

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

REISSUED NOTICE OF PREPARATION

TO: Responsible, Trustee,
and Other Interested Public Agencies

FROM: City of Sunnyvale
Community Development Department
456 West Olive Avenue
P.O. Box 3707
Sunnyvale, CA 94088-3707

SUBJECT: Reissued Notice of Preparation of a Draft Environmental Impact Report

The City of Sunnyvale will be the lead agency and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering your permit or other approval for the project. The project description, location, and the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please send your response to Trudi Ryan at the address shown above. We will need the name of a contact person in your agency.

A scoping meeting will be held on Thursday, June 17, 2015, at 7:00 p.m. in the City Council Chambers at Sunnyvale City Hall, located at 456 West Olive Avenue in Sunnyvale.

Project Title: Sunnyvale Land Use and Transportation Element (LUTE) Update
(SCH #2012032003)

Project Applicant: City of Sunnyvale, Trudi Ryan, (408) 730-7435

Project Description:

The draft LUTE update establishes the fundamental framework of how the City will be laid out (streets and buildings) and how various land uses, developments, and transportation facilities will function together. The draft LUTE update includes a series of land use and transportation policies, action statements, and strategies that provide direction for how much the City will change and grow between now and 2035, and where the growth will take place.

This is a reissued Notice of Preparation (NOP). A previous NOP dated March 2, 2012, was completed for this project, and a scoping meeting was held on March 22, 2012, under the project title Sunnyvale Land Use and Transportation Element (LUTE) Update and Climate Action Plan (SCH #2012032003). Since that time, the scope of the proposed project has changed. Specifically, the Climate Action Plan (CAP) was

separated from the proposed project and presented to the City Council for adoption independently from the draft LUTE update. An Initial Study/Negative Declaration (IS/ND) was prepared for the CAP, and the IS/ND and the CAP were adopted on May 20, 2014. This reissued NOP removes the CAP from the proposed project, incorporates numerous changes to the draft LUTE update since initial public release in 2012, and establishes a new baseline for environmental and regulatory setting discussions in the forthcoming EIR.

Date: May 22, 2015

Signature:



Trudi Ryan

Title: Planning Officer

Telephone: (408) 730-7435

E-Mail: TRyan@sunnyvale.ca.gov

INTRODUCTION

The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide public agencies with the environmental information required to evaluate a proposed project, establish methods for reducing adverse environmental impacts, and consider alternatives to a project prior to the approval of the project.

The EIR for the City of Sunnyvale LUTE update will be prepared and processed in accordance with the California Environmental Quality Act (CEQA). In accordance with the requirements of CEQA, the EIR will analyze adoption and implementation of the draft LUTE update (proposed project) and include:

- An executive summary;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the proposed project; and
- Environmental consequences, including (1) any significant environmental effects which cannot be avoided if the proposed project is implemented, (2) the growth-inducing impacts of the proposed project, (3) effects found not to be significant, and (4) cumulative impacts.

1.0 PROJECT LOCATION

Sunnyvale is located in the flatlands of the northwest Santa Clara Valley, generally between Calabazas Creek on the east and Stevens Creek on the west, and between the San Francisco Bay on the north and Homestead Road on the south (see **Figure 1**). The “planning area” for the LUTE of the General Plan encompasses all areas within the City limits, and adopted sphere of influence. The planning area encompasses about 24 square miles and is almost entirely surrounded by the cities of Los Altos, Mountain View, Cupertino, and Santa Clara (see **Figure 2**).

2.0 DESCRIPTION OF THE PROJECT

The LUTE is a part of the City of Sunnyvale General Plan. The LUTE establishes the fundamental framework describing how the City will be laid out (streets and buildings) and how various land uses, developments, and transportation facilities will function together. The LUTE update includes a series of land use and transportation policies, action statements, and strategies that provide direction for how much the City will change and grow, and where the growth will take place.

The LUTE update has been developed to help guide the City’s land use and transportation decisions for an approximate 20-year horizon—a time frame referred to as Horizon 2035. This growth scenario includes additional mixed-use residential/commercial growth in key transit-oriented areas and in transformed village centers. Areas for additional business (or industrial) growth are also identified. See **Figure 3** for the proposed land uses. **Table 1** identifies the 2035 build-out scenario (Horizon 2035) and potential changes from existing conditions.

Table 1
Proposed LUTE Update Land Use Characteristics (2014–2035)

Land Use Characteristics	2014	2035	Change (2014–2035)	
			Number	Percentage
Population	147,055	174,600	27,545	18.7%
Housing Units	57,000	72,180	15,180	26.6%
Industrial/Office/Commercial (million square feet)	47.3	59.6	12.3	26.0%
Jobs	82,000	124,000	42,000	51.0%
Jobs to Housing Units Ratio	1.44	1.72	0.28	19.0%

Source: City of Sunnyvale 2015

In general, the transportation policies guide how the roadways and streets will function and how space on the roadways will be utilized by multiple modes of transportation, with attention to the pedestrian and bicycle network. The draft LUTE update identifies roadways in the planning area by type and function, as identified in **Figure 4**. Policies in the land use and transportation sections address preserving community qualities that are favorable to the residents and businesses and which contribute to the planning area's unique identity. Policies also provide guidance on the visual quality and character of new development.

Project Objectives

The objectives of the proposed project are:

1. **Complete Community.** A place to live that is less dependent on automobiles, and reduces environmental impacts, with distinctive activity centers and neighborhoods with character and access to nearby services.
2. **Regional Planning Coordination.** The City coordinates regional and local planning efforts with other agencies and organizations to ensure Sunnyvale's competitive edge in the regional economy.
3. **Neighborhood and Transit-oriented Place-making.** Develop mixed-used areas that incorporate commercial, public, and residential uses that are compatible with the surrounding neighborhoods, create dynamic gathering spaces, establish unique visual character, provide nearby services, and reduce reliance on automobiles.
4. **Economic Development.** The City fosters an economic development environment which provides a wide variety of businesses and promotes a strong economy that can resist downturns within existing environmental, social, fiscal, and land use constraints.
5. **Environmental Sustainability.** Provide environmental leadership through land use patterns, renewable energy opportunities, and a multimodal transportation system.
6. **Multimodal Transportation.** Offer the community a variety of options for travel in and around the City that are connected to regional transportation systems and destinations.
7. **Healthy Living.** Maximize healthy living choices by providing easy access to fresh and healthy food, a range of recreation and open space options for community members of all ages, and convenient and safe biking and walking options throughout the community.

8. **Attractive Design.** Protect the design and feel of buildings and spaces to ensure an attractive community for residents and businesses.
9. **Diverse Housing.** Provide residential options for all incomes and lifestyles, including a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the diversity of the community.
10. **Special and Unique Land Uses.** Allow for land uses such as child care, nursing homes, places of worship, etc. that complete the community fabric.
11. **Neighborhood Preservation.** Ensure that all residential areas and business districts in the planning area retain desired character and are enhanced through urban design and compatible mixes of activities.

4.0 POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

The EIR will analyze the environmental impacts of adopting and implementing the proposed LUTE update. As no prime farmland, land zoned for agricultural use, timberland, or mineral resource zone is located in the planning area, the proposed project would have no impacts on agricultural resources, forestry resources, or mineral resources.

The EIR will address the following environmental issues: land use, population/housing/employment, hazards and hazardous materials, transportation, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural resources, utilities and public services, visual and aesthetic resources, energy use, greenhouse gas emissions, cumulative impacts, and growth-inducing impacts. A brief discussion of the anticipated environmental impacts is presented below.

Land Use: The EIR will address the issue of consistency and compatibility of the proposed land use and transportation changes and policies resulting from the proposed project in relation to physical effects on the environment.

Population/Housing/Employment: The EIR will analyze the potential changes in population, housing, and employment in the planning area resulting from the proposed project and whether those changes would result in physical effects on the environment (e.g., division of an established community).

Hazards and Hazardous Materials: The EIR will describe the existing conditions in the planning area, including the potential for existing soil and groundwater contamination to impact future uses. Any existing or potential hazards or hazardous waste generators in the planning area will be discussed and any federal, state, or local legislation concerning hazards and hazardous material use, handling, or transport will be identified.

Transportation: Continued growth, both in Sunnyvale and in surrounding communities, could increase vehicle miles traveled and the amount of traffic congestion experienced in the planning area. A traffic analysis will be conducted and its results analyzed in the EIR. The traffic analysis will evaluate existing and long-term impacts of the proposed project on roadway systems in the planning area and in adjacent jurisdictions.

Air Quality: The EIR will describe the regional air quality conditions in the San Francisco Bay Area and will address air quality impacts expected to result from the proposed project in conformance with criteria identified by the Bay Area Air Quality Management District. Impacts from construction-related activities,

as well as operational air quality impacts, toxic air contaminant exposure, and consistency with air quality improvement plans, will be addressed.

Noise: The EIR will discuss the existing noise setting and will evaluate the stationary and traffic-related noise impacts associated with the proposed project.

Geology and Soils: The EIR will describe the geologic and seismic setting of the planning area, and will address impacts associated with the proposed project.

Hydrology and Water Quality: The EIR will analyze issues concerning hydrology and water quality, including the existing storm drain system serving the planning area, the water providers for the planning area, future availability of water, flood hazards, and groundwater quality. Water quality impacts and conformance with the Santa Clara Valley Urban Runoff Pollution Prevention Program, other Regional Water Quality Control Board requirements, and the Water Resources Sub-Element of the Sunnyvale General Plan will also be addressed.

Biological Resources: The EIR will evaluate biological resource conditions in the planning area and potential impacts of the proposed project. The EIR will address the presence/absence of special-status plant and animal species and sensitive habitats in Sunnyvale.

Cultural Resources: The EIR will describe archeological, tribal, and historic resources in the planning area and the potential for the proposed project to affect the integrity of those resources.

Utilities and Public Services: The EIR will describe the existing utilities and public services serving the planning area and will analyze the impacts of the proposed project on utilities and public services, including sanitary sewer, storm drains, water supply, and solid waste.

Visual and Aesthetic Resources: The EIR will examine the potential impacts of the proposed project on the visual character and quality of the planning area related to urban form, building design, commercial signage, and other factors.

Energy Use: The EIR will examine the potential for excessive or inefficient use of energy resulting from the proposed project and will discuss the energy conservation measures proposed within the project.

Greenhouse Gas Emissions: The EIR will analyze the potential for the proposed project to generate cumulatively considerable greenhouse gas emissions and will describe how the proposed project is consistent with the City's adopted CAP.

Cumulative Impacts: The EIR will address the potentially significant cumulative impacts of the proposed project related to Association of Bay Area Governments population and jobs forecasts and reasonably foreseeable future projects in the region.

Growth-Inducing Impacts: The EIR will discuss the ways in which the proposed project could foster growth in the surrounding environment and the types of growth that could result.

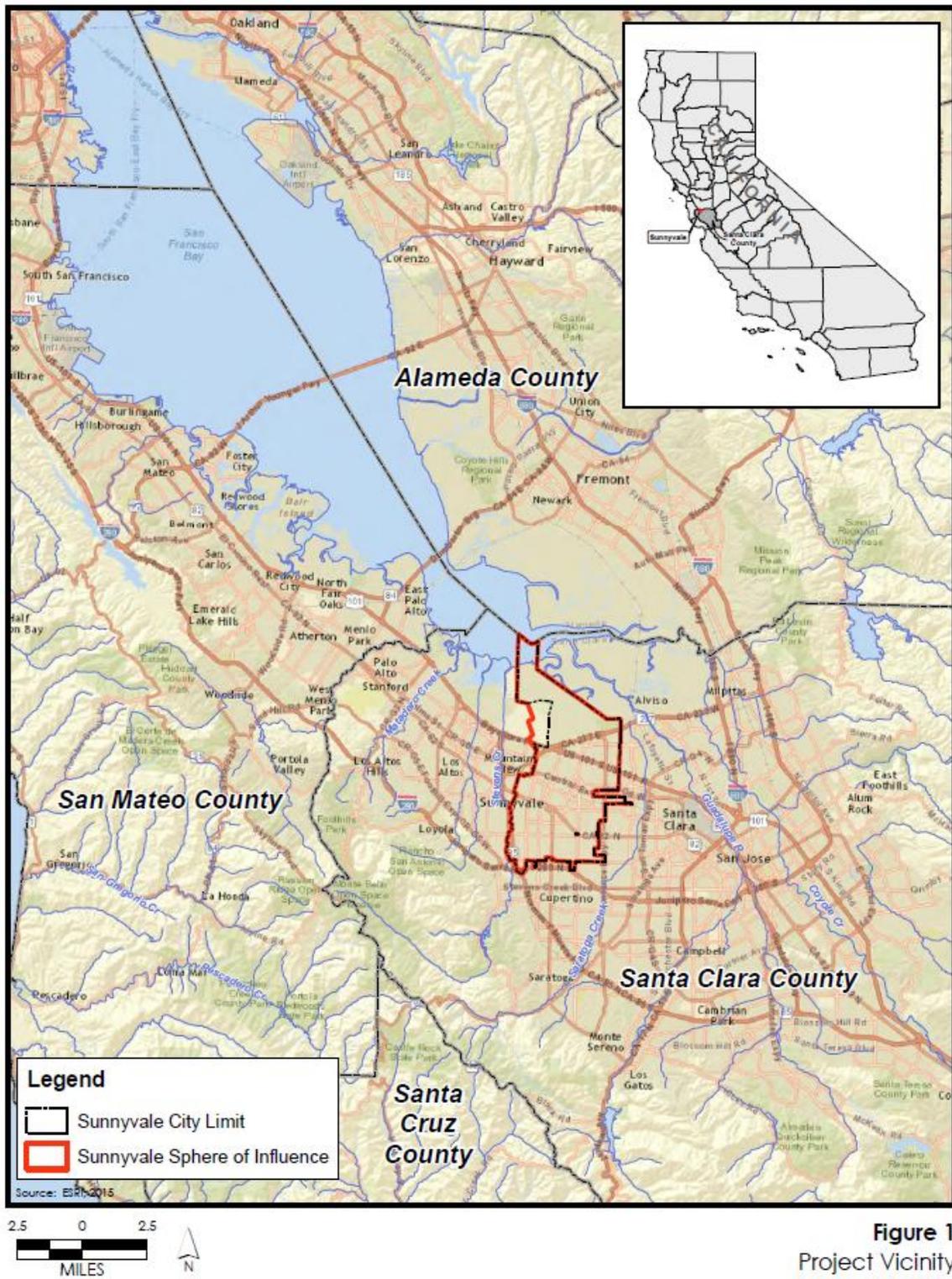




Figure 2
Project Location

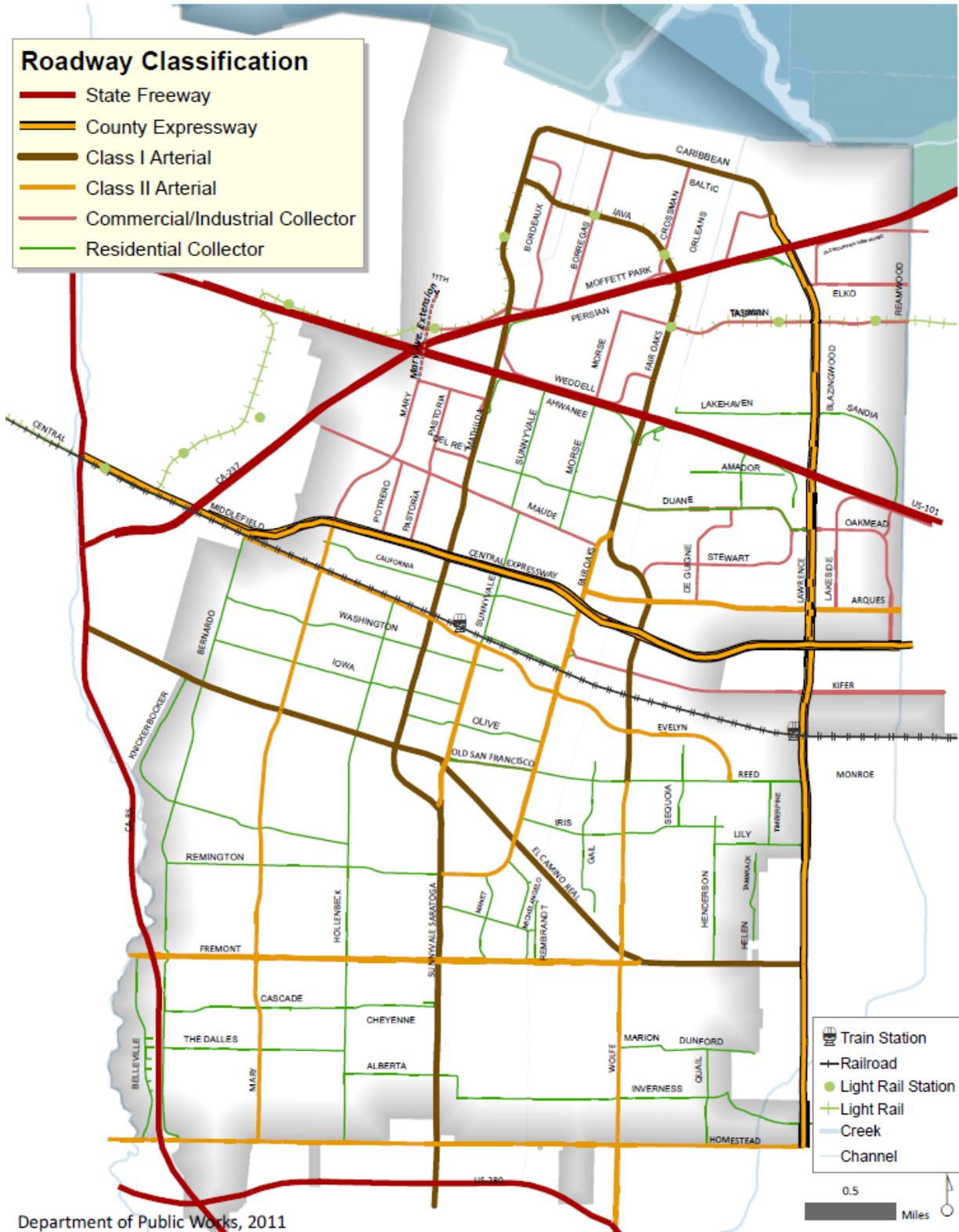


Figure 4
Proposed Transportation Diagram