public Works

- 86. Standard Specifications and Details of the Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

Miscellaneous

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment Excesses (BAAQMD)
- 97. Current Air Quality Data

- 98. Chemical Emergency Preparedness Program (EPA) Interim Document in 1985?)
- 99. Association of Bay Area Governments (ABAG) Population Projections
- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

Building Safety

- 103. Uniform Building Code, Volume 1, (Including the California Building Code, Volume 1)
- 104. Uniform Building Code, Volume 2, (Including the California Building Code, Volume 2)
- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

Additional References

- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration

Glossary of terms and definitions

Some key technical terms that will be encountered in this study report are listed below:

Municipal solid waste: Municipal solid waste (MSW) collection is required for all residential, commercial and industrial properties, and is provided weekly by the City's franchised hauler, Specialty Solid Waste & Recycling (Specialty), on an exclusive basis.

Collection Frequency: Collection frequency is a term for the number of days per week that garbage and recycling is serviced. For single-family homes collection service is provided once a week for both garbage and recycling. For commercial/industrial and multi-family developments, the frequency of service varies from one to six service days per week for garbage.

Recycling: Weekly recyclables collection is voluntary at single-family and multi-family residential complexes, and is provided by the City's franchised hauler, *Specialty*, on an exclusive basis.

Yard waste: Yard waste collection is voluntary for single family residences, and service is provided by *Specialty*. Yard waste collection service is not provided to multi-family, commercial and industrial complexes.

Individual carts: Single family detached homes store solid waste, recyclables and yard waste in individual carts. Individual cart service consists of 3 containers per household; a 35, 65, or 95-gallon garbage cart, 64 gallon recycling cart, and a 64 or 96 gallon yard waste cart. These carts are typically stored in the side yards of the lots and rolled out to the street curb for pick-up each week on the scheduled service day.

Set-out areas: An area where collection vehicles can easily access carts (trash, recycling and yard waste) on the scheduled service day. A 2ft. buffer is required between each cart and also between carts and adjoining features including landscaping, buildings and/or automobiles.

Centralized bins: Current code (Section 19.38.030) requires multi-family developments with four or more units including condominium, apartments and townhome style developments to provide centralized trash enclosure facilities. Solid waste is collected in centralized bins and recycling is collected in 96-gallon carts (one for paper and one for containers) that are stored within enclosures located throughout the property. Multi-family developments are typically serviced once or twice a week, but could have service up to six days a week.

Apartment Cart Service: In multi-family developments that cannot (due to access issues) or choose not to use centralized bin service, there is a utility rate for apartment garbage carts which are centrally stored in enclosures and shared by all units.

Front-load collection vehicles: Front-load collection vehicles service large front-load bins stored in centralized trash enclosures. These vehicles need a minimum of 16 ft. of unobstructed travel clearance to access the centralized trash enclosure, adequate turning radii, and a 20 ft. vertical loading clearance. Typical dimensions of a front-end loader truck: width of 8.33' feet plus an additional 2 ft. for mirrors and length of 32.5 ft.

Side-load collection vehicles: Side-load collection vehicles are designed to service single family residential homes; these trucks are equipped with a fully-automated arm on the right side of the truck, which grabs the cart and dumps it into the side/top of the truck. This automation increases efficiency by limiting how often drivers need to exit the vehicles. The garbage truck can only service carts from the right side. Typical dimensions of a side-load truck are: width of 8.1' feet plus an additional 2 ft. for mirrors and a length of 32-33 ft.

Service clearance: Service clearance is the minimum horizontal and vertical clearance required for collection operations.

Travel clearance: The minimum clearance required for a collection truck to travel while not servicing containers.

Truck turn-outs: Truck turnouts are areas designated for allowing a truck to turn around so it does not have to back-up through a street, driveway or travel aisle which creates a safety hazard.

Horizontal Clearance: For townhome complexes with individual cart service, the minimum horizontal clearance required for adequate service needs is 22 ft.

Sunnyvale Municipal Code[Up](#)[Previous](#)[Next](#)[Main](#)[Search](#)[Print](#)[Title 19. ZONING](#)[Article 4. GENERAL DEVELOPMENT STANDARDS](#)[Chapter 19.38. REQUIRED FACILITIES](#)**19.38.030. Recycling and solid waste enclosures.**

(a) General requirements.

(1) All residential uses with four or more units and all nonresidential structures approved after January 1, 2001, shall provide adequate enclosures for the storage of recycling containers and solid waste containers. Any additions which equal or exceed thirty percent of the existing floor area of a building or buildings on a site shall require the property owner to provide adequate enclosures for the storage of recycling containers and solid waste containers.

(2) Except when approved as part of a special development permit or use permit, proposed recycling and solid waste enclosures shall require the approval of a miscellaneous plan permit by the director of community development. Plans depicting the proposed design, materials, size and location of enclosures, and the number,

size, type and placement of bins and containers shall accompany each application submitted for approval. The design and construction of recycling and solid waste enclosures shall comply with established city standards. The solid waste program manager shall advise the director of community development on the size, location, number and placement of bins, containers and enclosures required for a use. The public safety department shall advise the director of community development on fire safety and hazardous materials containment requirements. The director of community development may approve an application, require modifications, or may impose additional requirements to ensure the safe and efficient collection of solid waste and recyclable materials.

(3) Recycling and solid waste bins, containers, and enclosures shall be adequate in capacity, number and distribution to serve the uses on-site. Enclosures shall fully screen all materials and containers from public view.

(4) Each recycling and solid waste enclosure shall have four sides, one of which shall include a door or gate, unless the containers are stored in a building.

(5) Recycling and solid waste enclosures shall not be located in any parking, landscape or setback areas, including any increased setbacks on commercial and industrial properties as required by the zoning code, unless otherwise approved by use permit.

(6) The property owner is responsible for the maintenance and cleanup of recycling and solid waste enclosures.

(7) The recycling and solid waste contractors are responsible for the maintenance of their respective bins and containers.

(8) Driveway or aisle leading to the enclosure shall be a minimum of sixteen feet in width.

(9) In a complex where driveways do not extend from street to street, a turnaround area for the collection vehicle shall be provided.

(10) Vehicle access to the enclosure shall be unobstructed and provide a minimum of fifteen feet vertical clearance.

(11) Loading area shall provide a minimum twenty feet vertical clearance. A concrete pad consisting of five inch aggregate base and six-inch Portland cement paving or equivalent as approved by the director of community development shall be constructed in front of each enclosure for the collection vehicle. The pad shall

have a level surface where the containers are used.

(b) Residential development.

(1) Single-family and multifamily uses of three or fewer units shall store recycling and solid waste containers so that they are either screened from public view from the public right-of-way or stored in the side yard of the premises behind the face of the house. Containers may remain in public view for purposes of collection in accordance with Chapter 8.16.

(2) Multifamily uses of four or more units shall provide recycling and solid waste enclosures for the storage of recyclable materials, solid waste, and refuse.

(A) Recycling and solid waste enclosures shall be constructed of wood or masonry compatible with the main structure.

(B) Recycling and solid waste enclosures shall be located within one hundred fifty feet from any unit unless otherwise approved by the director of community development.

(c) Commercial development.

(1) All commercial uses shall provide recycling and solid waste enclosures for the storage of recyclable materials and solid waste.

(2) Enclosures shall be constructed of masonry with exterior material that matches the main structure.

(3) The enclosure door shall be of steel.

(d) Industrial development.

(1) All industrial uses shall provide recycling and solid waste enclosures for the storage of recyclable materials and solid waste.

(2) Enclosures shall be, at a minimum, slatted chain link fencing.

(3) Fencing height shall be a minimum of six feet.

(e) Exemptions. Requirements of this section shall not apply to:

(1) Recycling bins not accessible to the general public used exclusively by a business for its recycling program.

(2) Recycling centers for which a use permit or special development permit is required. (Ord. 2816-06 § 2; Ord. 2714-02 § 2; Ord. 2649-00 § 7; Ord. 2623-99 § 1 (part); prior zoning code § 19.46.040(a), (b), (d)—(n)).

D5.

Shield light sources to prevent any glare or direct illumination on public streets or adjacent properties.

D6.

All area lights shall be energy efficient type (High Pressure Sodium or equivalent).

D7.

All on-site pedestrian and automobile traffic areas shall be well lit for safety and security.

TRASH ENCLOSURE

E1.

All multi-family projects of 4 or more units and all non-residential developments shall provide for adequate storage of trash and recyclable materials in containers in enclosed areas (Section 19.46.040b).

E2.

Trash enclosures shall be conveniently accessible by collection trucks. Access driveways shall be a minimum of 16 ft. in width.

E3.

Enclosures shall not be located in setback, landscaped or parking areas (Section 19.46.040j).

E4.

Provide adequate turnaround areas for collection trucks on non-through streets.

E5.

Provide a concrete pad in front of and within enclosures to prevent damage to pavement.

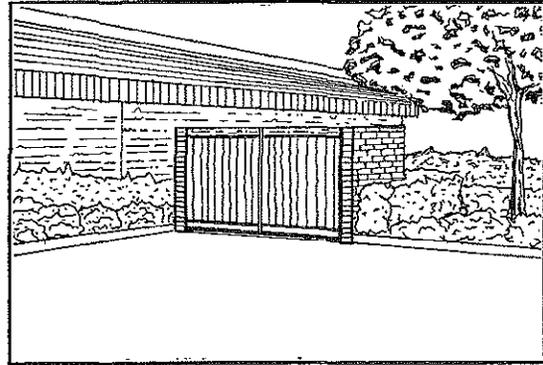
Service Facilities

E6.

In multi-family developments, locate enclosures within 250 ft. of each unit for users convenience (Section 19.46.040k).

E7.

Trash enclosures must screen trash containers on all 4 sides. The height of enclosures shall fully screen the containers and shall be a minimum of 6 ft. high.



E7

E8.

In multi-family developments, provide a roof for enclosures when visible from any upper story.

E9.

The style, material, and color of enclosures shall be similar to those of the main structure.

E10.

Enclosures shall be made of masonry and match the main building in finish and color in Commercial Zones. Residential enclosures may be wood, painted to match the main building.

E11.

Steel enclosure gates in commercial areas and wood enclosure gates in residential zones are required as a minimum standard.

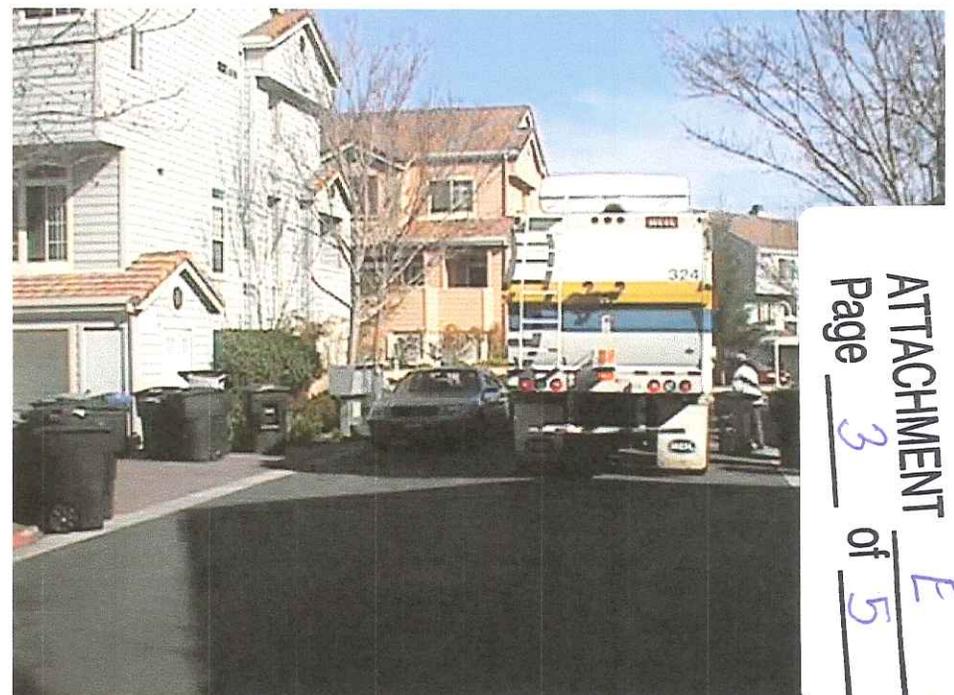
1038 Morse Av. (Toyama)

ATTACHMENT E
Page 1 of 5





Porpoise Bay/La Rochelle Townhomes



ATTACHMENT E
Page 3 of 5

Rosemary Terrace (after service)



Rosemary Terrace (before service)



Live Oak Terrace



Shooting Star Terrace



Pinto Palm Townhomes



<p style="text-align: center;">Centralized Trash Enclosures for multi-family developments Staff observations during site visit</p>

1. 1038 Morse Avenue (at the intersection of Morse and Toyama)

- Zoning: MS/ITR/R3/PD
- 67 townhomes, Parkside Villas
- Centralized collection with metal bins
- Serviced by a front loader truck
- Well maintained/clean
- Aesthetically pleasing centralized facilities at 3 locations
- Challenges: turnaround areas at some locations were tight, bay windows/2nd story balcony locations bump against the body of the truck at tight turns
- Did not observe any trash overflow issues – seems adequate
- Site is serviced twice a week
- On average, it takes 15-20 mins for truck to service the property
- At two locations on site, trash enclosures are located within side yard setbacks

2. Porpoise Bay/La Rochelle development (Traditions)

- Zoning: R3/PD
- 169 townhome units
- Serviced by a side load truck
- Individual cart service/on average, each cluster has 20-25 carts (for approx 12 units)
- Truck stops at the driveway in front of each cluster and driver has to roll carts to the side of the truck for pick-up
- Carts line the entrance to private driveways; aesthetically not pleasing
- On average, it takes about a hour to service the site
- Inefficient collection process
- Driveway width is not an issue, ample space available

3. Evelyn Terrace development east of Fair Oaks

- New townhome development
- Individual carts stored in private garages
- No centralized enclosures even though it appears that enough space was available for centralized enclosures to be provided
- Narrow driveways/truck backs into main thoroughfare = unsafe
- Carts are stored in front of each garage
- Site has to be serviced by a side load truck (adjoining developments are serviced by front load trucks which provide more efficient service)

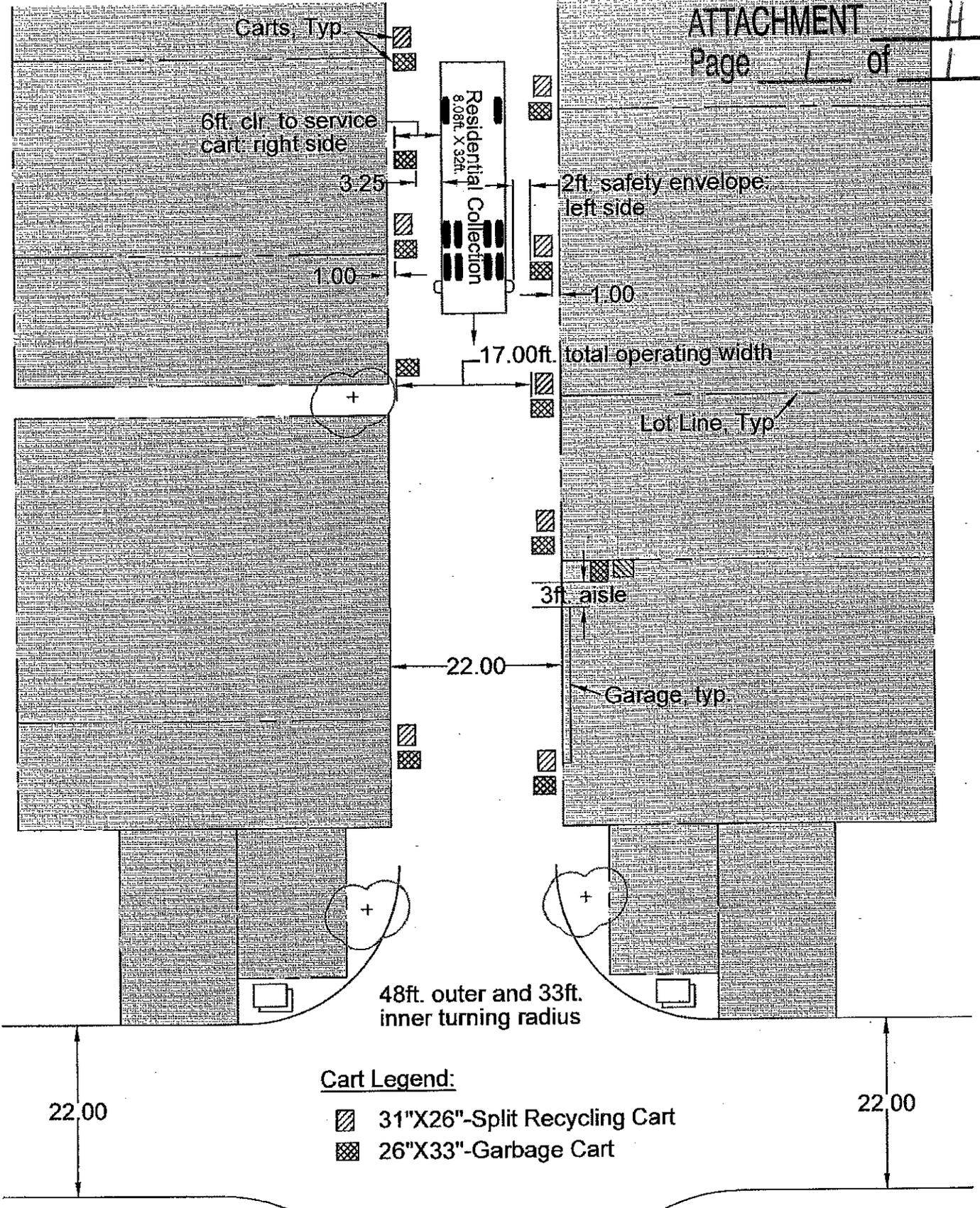
- According to service provider, trucks are damaged due to design of driveways with steep humps
- Inefficient

Centralized trash enclosures for attached housing: Study Issue

Outreach Meeting Comments

August 5, 2010

- City should assess the impacts of standards on new developments.
- Developer could raise concerns regarding potential loss of developable area on site due to requirements
- City should encourage recycling in multi-family residential developments
- Discussion regarding minimum street width required in multi-family townhome developments with individual cart service and door-to-door pick-up
- What is the size of trucks? How much room do carts (lined on both sides of the street) need?
- Discussion on different types of truck and how they operate.
- Options provide more flexibility to developers
- Some residents have a preference for door-to-door cart service
- Some other cities including Mountain View and San Mateo allow individual cart service in multi-family developments.



SCHMATIC FOR COLLECTION TRUCK-TOWNHOUSE COMPLEX

Guidelines for Solid Waste Recycling Collection in Townhome Complexes

	Option A: Front-load Bins in Enclosures		Option B: Individual Cart Set-out at Each Unit		Option C: Centralized Carts, Enclosed or Central Locations	
	Specifics	Description	Specifics	Description	Specifics	Description
Turning Radius	Front-load garbage truck: 26 inner, 41 outer. Recycling truck: 32 ft. inner, 47 ft. outer. Street widths must allow for adequate turning radius.	Applicable to intersections, turns & streets leading to and away from central enclosures and designated turnouts	Minimum truck turning radii: 33 ft. inner radius & 48 ft. outer radius. Street widths must allow for adequate turning radius.	All intersections, turns & streets: sufficient for side-load residential collection vehicles to navigate streets lined with garbage & recycling carts on both sides.	Minimum truck turning radii: 33 ft. inner radius & 48 ft. outer radius. Street widths must allow for adequate turning radius.	Applicable to intersections, turns & streets leading to and away from central collection points and designated turnouts
Street Widths: collection and travel	Minimum 16 ft. The street width may vary at intersections and turns to allow for adequate turning radius.	Along access route to central enclosure	Minimum 22 ft. wide for collection operations. The street width may vary at intersections and turns to allow for adequate turning radius.	As required for vehicles to safely service carts and travel all streets. Accommodates truck, 7.8 ft. total space for cart set-out (split between both sides of street), operational space and safety envelope.	Minimum 16 ft. on straight-aways. Collection points: 17 ft. minimum. The street width may vary at intersections and turns to allow for adequate turning radius.	Along access route to central collection points
Horizontal and Vertical Clearances	<ul style="list-style-type: none"> Horizontal travel clearance: 16 ft. Vertical loading clearance: 20 ft. 	Applicable to streets leading to or away from central enclosures and set-out areas. Balconies, landscaping or other elements shall not encroach into approved horizontal or vertical clearances for vehicle travel, backing, loading, or other operations along any streets.	<ul style="list-style-type: none"> 17 ft. horizontal operating/travel clearance 15 ft. vertical clearance 	All streets. Balconies, landscaping or other elements shall not encroach into approved horizontal or vertical clearances for vehicle travel, backing, loading, or other operations along any streets.	<ul style="list-style-type: none"> Horizontal clearance: 16 ft. travel, 17 ft. for loading at central collection areas. Vertical clearance: 15 ft. travel and loading 	Applicable to streets leading to or away from central enclosures and set-out areas. Balconies, landscaping or other elements shall not encroach into approved horizontal or vertical clearances for vehicle travel, backing, loading, or other operations along any streets.
Pavement	Build to standards suitable for two 25 ton vehicles accessing central collection points on service days.		Build to standards suitable for two 25 ton vehicles traveling down all streets twice each service day.	Alternatively, responsible party or HOA to provide waiver (recorded with property) for potential damage caused to private streets over time by normal hauler operations	Build to standards suitable for two 25 ton vehicles accessing central collection points on service days.	
Stress Pad	Same as Central Carts	A stress pad is required in front of enclosures sufficient in size to support the front wheels of collection vehicles during loading.	N/A	N/A	None for central staging areas	
Storage	N/A	N/A	Per Cart*: 5.75' W x 3.5' D x 7' H (20 sq. ft., 140 cubic ft) Additional 50 sq. ft. shall be provided for storage of two carts in the garage	Includes 4" buffer on all sides and 7 ft. vertical clearance to open lids.	If stored in townhome units, same as individual carts.	
Container Clearance (through doors or gate, such as to side yard or enclosure)	10 ft. service door. ADA compliant pedestrian door.	N/A	3.25 ft.	Provides a 4" buffer on each side of cart through door or gate	3.25 ft. if stored at townhome unit. Enclosures: 4 ft. clearance through door	Same as Individual Carts if stored in garages/side-yards. Central enclosures: combination service/residential access door.
Setout Area	N/A	N/A	2 Carts*: 10.75 ft. x 4 ft.	Provide sufficient linear space for 2 carts per unit. Two-feet required between each cart and a 2 ft. buffer between setout area and other carts, vehicles or obstructions.	Central staging along street: 2 Carts*: 10.75 ft. x 4 ft. Enclosures: size is dependant upon number of carts.	Same set-out space as Individual Carts if staged on main street or other central area. Sufficient space within enclosures for 2 carts per unit (depends on service). To include a 4 ft. aisle and one-foot buffer between carts and walls or other structures.

ATTACHMENT I
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Guidelines for Solid Waste Recycling Collection in Townhome Complexes

	Option A: Front-load Bins in Enclosures		Option B: Individual Cart Set-out at Each Unit		Option C: Centralized Carts, Enclosed or Central Locations	
	Specifics	Description	Specifics	Description	Specifics	Description
Screening from View	Minimum 6 ft. High enclosures w/solid decking on doors	All containers to be screened from view by passersby as well as from upper floor windows	N/A	N/A	<ul style="list-style-type: none"> Enclosures; Minimum 6 ft. high enclosures w/solid decking on doors If carts are staged along main road, remove from public view after service. 	When central enclosures are used, all carts to be screened from view by passersby, as well as from upper floor windows.
Truck Turnouts	Collection vehicles will not access dead-end townhome streets longer than 50 ft. Number of turnouts to be determined based upon site layout, number of units, and other factors.	Where driveways do not extend from street to street, a turnaround area for collection vehicles shall be provided so vehicles do not have to back up in townhome complexes.	Same	Same	Same	Same
Distance from Units	Maximum 150 ft.	Per section 19.38.030	N/A	N/A	Maximum 150 ft.	Per section 19.38.030
Enclosure Materials	Recycling and solid waste enclosures shall be constructed of wood or masonry compatible with the main structure		N/A	N/A	Where applicable, enclosures shall be constructed of wood or masonry compatible with the main structure	
Minimum Enclosure Dimensions	Minimum interior dimensions, one bin: 12.5 x 9ft. Two bins: 13 x 12.5ft.	Enclosures to be sized to minimize frequency of truck trips on property.	N/A		Dependant upon number of carts and location.	
CCRs	Keep enclosure doors closed, deposit all material inside containers and not on floor, other.	Store all containers out of view	Store carts out of view except for service days		Same	

*Two carts are typical; however an additional cart for yardwaste is available where extensive landscaping would require service

ATTACHMENT I
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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING SECTION 19.38.030 (RECYCLING AND SOLID WASTE ENCLOSURES) TO CHAPTER 38 (REQUIRED FACILITIES) OF TITLE 19 (ZONING) OF THE SUNNYVALE MUNICIPAL CODE RELATING TO CENTRALIZED TRASH ENCLOSURE REQUIREMENTS FOR ATTACHED HOUSING

THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 19.38.030 of Chapter 38 (Required Facilities) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

19.38.030. Recycling and solid waste ~~enclosures~~facilities.

~~(a) General requirements.~~

~~(1) All residential uses with four or more units and all nonresidential structures approved after January 1, 2001, shall provide adequate enclosures for the storage of recycling containers and solid waste containers. Any additions which equal or exceed thirty percent of the existing floor area of a building or buildings on a site shall require the property owner to provide adequate enclosures for the storage of recycling containers and solid waste containers.~~

~~(2) Except when approved as part of a special development permit or use permit, proposed recycling and solid waste enclosures shall require the approval of a miscellaneous plan permit by the director of community development. Plans depicting the proposed design, materials, size and location of enclosures, and the number, size, type and placement of bins and containers shall accompany each application submitted for approval. The design and construction of recycling and solid waste enclosures shall comply with established city standards. The solid waste program manager shall advise the director of community development on the size, location, number and placement of bins, containers and enclosures required for a use. The public safety department shall advise the director of community development on fire safety and hazardous materials containment requirements. The director of community development may approve an application, require modifications, or may impose additional requirements to ensure the safe and efficient collection of solid waste and recyclable materials.~~

~~(3) Recycling and solid waste bins, containers, and enclosures shall be adequate in capacity, number and distribution to serve the uses on site. Enclosures shall fully screen all materials and containers from public view.~~

~~(4) Each recycling and solid waste enclosure shall have four sides, one of which shall include a door or gate, unless the containers are stored in a building.~~

~~(5) Recycling and solid waste enclosures shall not be located in any parking, landscape or setback areas, including any increased setbacks on commercial and industrial properties as required by the zoning code, unless otherwise approved by use permit.~~

~~(6) — The property owner is responsible for the maintenance and cleanup of recycling and solid waste enclosures.~~

~~(7) — The recycling and solid waste contractors are responsible for the maintenance of their respective bins and containers.~~

~~(8) — Driveway or aisle leading to the enclosure shall be a minimum of sixteen feet in width.~~

~~(9) — In a complex where driveways do not extend from street to street, a turnaround area for the collection vehicle shall be provided.~~

~~(10) — Vehicle access to the enclosure shall be unobstructed and provide a minimum of fifteen feet vertical clearance.~~

~~(11) — Loading area shall provide a minimum twenty feet vertical clearance. A concrete pad consisting of five inch aggregate base and six inch Portland cement paving or equivalent as approved by the director of community development shall be constructed in front of each enclosure for the collection vehicle. The pad shall have a level surface where the containers are used.~~

~~(b) Residential development.~~

~~(1) — Single family and multifamily uses of three or fewer units shall store recycling and solid waste containers so that they are either screened from public view from the public right of way or stored in the side yard of the premises behind the face of the house. Containers may remain in public view for purposes of collection in accordance with Chapter 8.16.~~

~~(2) — Multifamily uses of four or more units shall provide recycling and solid waste enclosures for the storage of recyclable materials, solid waste, and refuse.~~

~~(A) — Recycling and solid waste enclosures shall be constructed of wood or masonry compatible with the main structure.~~

~~(B) — Recycling and solid waste enclosures shall be located within one hundred fifty feet from any unit unless otherwise approved by the director of community development.~~

~~(c) Commercial development.~~

~~(1) — All commercial uses shall provide recycling and solid waste enclosures for the storage of recyclable materials and solid waste.~~

~~(2) — Enclosures shall be constructed of masonry with exterior material that matches the main structure.~~

~~(3) — The enclosure door shall be of steel.~~

~~(d) Industrial development.~~

~~(1) — All industrial uses shall provide recycling and solid waste enclosures for the storage of recyclable materials and solid waste.~~

~~(2) — Enclosures shall be, at a minimum, slatted chain link fencing.~~

~~(3) — Fencing height shall be a minimum of six feet.~~

~~(e) Exemptions. Requirements of this section shall not apply to:~~

~~(1) — Recycling bins not accessible to the general public used exclusively by a business for its recycling program.~~

~~(2) — Recycling centers for which a use permit or special development permit is required.~~

(a) All residential and non-residential uses shall provide adequate recycling and solid waste facilities on site. Recycling and solid waste facilities (including carts, bins, containers, and enclosures) shall be adequate in capacity, number and distribution to serve the uses on-site.

(b) Non-residential uses shall provide shall provide recycling and solid waste enclosures for the storage of recyclable materials and solid waste.

(c) Single-family and multi-family uses of three or fewer units shall obtain individual recycling and solid waste containers in accordance with Chapter 8.16.

(d) All residential uses with four or more units shall include centralized enclosures except that multi-family uses with dedicated attached garages shall provide for the storage of recyclable materials, solid waste and refuse in accordance with the options and criteria provided in the “Design Requirements for Solid Waste and Recycling Collection in Townhome Complexes” prepared by the city engineer and director of community development and established by city council. These requirements shall be maintained by the department of community development and shall be available to the public. Minor additions to or deletion from the requirements may be made by the director of community development; major changes require approval of the planning commission.

(e) Recycling and solid waste enclosures

(1) General requirements:

(A) If the site does not already have enclosures, any additions to non-residential buildings which equal or exceed thirty percent of the existing floor area of a building or buildings on a site shall require the property owner to provide adequate enclosures for the storage of recycling containers and solid waste containers.

(B) Except when approved as part of a special development permit or use permit, proposed recycling and solid waste enclosures shall require the approval of a miscellaneous plan permit by the director of community development. Plans depicting the proposed design, materials, size and location of enclosures, and the number, size, type and placement of bins and containers shall accompany each application submitted for approval. The design and construction of recycling and solid waste enclosures shall comply with established city standards. The solid waste program manager shall advise the director of community development on the size, location, number and placement of bins, containers and enclosures required for a use. The public safety department shall advise the director of community development on fire safety and hazardous materials containment requirements. The director of community development may approve an application, require modifications, or may impose additional requirements to ensure the safe and efficient collection of solid waste and recyclable materials.

(C) Each recycling and solid waste enclosure shall have four sides, one of which shall include a door or gate, unless the containers are stored in a building. Enclosures shall fully screen all materials and containers from public view.

(D) Recycling and solid waste enclosures shall not be located in any parking, landscape or setback areas, including any increased setbacks on commercial and industrial properties as required by the zoning code, unless otherwise approved by use permit.

(E) The property owner is responsible for the maintenance and cleanup of recycling and solid waste enclosures.

(G) The recycling and solid waste contractors are responsible for the maintenance of their respective bins and containers.

(F) Driveway or aisle leading to the enclosure shall be a minimum of sixteen feet in width.

(G) In a complex where driveways do not extend from street to street, a turnaround area for the collection vehicle shall be provided.

(H) Vehicle access to the enclosure shall be unobstructed and provide a minimum of fifteen feet vertical clearance.

(I) Loading area shall provide a minimum twenty feet vertical clearance. A concrete pad consisting of five inch aggregate base and six-inch Portland cement paving, or equivalent, as approved by the director of community development shall be constructed in front of each enclosure for the collection vehicle. The pad shall have a level surface where the containers are used.

(J) Recycling and solid waste enclosures shall be located within one hundred fifty feet from any dwelling unit unless otherwise approved by the director of community development.

(2) Commercial/Office/Public Facilities/Residential zoning districts.

(A) Enclosures shall be constructed of masonry with exterior material that matches the main structure.

(B) The enclosure door shall be of solid steel or aluminum.

(3) Industrial zoning districts.

(A) Enclosures shall be, at a minimum, slatted chain link fencing.

(B) Fencing height shall be a minimum of six feet.

(f) Individual cart service (residential only)

(1) Single-family and multi-family uses of three or fewer units shall store individual recycling and solid waste containers so that they are either screened from public view from the public right-of-way or stored in the side yard of the premises behind the face of the house. Containers may remain in public view for purposes of collection in accordance with Chapter 8.16.

(2) Multi-family uses with four or more units and dedicated attached garages that choose to provide individual cart service shall design facilities in accordance with the criteria provided in the "Design Requirements for Solid Waste and Recycling Collection in Townhome Complexes" prepared by the city engineer and director of community development and established by city council.

(A) Except when approved as part of a special development permit or use permit, proposed individual cart service for storage and collection of recycling and solid waste in multi-family developments shall require the approval of a miscellaneous plan permit by the director of community development. The director of community development may approve an application, require modifications, or may impose additional requirements to ensure the safe and efficient collection of solid waste and recyclable materials. The solid waste program manager shall advise the director of community development on adequate facilities required for the use. The public safety department shall advise the director of community development on fire safety and hazardous materials containment requirements.

(g) Exemptions. Requirements of this section shall not apply to:

(1) Recycling bins not accessible to the general public used exclusively by a business for its recycling program.

(2) Recycling centers for which a use permit or special development permit is required.

SECTION 2. CONSTITUTIONALITY; SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 3. CEQA-NEGATIVE DECLARATION. The City Council hereby determines that the Negative Declaration prepared for this ordinance has been completed in compliance with the requirements of the California Environmental Quality Act (CEQA) and reflects the independent judgment of the City, and finds that adoption of the ordinance will have no significant negative impact on the area's resources, cumulative or otherwise. The Director of Community Development may file a Notice of Determination with the County Clerk pursuant to CEQA guidelines. Any future project that may benefit from these changes will still need to undergo its own environmental review, if required by CEQA, and potential impacts may be determined at that time.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 5. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in *The Sun*, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on _____ 2010, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____ 2010, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

David E. Kahn, City Attorney