

5.0 GROWTH INDUCING IMPACTS

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For the purposes of this project, a growth-inducing impact is considered significant if the project would:

Cumulatively exceed official regional or local population projections;

Directly induce substantial growth or concentration of population. The determination of significance shall consider the following factors: the degree to which the project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds planned levels in local land use plans; or

Indirectly induce substantial growth or concentration of population (i.e., introduction of an unplanned infrastructure project or expansion of a critical public facility (road or sewer line) necessitated by new development, either of which could result in the potential for new development not accounted for in local general plans).

The proposed project would implement redevelopment within a 40.4-acre area of a larger strategic plan for growth within the Moffett Park area. The Moffett Park Specific Plan (MPSP) sets the framework for the growth and redevelopment in the areas and is consistent with the City of Sunnyvale General Plan (SGP). The SGP is the guiding development document for the City as a whole while the MPSP is specific to Moffett Park and the proposed project area. The proposed project is consistent with both the vision and development guidance provided by the SGP and MPSP. While both documents anticipated and plan for growth and development within the MPSP and city overall, the growth-inducing effects of the proposed project were not specifically analyzed in the EIRs for those plans; however, the more recent City of Sunnyvale Land Use and Transportation Element Environmental Impact Report (LUTE EIR) published in 2016 evaluated the overall anticipated growth within the City including the anticipated build-out of the Moffett Park area consistent with the MPSP. This included the accounting of Moffett Park accommodating up to 7.6 million square feet of net new nonresidential development (total buildout of 24.33 million square feet). The LUTE EIR concluded that use of the area for new Class A office development consisting of corporate headquarters, office, and research/development facilities for high technology companies they growth would be consistent with the approved MPSP and it is the primary location for the next wave of economic growth in Silicon Valley.

The proposed project would occur within a site with existing structures and hardscape within the MPSP. The site is surrounded by existing infrastructure and existing development. Development of the project would not require upgrades to the existing sanitary sewer or off-site storm drain lines that directly serve the project site. As part of the proposed project; however, the on-site storm water drainage system would be upgraded to include 29 drainage management areas (DMAs) with a low impact development (LID) system with landscaped areas and other biofiltration media to control and treat stormwater. In addition,

the project does not include expansion of the existing infrastructure that would facilitate growth in the project area or other areas of the City.

Development of the project site would place two new five-story commercial buildings and a new parking structure in an area characterized by the commercial and industrial uses. The area was predominantly used by the companies associated with aerospace, military, and the aeronautical industry, but over the last decade has been transitioning and being repurposed for use by the technology industry common to the Silicon Valley. The proposed project would be compatible with the neighboring land uses and would not pressure adjacent properties to redevelop with new, different, or unplanned land uses.

Development of the proposed project would result in a net increase in jobs Citywide. The jobs/housing balance for the City and Santa Clara County was discussed in the LUTE EIR. The LUTE utilized jobs to number of employed residents because some households have no workers while others have multiple workers. This is a more relevant measure of the ratio than the number of jobs measures against the number of homes. Based on this measure, Association of Bay Area Governments (ABAG) estimated indicated that in 2010 jobs-to employed residents was approximately 1.0, which was similar to the County wide ratio of 1:1. Over the next three decades, ABAG projections indicated the ratio in Sunnyvale may increase to 1:1. Therefore, considering the relatively small increase in jobs the proposed project would generate compared to the existing number of jobs in the County as of May 2019 is 1,159,200 [California Employment Development Department (EDD), 2019] and City employment generated by City business was 100,242 (City of Sunnyvale, 2018). Therefore, the increase in jobs from the project would have a negligible effect on the overall jobs/housing imbalance within the City. Additionally, the growth is planned for and the project would have a less than significant growth inducing impacts.

5.2 REMOVAL OF A BARRIER TO GROWTH

Several types of projects can induce population growth by removing obstacles that prevent growth. An example of this type of project would be the expansion of a wastewater treatment plant, which would accommodate additional sewer connections within the service area, and therefore would allow future construction and growth. The proposed project would not result in or require the construction or expansion of such public facilities. In addition, the proposed project is an infill project in a developed, urban area, which, if implemented, would not remove any other obstacles that could encourage growth in an adjacent, undeveloped area.

5.3 ECONOMIC GROWTH

The proposed project would require demolition and construction and would require a maximum anticipated number of employees at a single time of up to 20 workers. Employees would commute to the site on a daily basis. In comparison to the City and County overall, the anticipated workforce represents a minimal increase in employment during the construction period. Construction workers are expected to travel to the project site from various locations throughout the Santa Clara valley, and the number of workers expected to relocate to the surrounding area is anticipated to be insignificant due to cost of living, cost of relocation, and the relative short-term period of employment. Because construction would be

temporary, occurring over a relatively short period, it is not likely that it would require substantial numbers of people to relocate to the County or foster local economic growth. Therefore, the proposed project would not create a temporary or substantial increase in the demand for construction worker housing

Development of the proposed project would have fiscal impacts on the City similar to other technology redevelopment projects occurring in the region. The proposed project would generate revenue in the form of property taxes and fees, which would be available to the County to fund public services. Additionally, revenue for capital improvements would also be generated by the proposed project directly through various forms of development fees, including but not limited to fire, facilities, traffic, schools, and parks.

The fiscal impact of the proposed project is anticipated to be a net benefit for the City as it would have a generally positive impact on the County General Fund over the life of the project. At the estimated buildout date, the proposed project is anticipated through the payment of fees, taxes, and other payment for other needed services, to generate a net surplus in revenue to the City. Nonetheless, while the increased revenue and moderate demand for new services would foster some economic growth, it is not anticipated to be at a level that would encourage or facilitate economic effects that could result in other activities (such as installation of infrastructure improvements) that could significantly affect the environment.

5.4 ESTABLISHMENT OF A PRECEDENT SETTING ACTION

The current SGP land use designation for the are in which the project is located is the MPSP. The MPSP designates the project site as MP-I (Industrial) and MP-TOD (Transit Oriented Development). The proposed project would not require a Zone Amendment to or Specific Plan Amendment to be consistent with any of the planning layers or zones. The proposed project, however, is requesting to utilize approximately 141,191 sf from the MPSP development reserve. This type of requests is not uncommon and, as discussed on Section 3.0, Project Description and 4.11 Land Use and Planning, in the IS “The Development Reserve was established to encourage redevelopment of lower intensity uses to the targeted primary uses of the MPSP.” The development reserve was originally allocated for a total of 5.4 million square feet of which was allocated to the development reserve of which approximately 105,766 square feet remains at the time pf preparation of this document. The use of the Development Reserve will require submission of Major Moffett Park Special Permit application or a Major Moffett Park Design Review Permit, which would ensure sound project design and staff review of the project verifying it meets all development standards. Therefore, although the proposed project would require this consideration, the request is consistent with the intent of the MPSP and does not set any precedent.

5.5 ENCROACHMENT ON OPEN SPACE

The proposed project is located in the MPSP area which is characterized by commercial and industrial development. The proposed project includes demolition and reuse of a site that is completely developed with 13 existing structures, parking lots, landscaping, and approximately 1,000 feet of the Valley Water’s

West Channel. The proposed project would result in the removal of the existing impervious surfaces and replacement with two five story buildings, parking garage, and surface parking lot. The proposed project also includes improvements to the West Channel. The proposed project would decrease the existing impervious surface by approximately 45% and install landscaping water with recycled water, and 29 drainage management areas (DMAs) with low impact development (LID) biofiltration areas. The West Channel would be improved by establishment of additional wetland areas, revegetation with native vegetation, and laying back of the drainage slopes to enable establishment of the vegetation and use by wildlife.

The nearest open space to the proposed project is the southern boundary of the San Francisco Bay approximately 0.25 miles to the north. The proposed project does not include any components that would encroach into this area. Therefore, the proposed project would not result in any impacts to any open space area.

5.6 CONCLUSION

The proposed project would indirectly induce population and housing growth in the region as a result of economic development. The anticipated increase in population; however, would not be considered substantial because it would be within the range of employment and population growth projected for the City of Sunnyvale and the County of Santa Clara. In addition, the population growth generated by the proposed project would not remove obstacles to growth, tax existing public facilities and services, or encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

The moderate growth that may be induced by the implementation of the proposed project, either directly or indirectly, is anticipated to be only a portion of the buildout of the projects currently under consideration or review for the surrounding area, including the buildout of the MPSP area and, would be consistent with adopted growth projections for the region.