



CITY OF SUNNYVALE

QUARTERLY REPORT

The First 100 Days...and Beyond

Thoughts From Your City Manager

Since joining the City of Sunnyvale in June, new City Manager Deanna J. Santana has had a packed schedule and wouldn't have it any other way. From local barbecue gatherings with residents for National Night Out to representing Sunnyvale at the 100th International City/County Management Association conference in Charlotte, North Carolina, Santana is relishing getting to know the inner workings of the City, meeting the community, and sharing Sunnyvale's progress and initiatives at a host of venues. We caught up with her to find out how her first 100 days have been and what's ahead.



Has the time flown by?

Yes and it's been extremely productive. One of my immediate goals was to familiarize myself with the City's operational and policy priorities. I've been able to do that fairly quickly because of the extensive and candid discussions I've had with City staff, community members and councilmembers for which I'm very grateful. It's been especially beneficial to meet various groups and organizations such as the Neighborhood Association leaders, members of the business community, our school districts and labor associations. I'm looking forward to connecting with others in the coming months.

What policy items have you been guiding?

One of my primary responsibilities is to provide the City Council with effective support for legislation and policy development. Not surprisingly, Sunnyvale is underway with a significant volume of work. Some of the highlights for me addressed by the Council include updating our Green Building program; approving the City's Urban Forest Management Plan; implementing water restrictions in response to the drought; enhancing public noticing requirements to increase awareness about development proposals; working with the County to explore options for a temporary cold weather shelter;

and approving a cost sharing agreement with the Santa Clara Valley Water District, state of California and Apple to extend the recycled water pipeline down Wolfe Road. This is a critical component of our long-term sustainable water supply. In fact, the state just evaluated a number of proposed drought relief projects, and not only was our submittal for the pipeline awarded \$4 million in grant funds, it was also the highest scoring proposal in the entire state.

With all that is going on, how are you planning ahead?

The other parts of my job are to oversee day-to-day operations and advance long-range, strategic planning to ensure that Sunnyvale is well-positioned going forward. I am fortunate that the City Council directed me to prepare for two strategic sessions to discuss the City's current operational priorities that we must focus on to continue our services and stabilize the organization, as well as hear from the Council on its priorities going forward. What emerged for me as we prepared was that the Great Recession not only significantly impacted the amount of resources available to provide services, but also our service delivery models and mindset.

Fortunately, the economic recovery is giving us the opportunity to take stock of our resources and service levels and determine where we need to

make necessary adjustments. Of course, we have to do that while being mindful of long-term fiscal sustainability and the inevitable economic cycles of the Silicon Valley.

What was discussed?

At the first session, our senior staff updated the Council on our service areas, operational priorities and, most important, operational gaps. The second session focused on several priority topics identified by the Council: 1) the Civic Center Campus and Main Library; 2) the Ability of Infrastructure to Support Development and Traffic; 3) Open Space Acquisition Planning/ Future of Golf Courses; and 4) Downtown Sunnyvale. You'll read about Downtown Sunnyvale and the future of the Civic Center Campus and main Library in this edition of the *Quarterly Report*. The presentations and ensuing discussions on both days were extremely well-received by the Council and helped everyone, including myself, better gauge the organization's capacity and critical needs. Having a shared understanding of that is essential as we prioritize and make decisions. I am grateful to the City Council for this opportunity early on in my tenure.

How do you balance strategic efforts with day-to-day operations?

We are very fortunate to have highly skilled, talented staff and

I'm looking for ways to ensure they are in positions that maximize their abilities.

For example, I created a second Assistant City Manager position and appointed Kent Steffens, our Director of Public Works, to the role. He will now lead our strategic, special projects such as the Civic Center and implementing technology innovations. It was very clear to me that these priority projects go well beyond the demands of our normal day-to-day operations and need senior leadership dedicated to them. Kent has 30 years of experience with public agencies including four Bay Area cities, a Bay Area utility district and the US Navy. He has served as a city department head responsible for public works for the past 12 years and has had interim assignments as City Manager and Assistant City Manager.

We also were very fortunate to have Manuel Pineda within the City organization, who I appointed as the new Director of Public Works. As Assistant Director, he has overseen the City's capital improvement program and development review. Previously, he worked for the City of San Jose for 15 years, most recently as Deputy Director for their Department of Transportation. There he was responsible for San Jose's \$270 million Traffic Capital Program

See *City Manager*, page 4



Sunnyvale's FY 2014/15 Budget

Balanced and Well-positioned Long Term

The City's budget appropriates its revenues and reserves to provide services to the community. Even though the City Council reviews and approves the budget annually, the City plans its budgets in two-year cycles – the first year of the cycle focuses on the City's Operating Budget while the second year focuses on its Projects Budget. Think of the Operating Budget as the recurring, day-to-day costs of running the City's operations, such as salaries, utility bills and fleet maintenance. The Projects Budget reflects non-operating activities such as capital and infrastructure projects that occur one-time or only periodically. The Fiscal Year 2014/15 Budget focuses on the Operating Budget.

OPERATING BUDGET HIGHLIGHTS

- The budget remains structurally balanced but addressing several pressures and challenges are key to maintaining the City's strong financial future.
- The City's excellent budget management and financial profile have earned it the highest credit ratings from Moody's Investors Services and Standard and Poor's.
- The budget outlines the City's path to sustainable personnel costs, which includes assuming that all employees will pay the full share of their retirement costs as determined by CalPERS through contract negotiations by Fiscal Year 2019/20.
- The City continues to add services in key areas, such as improving the condition of sidewalks, adding a public safety dispatcher, restoring Thursday evening librarian services and staffing the new Seven Seas Park.
- Upgrading aging infrastructure and facilities continues to be one of the City's most significant needs and will require continued investment into the foreseeable future.
- The City's revenue projections for the year reflect continued robust economic activity; property taxes are experiencing healthy growth and development-related revenue and Transient Occupancy Tax have exceeded our budgeted expectations in recent years.

- The budget contains moderated projections for the growth of sales tax to reflect increasing volatility in this revenue source.

- In general, the revenue base needs to hold or be strengthened to maintain the long-term structural balance and increase services.

TWENTY-YEAR PLANNING: THE BACKBONE OF SUNNYVALE'S FINANCIAL PROCESS

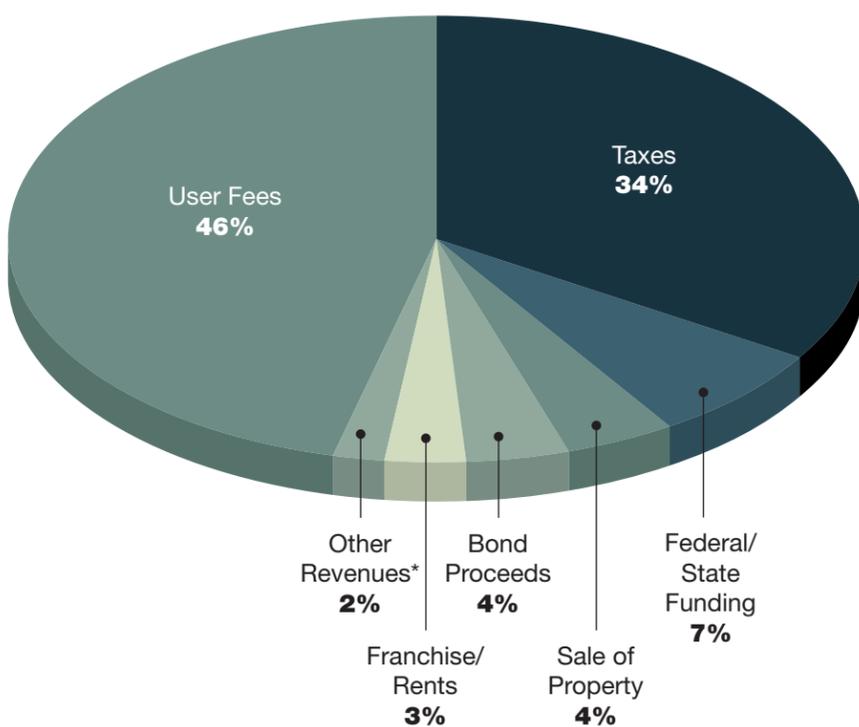
The City's twenty-year financial plan — often called the backbone of Sunnyvale's financial planning process — is a planning tool that projects revenues and expenses over the long-term to ensure that resources will be available to meet service needs. This helps decision-makers better understand the future impact of policy decisions being made today and guides the key assumptions incorporated into each budget that make the long-term plan fiscally sustainable. For example, assumptions about our revenue sources such as sales tax may not come to fruition due to economic volatility, which would cause the long-term plan to become imbalanced. With the inevitable ups and downs of the Silicon Valley economy and resulting volatility of our revenue sources, using the long-term plan is critical to keeping the City on a fiscally-sustainable path. ☀

CITY REVENUES & EXPENDITURES

The City's revenues and expenditures are balanced at \$321.1 million. The Revenues Budget contains all sources of City revenues, the largest of which are user fees and taxes. The majority of City tax revenue comes from property tax, sales tax, Transient Occupancy Tax and Utility Users Tax. The total citywide Expenditures Budget is comprised of the Operating budget of \$234.7 million (73 percent), Projects and Project Administration Budget of \$69.8 million, other expenditures (e.g., equipment, lease and debt

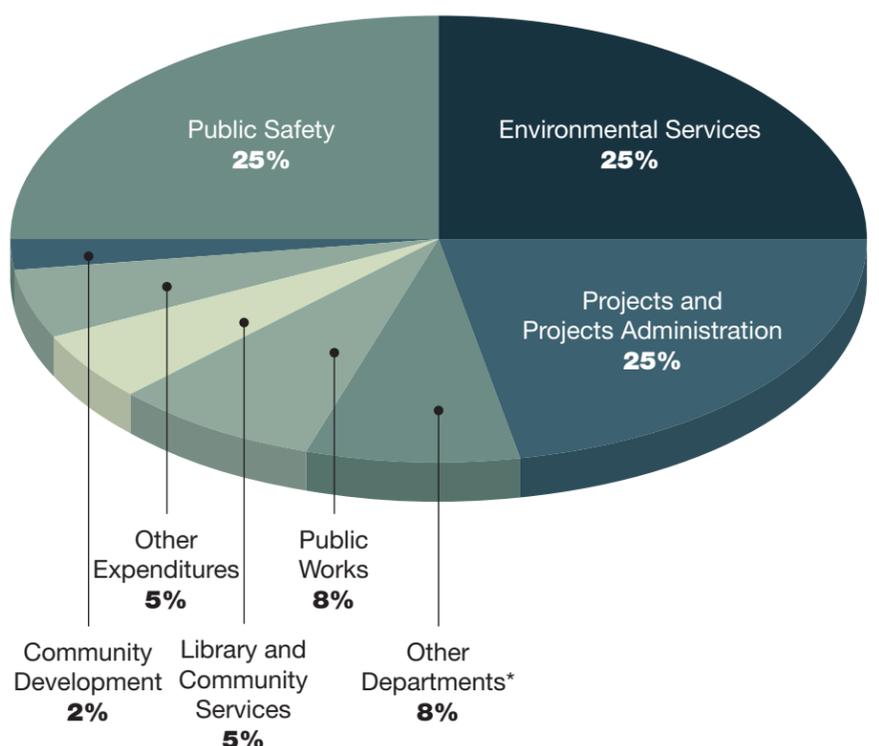
payments) at \$10.3 million and contributions to reserves at \$6.3 million. The City uses its reserves to reduce the impact of economic cycles on delivering services by saving into reserves when revenues are higher than projected and drawing on them when revenues are lower. In sum, all of the revenue funds ensure Sunnyvale residents and businesses enjoy well-maintained streets, quality utility services, clean parks, diverse library and community services and a safe, secure community.

FY 2014/15 Citywide Revenues by Source



*Other Revenues include loan repayments to the Housing Funds, SMaRT Station Revenues, Reimbursement from the County, Other Agency Contributions and Interest Income

FY 2014/15 Citywide Expenditures by Department



*Other Departments Include: NOVA Workforce Services, Finance, Office of the Attorney, Human Resources and Office of the City Manager

** Other Expenditures include: Debt Service, Lease Payments and Equipment



Budget, continued from page 2

YOUR CITY BUDGET AT WORK

Overall, this budget provides a balanced and sustainable approach to the City's finances over the long term. As the economy continues to strengthen, we are strategically adding back services following recessionary reductions and responding to additional demand for service brought about by new growth and development. In addition, the City continues to invest in significant long-term infrastructure needs as well as new demands such as complying with stricter environmental regulations.

Personnel and Retirement Costs

As a service-providing organization, the City's primary cost is our personnel. In fact, employee salaries and benefits constitute the largest component of the City's budget at 60 percent of citywide operations. Therefore, managing personnel costs is critical to achieving and maintaining short- and long-term structural balance. One of the key strategies has been to lower future salary increase assumptions for personnel to ensure that these adjustments compete with all other expenses. We also have been taking steps to address the rising costs of pensions and move to a fiscally-sustainable structure for the long term. This has included moving all new employees to a pension plan with reduced defined benefits and, through contract negotiations, increasing the contribution that our current employees make for their share of the pension expense. Further, the City has been making additional payments into a trust to ensure future retiree medical benefits are fully funded.

Public Safety

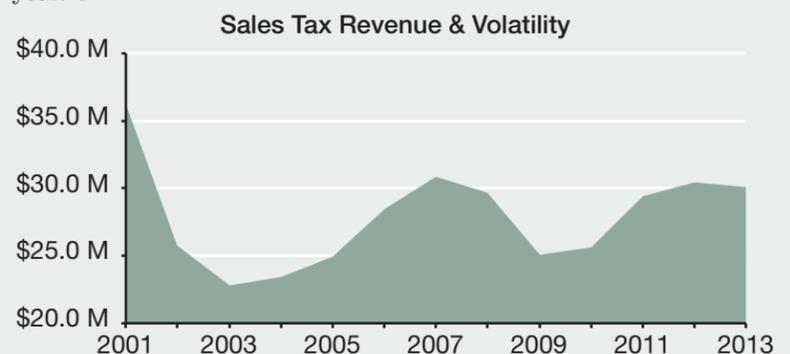
This year's budget includes an additional Public Safety Dispatcher to respond to increasing call volumes, primarily related to the widespread use of cell phones which results in multiple calls per incident. The budget also adds the funds necessary to hire and train new Public Safety Officers (PSOs) to replace the more than twenty vacancies anticipated over the next several years. Advance planning is required because it takes about eighteen months to recruit and fully train a new PSO in the police, fire and emergency medical response disciplines.

Transportation and Streets Infrastructure

The City has several significant transportation initiatives underway to improve infrastructure and traffic conditions. For the Mathilda/SR 237/US 101 interchange, we've invested \$4 million in partnership with VTA for environmental studies and design work to ease the traffic congestion around that vital job center, with plans to begin construction by 2017. Our work on Sunnyvale's bridges continues with two projects underway to rehabilitate Fair Oaks Bridge and the Old Mountain View-Alviso Road Bridge over Calabazas Creek. The budget also includes \$250,000 to study Wolfe Road to assess potential improvements and an additional \$250,000 for consulting services to help complete a backlog of traffic studies. Finally, we're increasing the budget by \$1 million over the next two years to address a backlog of sidewalk, curb and gutter repairs in our neighborhoods.

THE UPS AND DOWNS OF REVENUES

One of the City's budgetary goals is to strengthen our long-term revenue base to help meet the increasing demand for City services and minimize the impact that economic volatility has on some of our most significant sources of revenue. Three out of five of the City's largest tax sources — sales tax, Transient Occupancy Tax (TOT), and Construction Tax — are heavily impacted by economic and business cycles causing significant revenue fluctuations. In addition, sales tax and Utility Users Tax (UUT) have an eroding base, meaning that revenues are projected to decline over the long term. For example, sales tax is collected on goods but our economy is becoming more and more service-based, and UUT is assessed on traditional landline phone service while text messaging has become more prevalent. Modernizing sales tax will need to occur at the state or federal level. At the local level, voters approved an increase to the TOT, commonly called the "hotel tax," from 9.5 to 10.5 percent in 2013. This is projected to provide \$900,000 in additional funds annually. UUT is also a local tax and the City will be exploring options for this revenue source with the City Council over the next year.



Libraries and Parks

The City has added one new Parks Worker to maintain the 5.3-acre Seven Seas Park, the newest addition to Sunnyvale's park system. This year's projects for park enhancements are well underway with the renovation of the Las Palmas dog park and a new auxiliary restroom for Las Palmas Park. We've also restored funding for full service Library hours on Thursday evenings, and added funds to expand Library materials and technology resources and clean, upgrade or replace aging and heavily used furniture.

history. Two new technical staff positions were added this year to help coordinate the construction program with the ongoing operation of the plant. Funds were also included to comply with new, much stricter environmental regulations.

Community and Economic Development

The budget includes an important administrative change to the way the City accounts for costs and revenues directly associated with development activities. These revenues and expenses have been segregated into a new "fund." The intent is to improve budget transparency and ensure that development revenue fully covers the costs of providing development-related services. This is especially critical as the City is currently experiencing record high development activity.

Environment and Sustainability

We've completed significant master planning efforts to improve our aging utility infrastructure. Design and construction are underway as we gradually rebuild the wastewater treatment plant, in what will be the largest public works project in Sunnyvale's



The wastewater treatment plant needs to be rebuilt over the next 10 to 15 years at a cost exceeding \$300 million. Construction is underway along with other projects that need to be completed to keep the facility operating until it is rebuilt.



Public Safety's Communications Unit operates around the clock to process emergency calls and support the daily operations of Public Safety field responders. In FY 2013/14, the Unit answered nearly 65,000 calls on emergency lines — a 7 percent increase from the prior year. Five years ago, fewer than half of Sunnyvale's 911 calls came from cell phones; in recent months, that number has surpassed 80 percent.



The City's Parks of the Future study helped identify open space needs and gaps in service resulting in the new Seven Seas Park; the budget projects \$172 million over the next 20 years for park expansion and enhancements throughout the city. Near-term projects include expanding Orchard Gardens Park, rehabilitating Lakewood and Fair Oaks Parks, and redesigning Plaza del Sol in the Downtown.



Sunnyvale's Civic Center

How Will You Shape Its Future?

Silicon Valley is a globally recognized region known for innovation, creativity and leading edge services and products. As the Heart of Silicon Valley, the City of Sunnyvale serves the residents and businesses that help the region grow and thrive. In stark contrast to the Valley's iconic image, businesses and buildings, stands the Sunnyvale Civic Center. The City's 1960s-era facilities where customers come for service — such as the City Hall, Library and Permit Center — are outdated, overcrowded and built to serve a population a third the size of today's. There have been repeated efforts over the years to determine how to update the facilities, but decisions have been deferred that can no longer wait.

YOUR CAMPUS, YOUR VISION

During a strategic planning session on September 2, the City Council discussed the serious need to either renovate or replace the facilities and gave direction for City staff to develop a community engagement plan. They felt strongly that the Sunnyvale Civic Center needs to reflect the community's vision, effectively serve the public and represent a

positive image of the City. We now have a tremendous opportunity to envision a campus that not only markedly improves the way we deliver services to our customers but also becomes a source of pride as a community asset and gathering place.

We need your help to reimagine this 26-acre campus, explore the possibilities and prepare a new vision for a modern Civic Center. The Civic Center is

here to serve you. What features would you like to see as we plan for modernization?

- More usable open space?
- Expanded library services?
- Improved community meeting spaces?
- Sustainable building and site designs?

GET INVOLVED

City staff are preparing now to begin community outreach activities in early 2015. We are still very early in the planning process. Soon, there will be many ways for you to learn more about the project and opportunities to provide your input. Until then, if you have questions or would like to be notified about future activities, send an email to MyCivicCenter@sunnyvale.ca.gov.

TODAY'S CIVIC CENTER CAMPUS

The City provides an array of services from six different buildings on the Civic Center campus. The main City Hall was built first in 1958 and other buildings were added as Sunnyvale grew and ran out of space. Planning to modernize the campus will include reevaluating space needs, taking into consideration opportunities to better co-locate services and share space such as community meeting rooms, conference rooms, service counters and restrooms.



City Hall
34,700 square feet | Built 1958



Sunnyvale Library
60,900 square feet | Built 1960



City Hall Annex
20,900 square feet
Built 1970



Sunnyvale Office Center
35,500 square feet | Built 1962 | Purchased by the City in 2000 and partially leased for private office space.



Public Safety Department Headquarters
41,000 square feet | Built 1985



City Hall South Annex
5,100 square feet | Used modular buildings purchased and installed by the City in 2001.

City Manager, continued from page 1

and high profile projects, including the BART extension to Silicon Valley. One area that Manuel and I have talked about focusing on is using technology and better data tracking to improve the quality and efficiency of our transportation services such as signal timing and traffic analysis.

Assistant City Manager Robert Walker will continue in his role and focus on operational issues that require daily management.

Additionally, I continue to assess the organization and make adjustments that ensure we work as collaboratively and efficiently as possible. Like any organization, there is always room for improvement and we're already collecting ideas from staff for ways we can streamline our processes.

Sunnyvale seems in good hands.

This organization has such an incredible reputation and is

benchmarked nationally for its innovation and fiscal practices. A great community like Sunnyvale's is obviously built on the hard work and dedication of involved residents who partner with City employees. Indeed, that is the only way to build and sustain a vibrant community. Likewise, I remain very active in professional associations and organizations that provide me the opportunity to share our practices and keep my professional skill sets

sharp to deliver the best service to Sunnyvale. My mission is to continue this tradition and ensure that Sunnyvale is duly recognized for its stellar performance — this is both the fun and easier part of my job, as there are so many great things happening in Sunnyvale that contribute to the community's high quality of life. I've very much enjoyed my tenure so far and am looking forward to exciting days ahead.

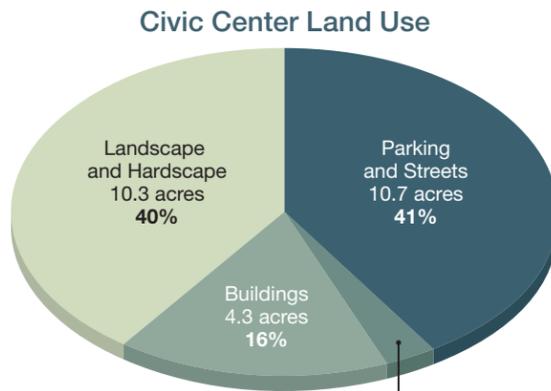


Reimagine the Civic Center

COMMUNITY GATHERING SPACE



Cupertino's Civic Center is designed around a flexible open gathering space that is used for community events or just as a place to hang out.



Usable Open Space (Community Gardens), 0.7 acres 3%

The Civic Center land area is almost 26 acres but much of it is used inefficiently for single story buildings and surface parking.



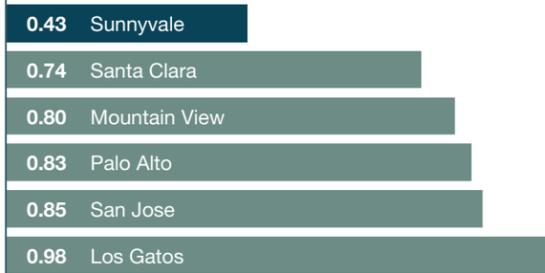
The modernization project would consider ways to use the site more efficiently. For example, the current campus includes large landscaped areas around each of the buildings. While this does give the campus an open feel, much of the area is unusable lawn that consumes large quantities of water. In 2013, the Civic Center used six million gallons of water for irrigation.

IMPROVED LIBRARY SERVICES



Modern libraries are designed with flexible space, such as this community room in San Jose's Berryessa Branch, that can meet the needs of a wide variety of users.

Public Library Space Comparison (Square Feet per Capita)



Sunnyvale's library has only about half of the space per capita compared to neighboring cities in the county, and is well below the average of 0.76 square feet per capita found in cities surveyed in Alameda, San Mateo and Santa Clara counties.



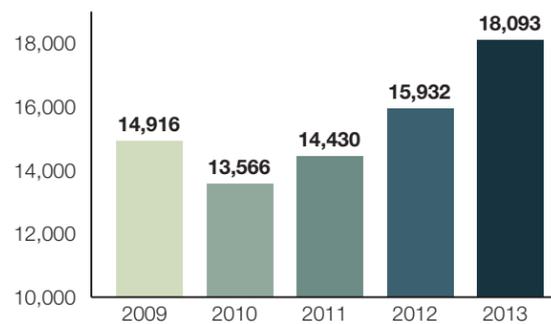
Library program attendance has grown by over 55 percent in the last five years. Children's story time and other popular events are frequently filled to capacity. Residents now line up outside of the library to make sure they can get into popular library programs.

EFFICIENT USE OF SPACE



Charles Street Gardens is a wonderful community resource that is open to the public but is only 3 percent of the current Civic Center Campus area. How would you reallocate space at the Civic Center?

Visitors to One-Stop Permit Center



Visitors to City Hall's One-Stop Permit Center have increased by 21 percent over the past five years. The current space lacks adequate seating for guests, counter space for plans and technology resources to expedite service.



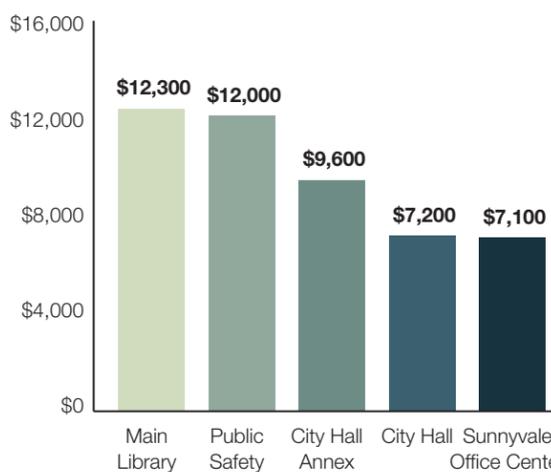
The current campus has seven separate parking lots — some heavily used while others sit idle. We've also simply outgrown many facilities such as this example of our existing Public Safety evidence storage room.

ENERGY EFFICIENT & SUSTAINABLE



The City's newest building is the Sunnyvale Senior Center. It was designed to be energy efficient and includes solar panels to produce renewable energy.

Civic Center Electricity Costs (Average Monthly Bill)



Outdated buildings at Sunnyvale's Civic Center lack even basic green building features such as double-pane windows. Five of the City's top ten power users are buildings at the Civic Center. In 2013, the average cost of electricity for the five largest buildings at the Civic Center totaled more than \$48,000 per month. A modernized Civic Center would include green building technologies to reduce energy consumption, greenhouse gas emissions and operating costs.



Sunnyvale's Downtown

Unique Attractions, Uniquely Yours

All of the many positive aspects of Sunnyvale's Downtown — the booming commercial real estate market, vibrant Murphy Avenue, popular events and restaurants, and beautiful, new residential projects — are often overshadowed by the stalled Town Center project. This private development has been mired in litigation for years and is a tremendous source of concern and frustration for the community, City Council and City staff. New City Manager Deanna J. Santana has been very engaged on this topic and has met several times with the bank that owns the property and the former developer. "While the City is not a party in the litigation and has no legal say in the matter or negotiating terms," says Santana, "we can facilitate trust and collaboration between the parties and continue to convey the severe community impact. I'm certainly hopeful that keeping this dialogue open gives us a shot at making progress on areas within our authority while the legal process unfolds." The good news is that Sunnyvale's Downtown remains a highly desirable location, home to an array of businesses, amenities and activities with wide appeal. So come on down, visit often and experience what the Downtown has to offer.

EASY ENTERTAINMENT

"Sunnyvale's Chamber of Commerce has been serving businesses for more than 100 years. Some of our long-standing businesses are located in the Downtown with nineteen in operation for at least 20 years. This year was also the 40th anniversary of our signature event, the Sunnyvale Art & Wine Festival, which is one of the biggest in the Bay Area."

— Don Eagleston, President and CEO, Sunnyvale Chamber of Commerce

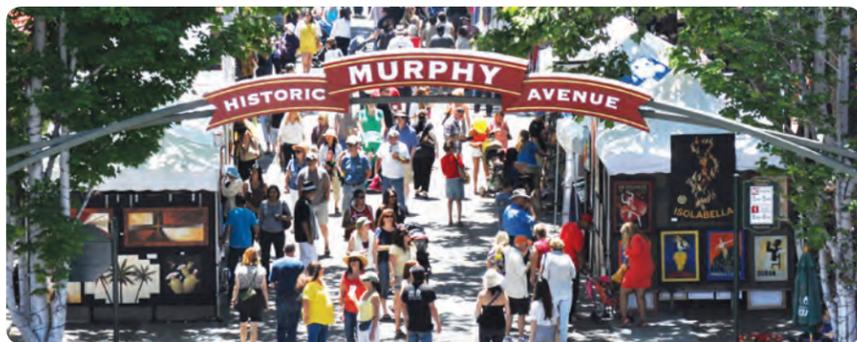


Photo credit: Sunnyvale Chamber of Commerce

The annual Sunnyvale Art & Wine Festival, held every first weekend in June, draws crowds of people who enjoy more than 350 artists, bands, food and beverages for two days every summer.

"Murphy Avenue is a unique setting that is really unmatched anywhere else in the South Bay. We have a high concentration of diverse restaurants facing a beautiful tree-lined street with wide sidewalks perfect for outdoor dining or just strolling and people-watching. And because it's not a major thoroughfare, we can take full advantage of closing the entire street for our summer concert events. To keep track of what's going on in the Downtown, "like" us on Facebook (Sunnyvale Downtown) or visit our website at SunnyvaleDowntown.com, which also has a directory of businesses and a Visitor's Guide."

— Joel Wyrick, Executive Director, Sunnyvale Downtown Association



Photo credit: Sunnyvale Downtown Association

Where else can you grab an outdoor table, call in your food order from your cell phone, and sit back, relax and enjoy great local music while Murphy Avenue restaurants deliver your meal right to your table? Nowhere else but Sunnyvale's Jazz & Beyond Series!



Photo credit: Sunnyvale Downtown Association

Nothing says summer like the nearly two dozen evening local music concerts offered by the Summer Series and Jazz & Beyond Series. Great free music, perfect weather and an intimate outdoor venue make entertainment easy.



Photo credit: Ron Pardini, Urban Village



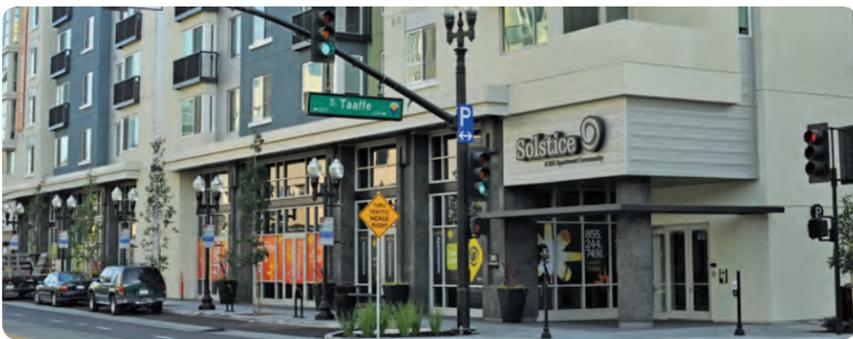
Photo credit: Ron Pardini, Urban Village

Urban Village started the Sunnyvale Farmers' Market on Murphy Avenue 20 years ago. The year-round Market draws 4,000 customers every Saturday from 9 am to 1 pm with about 75 vendors offering everything from local fruits and vegetables, eggs, and bakery items to fresh cut flowers and handcrafts.



HIP NEW HOUSING AND RETAIL

Solstice and Carmel Loft House, two new mixed use projects located on Washington Avenue and Olson Way, are adding more than 400 hundred new apartments and tens of thousands of square feet of retail to the Downtown. Solstice is complete and the Loft House – with views overlooking Plaza del Sol — has one building constructed with the other scheduled to be completed in October of this year. A number of new businesses have signed leases and most are scheduled to open this winter, including Prolific Oven Bakery and Café, Nom Burger, Philz Coffee, Flywheel Spin Studio, Kabul Afghan Cuisine (relocating from its current El Camino Real location), Beach Hut Deli and City Place Wine Bar. All are unique to Sunnyvale or smaller chains that add to the eclectic vibe Downtown.



BUSTLING BUSINESSES

The Downtown is a bustling hub for employers, retail and restaurants, housing and entertainment. From the brand new — like Aloft, the stylish boutique hotel opening in early 2015 — to the longest operating — MGM Real Estate, the Downtown has more than 150 thriving businesses, a third of which have been in operation a decade or longer. This array of businesses, concentrated near housing, public transit and main city thoroughfares, creates high demand for commercial space. Properties lease within three months with rents more than double average citywide rates. Downtown business owners especially like the proximity to other successful businesses and customers are drawn to the easy access, free parking and myriad unique choices for services, dining and shopping. ☺



SUNNYVALE TOWN CENTER UPDATE

What was planned for the Sunnyvale Town Center?

“Town Center” is the name of the private development project located in the center of downtown Sunnyvale; it was begun in 2007 to replace an outdated indoor mall built in the 1970s. The project was designed to restore the downtown feel of the area that was lost when the mall was built, and create a central destination for residents and visitors to shop, dine and hang out. In addition to a movie theater and hotel, the project includes a grid pattern of streets connecting approximately 300 residential units with retail and commercial buildings, adjacent to the existing Macy’s and Target stores. The project will also provide parking structures, walkways and a civic plaza.

Why isn’t the project completed?

The most recent developer began construction on the Town Center project in 2007 and was proceeding well until the 2008 economic collapse. The developer, Downtown Sunnyvale Mixed Use LLC (DSMU), was unable to meet its loan obligations to what was then Wachovia Bank (later purchased by Wells Fargo), and the bank filed for foreclosure in October 2009. The default and subsequent foreclosure set off a cascade of lawsuits between the parties. Sand Hill Property Company and RREEF (the two partners that formed DSMU) are litigating their respective rights and obligations stemming from the former partnership; Sand Hill Property Company is also in litigation with the bank over title to the property. As a result, all of this litigation has stalled work on the project.

Why can’t the City do something about it?

Although the Town Center project was part of the City’s redevelopment efforts, the property under construction is private property; the City does not control it. Because of the pending litigation, the title to the property is uncertain, which makes it difficult for Wells Fargo (the current owner) to proceed with development. The City is not a party to the litigation and has no official voice in the proceedings, despite the huge impact it has on us. City Manager Santana and staff are keenly aware of the impact resulting from this impasse, and continually look for ways to move the project forward. The City Manager also has reached out to both parties to establish relationships that could facilitate working through the challenges.

When will the litigation be resolved?

Depending on the outcome of the issues on appeal, the cases could be concluded relatively quickly or drag on for any number of years. One of the cases has been briefed since April of this year and is waiting for a hearing date at the 6th District Court of Appeal, but that court is taking 12 to 18 months to set hearings. Meanwhile, we are taking whatever positive steps we can to assure that what can be done now is being done.

Where do things stand now?

After taking possession of the property, Wells Fargo worked through a Court-appointed receiver to upgrade streets, complete the façade on the housing units and build parking structures. They also completed building and street improvements that allowed Apple and Nokia to lease two of the buildings along Mathilda Avenue. In a strategic session held on September 2, the City Council directed City Manager Santana to review the special development permit for the project. This permit outlines what the developer is entitled to construct at the site. Because so much time has elapsed since the City issued the permit, it is reasonable to review it to make sure it reflects current market conditions. As the property owner, Wells Fargo will be involved and could request any changes should they be needed. This will help ensure the project is ready to move forward as quickly as possible when the litigation is resolved. ☺



Wells Fargo completed the façade on the housing units on West McKinley Avenue.



sunnyvale reNews

Fall 2014



sunnyvale's environmental news source



Reduce Holiday Waste and Stress

upcoming events

November 1
Document Shredding

November 8
Compost Workshop

November 15
Hazardous Waste Drop-off

stay connected

on the Web

Recycling.inSunnyvale.com



on Twitter

[@SunnyvaleRecycl](https://twitter.com/SunnyvaleRecycl)



Green.inSunnyvale.com



on Facebook

[City of Sunnyvale Environmental Services Department](https://www.facebook.com/CityofSunnyvaleEnvironmentalServicesDepartment)



Quality family time together is the perfect holiday gift.

Between Thanksgiving and the New Year, Americans will generate an extra million tons of waste each week — food, disposable dinnerware, packaging, gift wrap and bows, cards and Christmas trees — that's a waste increase of 25 percent per household. How do we find ways to celebrate the holidays, give gifts and throw parties without creating the waste? Families can rethink the meaning behind the holidays and find less impactful ways of celebrating, yet still keep with holiday traditions.

Holiday waste not only impacts the environment, it also contributes to holiday stress. The New York Times quoted Harvard psychology professor Dr. Ellen J. Langer, most noted for her work in *Mindfulness*, as stating, "Giving to others reinforces our feelings for them and makes us feel effective and caring." However, in seeking the joy of gift giving, shoppers suffer jostling crowds,

long check-out lines and snarled traffic, which compounds the stress of finding the perfect gift that says, "I care." Recent holiday gift-giving polls indicate that 76 percent of people are tired of all the commercialism surrounding the season, and more are admitting that they often return or re-gift gifts, leaving both parties discouraged. So, is it the stuff we buy, give and get that make the spirit bright, or sharing something of ourselves, our time, traditions and celebrations that is most treasured?

Consider resisting the urge to give in to commercialism this holiday season, for as Burton Hillis, famed columnist and author once stated, "The best of all gifts around any Christmas tree (is) the presence of a happy family all wrapped up in each other." Keep the joy, lose the stress and the waste, and have a happy, peaceful holiday. (See *Give In To the Spirit*, page 9.)



Ending Holiday Food Waste

Clean Air and Water Make a Healthier Holiday



Although many of you may be aware that burning holiday gift wrap can cause air pollution, did you know that it can also pollute our waterways?

Particulate matter and heavy metals such as lead, chromium and dioxins are among the pollutants released into the air when giftwrap is burned. Eventually, these air- and water-borne pollutants enter Bay Area waterways, threatening fish and marine wildlife.

Earth911.com cautions that the shiny, laminated gift wrap is not even recyclable, therefore bound for the landfill. A better option is to reuse wrapping paper, which 53 percent of people do, or consider these creative alternatives:

- Old or outdated maps;
- Reusable shopping bags;
- Leftover fabric;
- Newspaper comics; and
- A gift inside a gift — pots, baskets, scarves.

This holiday, get creative with gift wrapping and help prevent air and water pollution and reduce paper waste going to the landfill.

The U.S. Department of Agriculture reports that Americans will roast, barbecue or deep-fry 45 million turkeys this Thanksgiving. From the time we give thanks for the land's bounty and until we ring in the New Year, Americans will generate tons of discarded, uneaten food.

A recent report from the World Bank reveals that up to one third of the food produced for human consumption worldwide is wasted. So, too, are the resources used in its production and transportation — water, energy, fuel and labor.

Help reduce holiday food waste this year with smart meal planning, shopping and food storage:

- Shop the fridge and cupboards before you go grocery shopping and create menus and shopping lists based on recipes using those items;

- Plan meals on a per-serving basis and when you shop, avoid impulse buying — stick to your list;
- Plan one night of meals using up leftovers;
- Store food properly to reduce spoilage, using the storage tips at *MakeDirtNotWaste.org*; and
- Remind guests to bring a few food storage containers to take home extra party food.

Several online resources that may be helpful in meal planning are *Cozi.com/meal-planner*, *FoodontheTable.com*, and *FoodPlannerApp.com*. Visit *Eatbydate.com* to learn how long prepared foods really last, and avoid tossing still-edible pantry items in the garbage. Use food preparation scraps, fading veggies and herbs, and turkey carcasses or meat bones to create soup base stocks — freeze for future soup days this winter.

Did You Know?



Water flowing down gutters into storm drains goes untreated and straight into our creeks and the Bay. Just think of all the harmful pollutants that are collected after it rains — pesticides, fertilizers, automotive fluids, pet waste, litter and street debris. Storm drains are designed to help control flooding during rain storms, and are not to be used as waste receptacles. Remember, only rain belongs in the storm drain. For more information on water pollution prevention, visit *WPCP.inSunnyvale.com* and select *WaterPollutionPrevention*.

Give In To the Spirit

Sunnyvale Community Services (SCS) epitomizes the giving spirit every day of the year for nearly 6,000 people who struggle with life's challenges. SCS Director of Operations, Carolyn Alexander, states, "SCS's mission is to prevent homelessness and hunger. We rely upon a volunteer workforce to support our programs and are grateful for hundreds of dedicated people who make our programs work to help others get back on track."

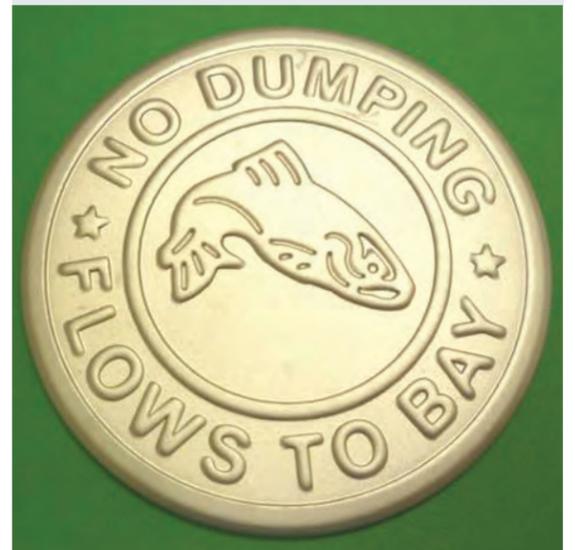
The most coveted volunteer opportunity, awarded to meal-program volunteers, is sharing in the Community Christmas Center — a holiday shopping experience that affords needy families the dignity of selecting a two-week supply of food, new gifts for infants through teens, and a gift for their households.

Alexander says, "We have plenty of volunteers for holiday festivities, but need donations of non-perishable foods, new toys and household items, personal grooming items, crew socks and bike

helmets and kneepads for all the kids who receive donated bicycles and skateboards. We invite everyone to our Open House on November 30, from 1–4 p.m. at 725 Kifer Road, to make their donations and enjoy a casual celebration with like-minded neighbors."

The popular Annual Holiday Auction will be held on November 20, at the Elks Lodge, 375 N. Pastoria Ave., from 5-7 p.m. Auction raffle tickets may be purchased, five for \$20, at SCS, and a silent auction for sports tickets, spa packages, trips and restaurant certificates will be held. Auction admission is free, but donations — cans of tuna, jars of peanut butter, or unwrapped children's gifts — would be most appreciated. Proceeds will be matched by Intuitive Surgical.

Volunteer to preserve the spirit of giving all year, and help others celebrate the holidays with your donations now. Call (408) 738-4321, or visit *SVCommunityServices.org* for details.





Holiday Recycling

Christmas Trees

Christmas trees strapped on top of car roofs the day after Thanksgiving officially launches the holidays for many. In America, over 50 million trees will be harvested, yet only 20 million will be recycled. Green waste, like food waste, is organic and accelerates methane gas production in landfills. To help reduce greenhouse gas production and save landfill space, the City of Sunnyvale makes tree recycling easy and convenient. To ensure collection, prepare your holiday tree following these two simple steps:

1. Remove light strands, decorations and tree stands; and
2. Cut trees into four-foot lengths or shorter.

Christmas trees will be collected at the curb and taken to the SMaRT Station to be chipped into mulch. Mulch and compost are available to residents for their landscaping needs at no charge. Contact the SMaRT Station for availability at (408) 752-8530.



A properly prepared Christmas tree ensures collection.

Tree-cycling Where You Live

Where you live determines how trees are collected at the curb.

- Single-family, duplex, triplex and mobile home park residents may place prepared trees at the curb on regular collection days, or inside yard trimmings carts provided the lid can close.
- Multi-family apartment and townhome residents should contact their property owner or manager for details on where to place prepared trees on the property. Trees will be collected on regular garbage service days between December 29 and January 16, after which trees may be taken to the SMaRT Station for a \$15 disposal fee.

Improperly prepared trees or overfilled yard trimmings carts may not be collected.



Recharge and Recycle Batteries

Electronics are popular gift items, especially battery-powered toys — learning systems, talking tablets, digital cameras and dolls — so it's no wonder that battery sales increase by 40 percent during the holidays. The short-lived demo batteries in most toys have to be replaced quickly and, when toys are used continuously or left on, new batteries are often required. Constantly replacing batteries gets expensive, and batteries are considered hazardous materials upon disposal.

The savvy shoppers' solution to saving money and reducing hazardous waste is to purchase rechargeable batteries, and a battery charger. Reusable batteries and chargers cost more initially, but consider the savings: less time spent shopping; fewer dollars spent repurchasing batteries; and fewer hazardous materials generated requiring less effort to properly dispose of them. Batteries must never be placed in garbage or recycling receptacles, or thrown on the ground.

Tape the positive ends of batteries to prevent accidental discharge in transit. Then, take household batteries (and automotive batteries) to the SMaRT Station to recycle them. Single-family residents may place taped batteries in a zip-locked bag on top of the split-lid recycling cart on collection day. Most hardware stores will accept small quantities for recycling.

Have a FOG-Free Holiday



Serious sewer system problems arise when fats, oils and grease (FOG) are poured into sink drains, down garbage disposals, or even toilets. Residents unwittingly dump items such as bacon grease, cooking and salad oils, meat drippings, and sauces down drains or disposals without realizing the plumbing problems that it can cause. FOG builds up over time and blocks plumbing, leading to sewage back-ups in homes and overflows onto streets. From there, sewage can enter local waterways and the Bay to threaten public health and marine life.

It's easy to keep your plumbing FOG-free and the environment healthy this holiday season by keeping these disposal tips in mind:

- Mix small quantities of cooking oil with absorbent kitty litter and dispose as garbage;
- Pour large quantities of cooking oil into a plastic container, seal tightly and take it to the SMaRT Station for recycling;
- Store small amounts of other fats, oils and grease in a sealable bag or container and dispose as garbage; and
- Use food strainers or baskets in kitchen sinks to catch food particles, then empty them into the garbage.

NEVER pour grease or cooking oil down sink drains, toilets or garbage disposals.



Take a community tour of Sunnyvale's Water Pollution Control Plant to find out what happens when FOG and other items go down the drains in your home. To learn more about proper grease disposal, call (408) 730-7717 or e-mail WPCP@sunnyvale.ca.gov.

Holiday Hazardous Waste Disposal

It is illegal to dispose of hazardous materials down sewer or storm drains, in garbage or recycling carts or bins, or on the ground. Hazardous products contain toxic chemicals that can threaten both human and environmental health when improperly disposed. Holiday-

related household hazardous waste includes batteries, holiday light strands, electronics and fluorescent lamps. Sunnyvale residents may recycle these hazardous items at the SMaRT Station.





Your Certified Sunnyvale Green Business

New Juniper Networks Campus Earns LEED Platinum

Built on a former Lockheed Martin property, Juniper Networks' new 80-acre Sunnyvale headquarters was designed to meet the highest green building standards. In 2009, the City adopted the green building program requiring new projects to meet the US Green Building Council's Leadership in Energy & Environmental Design (LEED) standards. The LEED program evaluates best-in-class building strategies and practices in such credit categories as energy conservation, water consumption reduction, indoor air quality and sustainable building materials.

Juniper chose to build up, rather than building out, minimizing paved space and allowing the landscape to absorb more rainwater, which replenishes the water table as it reduces pollution-causing runoff. The landscape also features bioswales, areas that are gently sloped to capture rain water. Juniper uses recycled water for irrigation when needed, and mulch and drought tolerant plants are combined with minimal turf areas to increase water savings.

The two, eight-story buildings themselves

feature extensive energy and water-efficiency measures. Restrooms are plumbed with high-efficiency fixtures. A dual-pipe plumbing system uses recycled water to flush toilets, while drinking water flows to faucets. Using motion sensors, Juniper reduced water use more than 30 percent in each building. A green roof planted with drought-tolerant sedum covers 8,000 square feet, while a special roof coating reflects more than 80 percent of the sun's energy, keeping interiors cool. The parking garage has an eye-catching 2,300 square foot living wall of sedge grasses planted in alternating patterns that moderates temperatures, absorbs sound, filters pollution and releases oxygen back into the air. Rainwater soaks into the green wall and further reduces runoff.

LEED projects earn points to achieve four different levels of certification — Juniper garnered the highest — Gold and Platinum.

For a complete list of all Sunnyvale Green Businesses, visit GreenBusinessCa.org. If you are interested in becoming a Green Business, visit ReduceWaste.org, or call (408) 282-3180.



upcoming events

Environmental Services Department offers events geared toward sustaining a greener, healthier environment. See *Contact Us* for services and event details. Visit RecyclingEvents.inSunnyvale.com to download a Recycling Events Calendar.

Document Shredding Event

November 1
8 a.m. to noon
SMaRT Station, 301 Carl Road

Compost Workshop

November 8
10 a.m. to noon
To register for a workshop, call (408) 918-4640, or register at ReduceWaste.org/Classes. Registration required.
Las Palmas Park building
850 Russet Drive, Sunnyvale

Household Hazardous Waste (HHW) Drop-Off Event

November 15
8 a.m. to 1 p.m.
No-cost HHW disposal. Call (408) 299-7300, or visit HHW.org for hazardous waste information.
164 Carl Road

contact us

City Business Hours

Monday – Friday, 8 a.m. to 5 p.m.
City TDD (408) 730-7501

Recycling Program Customer Service

(408) 730-7262
Recycling.inSunnyvale.com
Recycling@sunnyvale.ca.gov
■ Recycling answers and event details

Utilities Customer Service

(408) 730-7400
Utilities.inSunnyvale.com
■ Start, stop or change garbage and water services
■ Cart orders, repairs, replacements
■ On-Call Collection appointments
■ Debris box rentals

Specialty Solid Waste & Recycling

(408) 565-9900, SSWR.com
■ Missed pickups
■ Collection service issues

SMaRT Station®

301 Carl Road, Sunnyvale
(408) 752-8530
Open daily 8 a.m. to 5 p.m.; Closed Thanksgiving Day, December 25, January 1
■ Garbage disposal fees
■ Compost and mulch availability

Water Pollution Control Plant

1444 Borregas Ave., (408) 730-7738
WPCP.inSunnyvale.com
■ Plant Tours
■ Environmental Outreach



Living sedge grass wall on parking structure controls temperature, noise and pollution as it breathes oxygen into the air for bottom line savings.

Holiday Garbage Collection Schedule

There are three holidays that alter garbage collection schedules. Each year, garbage collections for Thursday, Thanksgiving Day, are moved forward one day: Thursday collection is on Friday; Friday's collection is on Saturday. For 2014, December 25 and January 1 also fall on a Thursday: Thursday garbage collection will move to Friday; Friday collection will move to Saturday.

Note: The SMaRT Station will also be closed on these three holidays. Contact the SMaRT Station at (408) 752-8530 for more information about services.



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CITY OF SUNNYVALE
**QUARTERLY
REPORT**

Know How to Be Flood Safe in Sunnyvale

With the rainy season underway, it is important to know how to prepare for a flood and what to do if you see or experience one.

Flooding is typically caused by a creek topping its banks or by clogged catch basins or storm drains. If you observe flooding in any part of the city, call the Utilities Customer Service Center at (408) 730-7510. If needed, City staff will visit the property to review its flood problem and explain ways to stop flooding or prevent flood damage.

In addition, Sunnyvale has 1,800 acres of the city that the Federal Emergency Management Agency (FEMA) has designated as Special Flood Hazard Areas (SFHA); the SFHAs are generally located in the northeast portion of the city.

To find out whether your property is in a SFHA or for flood protection assistance information, visit the

City's flood safety website at *FloodSafety.inSunnyvale.com* or call the Public Works Administration Division at (408) 730-7415. Flood zone maps and flood protection reference materials are also available at the Sunnyvale Public Library.

FLOOD INSURANCE

Your property insurance does not cover losses from flooding. Federal law requires flood insurance if you have a federally-regulated mortgage and your building is in an SFHA area as designated by FEMA.

Everyone in Sunnyvale is eligible for discounted flood insurance through the National Flood Insurance Program (NFIP), including renters. You can call your insurance agent for information about flood insurance, or call the NFIP customer service number at (800) 638-6620 or visit their website at *floodsmart.gov*.

CITY OF SUNNYVALE QUARTERLY REPORT

November 2014

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