

EXECUTIVE SUMMARY

Project Title: Moffett Park Specific Plan EIR
SCH #: 20210880338
Lead Agency: City of Sunnyvale
Contact: Michelle King
Principal Planner
Community Development Department
City of Sunnyvale
mking@sunnyvale.ca.gov
Project Location: Sunnyvale, Santa Clara County

The City of Sunnyvale, as the Lead Agency, has prepared this Draft Environmental Impact Report (EIR) for the proposed update to the Moffett Park Specific Plan (hereinafter referred to as the “Specific Plan” or “project”) in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

As the CEQA Lead Agency for this project, the City of Sunnyvale is required to consider the information in this EIR along with any other available information in deciding whether to approve the project. The basic requirements for an EIR include discussions of the environmental setting, significant environmental impacts including growth-inducing impacts, cumulative impacts, mitigation measures, and alternatives. It is not the intent of an EIR to recommend either approval or denial of a project.

Summary of Project Location and Description

The approximately 1,270-acre Specific Plan area (hereinafter referred to as “Moffett Park”) is located in the northernmost portion of the City. Moffett Park is generally bounded by State Route (SR) 237 to the south, Moffett Federal Airfield and a golf course to the west; San Francisco Bay, a former/closed Sunnyvale landfill, Sunnyvale Materials Recovery and Transfer (SMaRT) Station®, Donald M. Somers Water Pollution Control Plant (WPCP), WPCP salt ponds for wastewater treatment, an open-water pond, and Caribbean Drive to the north; and Caribbean Drive, Twin Creeks Sports Complex, and Baylands Park to the east.

The proposed project is a comprehensive, City-initiated update of the Specific Plan. The proposed Specific Plan provides a vision and guiding principles, development standards, and design guidelines for future development within Moffett Park. A summary of the key policies, development standards, and implementation actions with the intent to protect environmental resources and avoid/reduce impacts is provided in Section 2.3.6 of the EIR.

The Specific Plan would allow for the addition of residential uses and an increase in the allowable office/industrial/R&D, commercial, and institutional uses within Moffett Park. The Specific Plan 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,¹ 10.0 million square feet of office/industrial/R&D uses, and 200,000 square feet of institutional uses² beyond what is currently existing and recently approved. As a result, the buildout of the Specific Plan (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.

Summary of Significant Impacts

The EIR includes a detailed discussion of the existing setting, impacts, and Specific Plan policies proposed to protect environmental resources and avoid and/or reduce impacts. The analysis in the EIR concluded that the implementation of the Specific Plan would result in significant and avoidable impacts from 1) project-level operational criteria air pollutant emissions and 2) expanding the WPCP to treat cumulative sewage generation. These impacts are identified in the EIR as follows:

- **Impact AIR-2:** The project would result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard. **(Significant and Unavoidable Impact)**
- **Impact AIR-C:** The project would result in a cumulatively considerable contribution to a significant cumulative air quality impact. **(Significant and Unavoidable Cumulative Impact)**
- **Impact GHG-1:** The project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. **(Significant and Unavoidable Impact)**
- **Impact GHG-2:** The project would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. **(Significant and Unavoidable Impact)**
- **Impact GHG-C:** The project would result in a cumulatively considerable contribution to a significant cumulative GHG emissions impact. **(Significant and Unavoidable Cumulative Impact)**
- **Impact UTL-C:** The project would result in a cumulatively considerable contribution to a significant cumulative utilities and service systems impact due to the future expansion of the WPCP to treat sewage from cumulative projects. **(Significant and Unavoidable Cumulative Impact)**

¹ The 650,000 square feet of commercial uses include 500,000 square feet of retail uses and 150,000 square feet of hospitality uses.

² Future institutional uses could include facilities such as schools, government facilities, and public/community facilities.

The Specific Plan includes the following requirement to reduce its significant project-level operational criteria air pollutant emissions:

- **Requirement 10.3.3-3:** All diesel standby emergency generators powered by diesel fuel shall meet US EPA Tier 4 engine standards.
 - Future development projects in Moffett Park that include installation of permanent stationary emergency generators shall ensure generators have engines that meet or exceed US EPA Tier 4 standards for particulate matter emissions.

The Specific Plan includes the following requirements to reduce its significant GHG emissions:

- **Requirement 8.3.3-4:** Future development projects shall comply with EV system requirements in the most recently adopted version of CALGreen Tier 2 requirements at the time a building permit application is filed.
- **Requirement 10.4-20:** Develop solid waste minimization programs that include increased rates of recycling, composting of food, and reuse of construction materials.
- **Requirement 10.6:** Update Specific Plan policies and implement measures on a regular basis (e.g., every five years) to measure progress and incorporate new measures to progress toward achieving carbon neutrality. Future updates to the Specific Plan would address the goals of new local and state plans (e.g., state’s upcoming scoping plan) to achieve GHG emissions reductions as well as new methods to more accurately model GHG emissions and implement innovative measures or project designs.

As discussed in Section 3.19.2.2 in more detail, the City is aware an updated to the WPCP Master Plan is needed to plan for adequate wastewater treatment in the future. The City’s existing process and regulations ensure that sufficient sewage treatment capacity would be provided in the future. The construction of the expansion of the WPCP could result in significant, unavoidable environmental impacts given its location near sensitive habitat. The specific design and improvements needed are unknown at this time, therefore, it is speculative to evaluate the impacts. For this reason, the City conservatively concluded that the future expansion of the WPCP to serve cumulative projects (including the Specific Plan) could result in significant and unavoidable impacts. Separate environmental review shall be required when an expansion to the WPCP is proposed.

Summary of Alternatives

CEQA requires that an EIR identify alternatives to a project as it is proposed. CEQA Guidelines Section 15126.6 specifies that the EIR should identify alternatives which “would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.” The purpose of the alternatives analysis is to determine whether there are alternatives of design, scope, or location which would substantially lessen the significant impacts, even if those alternatives “impede to some degree the attainment of the project objectives” or are more expensive (CEQA Guidelines Section 15126.6).

While CEQA does not require that alternatives must be capable of meeting all the project objectives, their ability to meet most of the objectives is considered relevant to their consideration. The Specific Plan objectives are summarized as follows:

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

A location alternative was considered but rejected because there are no alternative locations that are of similar size to Moffett Park within the City. In addition, given that the main objective of the project is to establish a long-term strategy to guide future development in the Moffett Park area, it would not be feasible to evaluate an alternative location in the City. The Moffett Park Specific Plan must, by its nature, guide future development located in Moffett Park. The following were evaluated as alternatives to the project and described in detail in Section 8.0 Alternatives:

- No Project/No New Development Alternative
- No Project/Adopted Specific Plan Buildout Alternative
- 25 Percent Reduced Development Alternative

The CEQA Guidelines state that an EIR shall identify an environmentally superior alternative. In addition to the No Project Alternatives, the environmentally superior alternative to the proposed project is the 25 Percent Reduced Development Alternative. A detailed analysis of the project alternatives is provided in Section 7.0 Alternatives.

Known Views of Local Groups and Areas of Controversy

Environmental concerns from local residents, property owners, organizations, and/or agencies about the project related to:

- Aesthetics
- Air Pollution
- Biological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials

- Hydrology and Water Quality
- Land Use
- Parks and Recreation
- Public Services
- Transportation
- Utilities and Service Systems