



Sunnyvale

NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT for the Moffett Park Specific Plan Project

DATE: August 18, 2021

TO: State Clearinghouse; Responsible Agencies, Trustee Agencies, and Other Public Agencies; Interested Parties, and the County Clerk of Santa Clara

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

CONTACT: Michelle King, Principal Planner
mking@sunnyvale.ca.gov
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Notice is hereby given that the City of Sunnyvale (“City”), as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Moffett Park Specific Plan Project (hereinafter referred to as the “MPSP” or “project”). This Notice of Preparation (NOP) has been prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15082. The purpose of this NOP is to solicit comments from the public and public agencies on the scope and content of the EIR for the project.

The City has determined that the project could result in potentially significant impacts and, therefore, an EIR is required. An EIR is a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. Consistent with CEQA Guidelines Section 15206, the project is considered of statewide, regional, or areawide significance.

A 30-DAY NOP REVIEW PERIOD: Members of the public and public agencies are invited to provide comments on the scope and content of the EIR to the City. The City would like to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may use the EIR prepared by the City when considering your permits or other approvals for the project.

Due to the time limits mandated by state law, your response must be sent within the 30-day NOP review period. The NOP public review period will begin on August 18, 2021 and end on September 17, 2021 at 5:00 p.m. Please send your responses (including your name and contact information) to:

Email: mking@sunnyvale.ca.gov

OR

Mail: City of Sunnyvale – Community Development Department
Attn: Michelle King, Principal Planner
456 W. Olive Avenue
Sunnyvale, CA 94086

A copy of the NOP is on file at the City of Sunnyvale's One-Stop Permit Counter, 456 W. Olive Avenue and on the City's website at: <https://sunnyvale.ca.gov/business/planning/ceqa.htm>.

If you wish to be placed on the mailing list or need additional information, please contact Michelle King, Principal Planner, at mking@sunnyvale.ca.gov. All parties that have submitted their names and contact information will be notified as part of this CEQA review process.

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

PUBLIC EIR SCOPING MEETING: The City will hold a Public EIR Scoping Meeting to receive comments regarding the scope and content of the EIR. The Public EIR Scoping Meeting will be held on the following date:

- **August 26, 2021 at 6:00 p.m.**

Due to the current COVID-19 restrictions, the Scoping Meeting will be held virtually. Members of the public and public agencies may participate remotely. All interested persons may participate by joining the video conference at <https://sunnyvale-ca-gov.zoom.us/j/87464708904> or by calling into the meeting at **(833) 548-0276 (Meeting ID 874 6470 8904)**.

PROJECT LOCATION: The approximately 1,270-acre¹ Moffett Park Specific Plan (MPSP) area is located in the northernmost portion of the City of Sunnyvale (City). The plan area is bounded by: State Route 237 to the south; Moffett Federal Airfield and a golf course to the west; San Francisco Bay, the former Sunnyvale landfill, SMaRT® station, water pollution control plant (WPCP), wastewater treatment ponds, an open-water pond,² and Caribbean Drive to the north; and, Caribbean Drive and Baylands Park to the east. A regional map and vicinity map of the MPSP area are shown in Figure 1 and 2, respectively. An aerial photograph with surrounding land uses is shown on Figure 3.

BACKGROUND INFORMATION: The City of Sunnyvale adopted the MPSP in 2004 and amended it in 2006, 2009, 2011, 2013, and 2016. All of the MPSP amendments were focused on including additional sites as Moffett Park Transit Oriented Development (MP-TOD) which allows higher floor area ratio (FAR) to accommodate Class A office. None of the amendments changed the total buildout envisioned for Moffett Park. The MPSP area had long been home to several large corporate campuses. The adopted MPSP allows for a maximum buildout of 24.33 million square feet of commercial and office/Research & Development (R&D)/industrial uses.

Currently, the MPSP area is developed with approximately 18.5 million square feet of commercial, office/R&D/industrial, and institutional uses. Approximately 4.1 million square feet of additional office/R&D/industrial uses were recently approved by the City.

PROJECT DESCRIPTION: The proposed project is a comprehensive, City-initiated update of the MPSP. Pursuant to Government Code Section 65451(a), the proposed Specific Plan would include text and diagrams which specify all of the following in detail:

1. The distribution, location, and extent of the mix of land uses, including open space, within the project site.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
3. Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable; and
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out points 1-3 above.

¹ The total land area of the MPSP area is 1,267 acres: 1,156.7 acres is privately-owned land, institutional uses, and 110.3 acres of public streets/roadways.

² This pond is currently managed as open-water habitat.

The City's vision for the MPSP area is as follows:

Moffett Park is an integral part of Sunnyvale, and a well-connected ecological innovation district with a diverse mix of uses that serves as a model of resilience, climate protection, equity, and economic opportunity.

The following guiding principles have been identified to achieve the above vision:

- Establish Moffett Park as a model community through its commitment to comprehensively addressing resilience, climate protection, and equity in all activities.
- Evolve Moffett Park into a vibrant and inclusive community where all people can thrive.
- Maintain and strengthen Moffett Park as a diverse economic engine that supports economic prosperity for all.
- Create a connected, accessible district that prioritizes the movement of people over vehicles to reduce climate pollution and to support a healthy community.
- Cultivate dynamic and connected public spaces that accommodate the physical and social needs of all users.
- Create a healthy, resilient, and biodiverse environment.
- Integrate innovative and emerging technologies in the district to support the community wide goals.

The proposed MPSP would allow the addition of residential uses and an increase in the allowable office/R&D and commercial uses within the MPSP area. The proposed MPSP update would allow for a net increase of 20,000 residential units (where there are no residential units existing today), 650,000 square feet of commercial uses,³ 10.0 million square feet of office/industrial/R&D uses, and 200,000 square feet of institutional uses⁴ beyond what is currently existing and recently approved. As a result, the buildout of the proposed MPSP (which would include existing, recently approved, and proposed uses) would result in a total of 20,000 residential units and approximately 33.5 million square feet of commercial, office/industrial/R&D, and institutional uses.

³ The 650,000 square feet of commercial uses include 500,000 square feet of retail uses and 150,000 square feet of hospitality uses.

⁴ Future institutional uses could include facilities such as schools, government facilities, and public/community facilities.

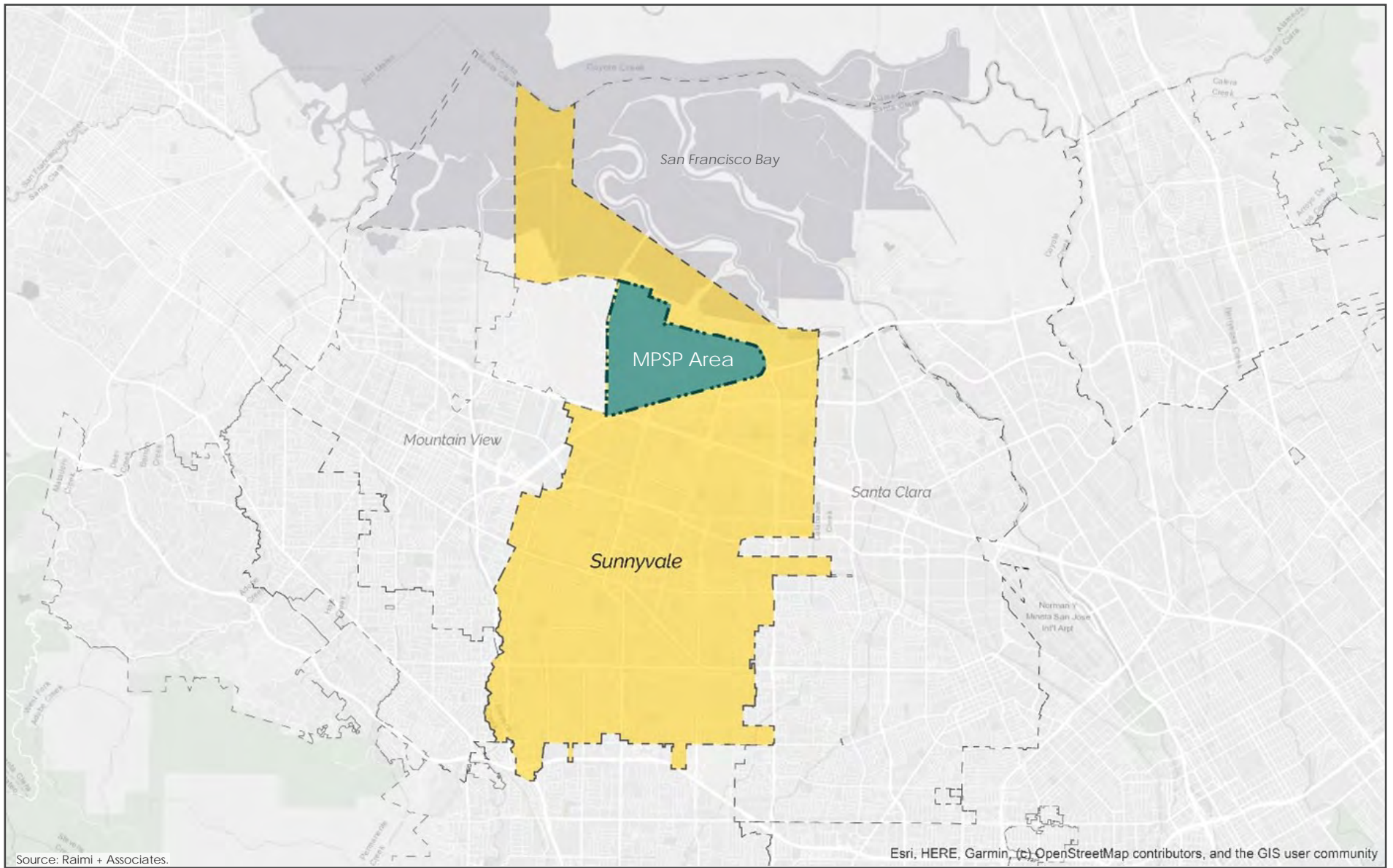
PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: The EIR will describe the existing environmental conditions in the MPSP area and will identify the significant effects on the environment (“impacts”) that may result from implementation of the project. Where potentially significant impacts are identified, the EIR will identify mitigation measures to avoid or reduce those impacts, as feasible. The EIR will also discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any significant environmental impacts (CEQA Guidelines Section 15126.6[a]). The EIR will discuss the project’s significant environmental impacts in the topic areas described below.

- **Aesthetics** – The EIR will describe the existing visual character of the MPSP area, and the projected changes resulting from implementation of the project. Aesthetic impacts will be evaluated pursuant to Senate Bill (SB) 743 and California Public Resources Code Section 21099.
- **Air Quality** – The EIR will describe the regional air quality conditions in the San Francisco Bay Area and evaluate the air quality impacts from implementation of the MPSP, in conformance with the criteria identified by the Bay Area Air Quality Management District. The EIR will discuss air impacts pertaining to emissions of criteria air pollutants for which the region is in non-attainment and any odor impacts. The MPSP’s consistency with the current 2017 Clean Air Plan will also be discussed.
- **Biological Resources** – The MPSP area is mostly developed. The EIR will evaluate the MPSP’s impact on biological resources within and near the Moffett Park area, including sensitive habitats (including riparian habitat and wetlands) and special-status species. The MPSP’s consistency with local policies and ordinances protecting biological resources will also be discussed.
- **Cultural Resources** – The EIR will evaluate the MPSP’s potential to impact cultural resources, including historic resources and archaeological resources.
- **Energy** – The EIR will examine the potential for the MPSP to result in excessive or inefficient use of energy and discuss the energy conservation measures included in the project.
- **Geology and Soils** – The EIR will describe the general geologic and soil conditions within the MPSP area, including the potential for paleontological resources. The EIR will evaluate impacts to persons or property likely to result from existing geologic conditions, including seismic and seismic-related hazards.
- **Greenhouse Gas Emissions** – The EIR will qualitatively discuss the MPSP’s consistency and conformance with applicable plans, policies, and/or regulations adopted for the purpose of reducing greenhouse gas emissions (including the City’s Climate Action Playbook). The EIR

will also quantify the MPSP's greenhouse gas emissions and evaluate whether those emissions would have a significant impact on the environment.

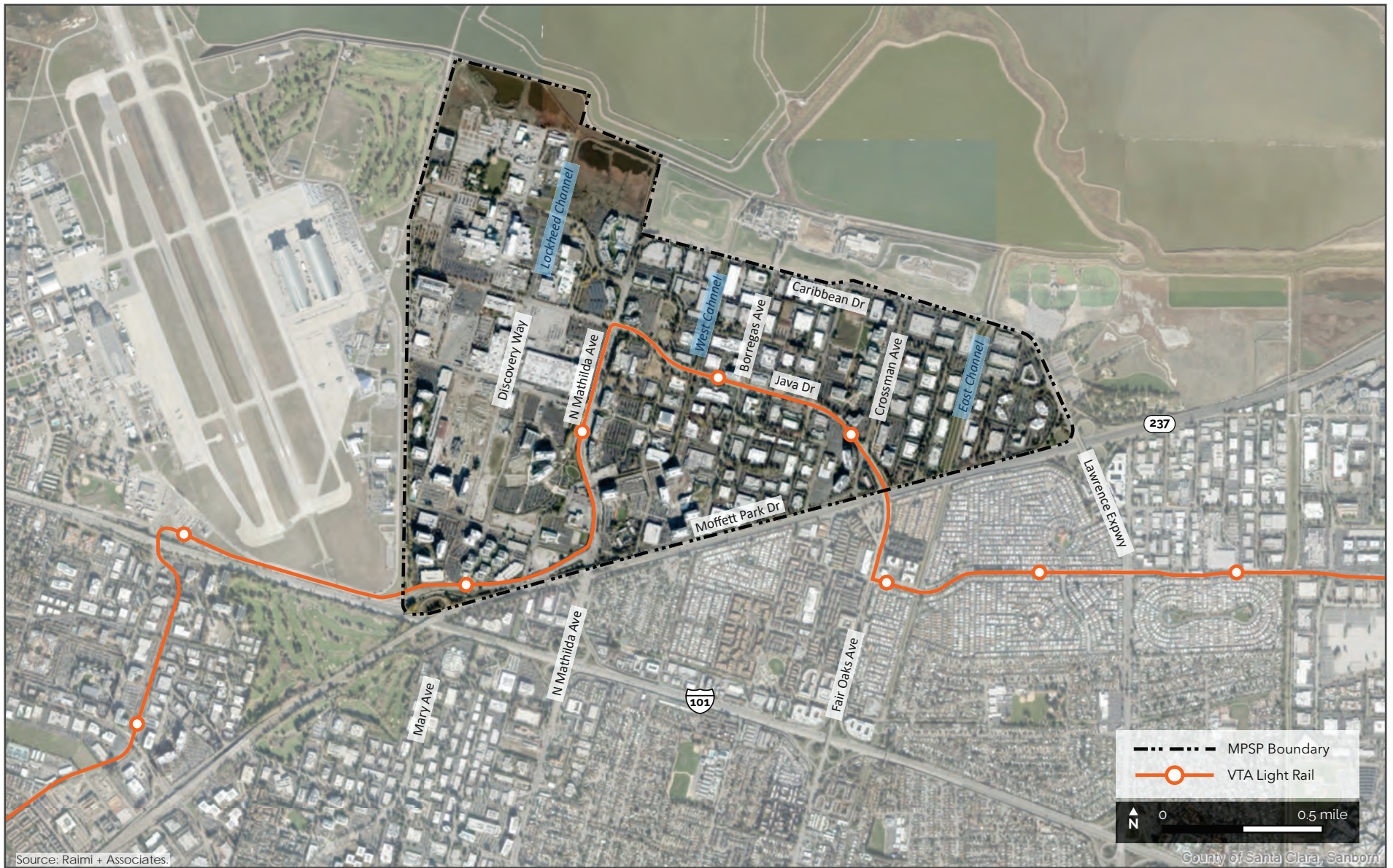
- **Hazards and Hazardous Materials** – There are sites within the MPSP area that are listed as a hazardous materials site pursuant to Government Code Section 65962.5. The EIR will evaluate the potential for the MPSP to result in a hazard to the public or environment from the transport, use, disposal, upset of hazardous materials. Additionally, the MPSP's consistency with the Moffett Federal Airfield Comprehensive Land Use Plan (CLUP) will be discussed.
- **Hydrology and Water Quality** – The EIR will describe the general hydrologic and drainage conditions of the MPSP area and any changes in site drainage and hydrological conditions resulting from implementation of the proposed MPSP. The EIR will also describe impacts on stormwater runoff quantity and quality and groundwater resources. Impacts related to inundation and the potential for subsidence will also be discussed.
- **Land Use** – The EIR will evaluate if the MPSP would physically divide an established community or cause a significant environmental impact due to a conflict with relevant land use plans, policies, and regulations (including the City's General Plan) adopted for the purpose of avoiding or mitigating an environmental effect.
- **Noise and Vibration** – The existing, predominate noise sources in the MPSP area include vehicular traffic along roadways (including SR 237, U.S. Highway 101, North Mathilda Avenue, Caribbean Drive, and Java Drive), light-rail trains along Santa Clara Valley Transportation Authority (VTA) tracks, and aircraft operations associated with Moffett Federal Airfield. The EIR will evaluate noise and vibration impacts from buildout of the MPSP with respect to existing standards. The EIR will also discuss the MPSP's consistency with the Moffett Federal Airfield CLUP, particularly its potential to expose people residing or working in the MPSP area to excessive aircraft noise levels.
- **Population and Housing** – Currently, there are no residential uses within the MPSP area. For this reason, the MPSP would not displace existing housing or residents. The MPSP proposes new housing (as well as commercial and office uses). The EIR will discuss if the MPSP would induce substantial unplanned population growth in the area, either directly or indirectly.
- **Public Services** – The EIR will describe the available public services (e.g., fire and police protection, schools, and parks) in the MPSP area and the potential for the MPSP to require the expansion or construction of additional facilities. The EIR discussion will focus on whether the expansion or construction of additional facilities would result in significant environmental impacts.

- **Recreation** – The EIR will describe the available recreational facilities in the MPSP area, and the potential for the MPSP to substantially accelerate the deterioration of those facilities or require the expansion or construction of additional facilities. The EIR discussion will focus on whether the expansion or construction of additional facilities would result in significant environmental impacts.
- **Transportation** – Pursuant to SB 743 and California Public Resources Code Section 21099, level of service shall not be considered an impact on the environment. The EIR will evaluate the MPSP’s transportation impact using the Vehicle Miles Traveled (VMT) metric and also discuss the MPSP’s consistency with programs, plans, ordinances, and policies addressing the circulation system (including transit, roadway, bicycle, and pedestrian facilities).
- **Tribal Cultural Resources** – The EIR will evaluate the MPSP’s potential to impact tribal cultural resources.
- **Utilities and Service Systems** – The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services for the MPSP area. The EIR will discuss the adequacy of the existing utilities and service systems to accommodate the demand from the proposed MPSP and identify necessary improvements. Pursuant to SB 610, a Water Supply Assessment for the MPSP will be completed and included in the EIR.



REGIONAL MAP

FIGURE 1



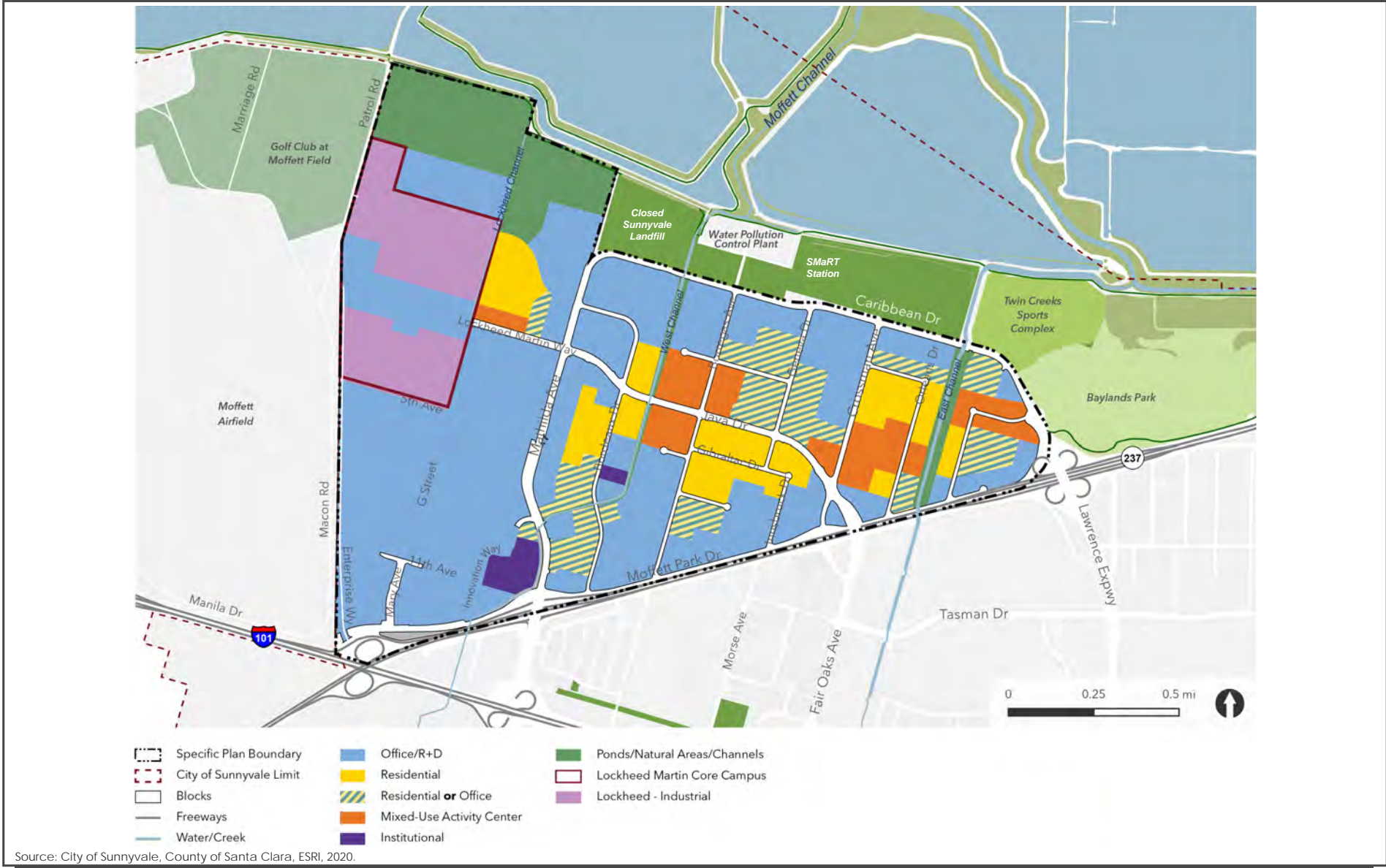
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



Source: City of Sunnyvale, County of Santa Clara, ESRI, 2020.

PROPOSED LAND USE PLAN

FIGURE 4