



OFFICE OF COMMUNITY DEVELOPMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
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**NOTICE OF AVAILABILITY OF A
DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING FOR THE
GENERAL PLAN AMENDMENT, HOUSING ELEMENT,
AND ASSOCIATED REZONING PROJECT
State Clearinghouse No. 2014032007**

NOTICE IS HEREBY GIVEN that the City of Cupertino, as Lead Agency, has completed a Draft Environmental Impact Report (EIR) for its proposed General Plan Amendment, Housing Element Update, and Associated Rezoning (Project). The EIR analyzes the potentially significant effects associated with the proposed Project.

PUBLIC MEETING: A public meeting to receive comments on the Draft EIR will be held on **Tuesday, June 24, 2014, at 5:00 p.m.** at Community Hall, located at 10350 Torre Avenue (next to the Cupertino Library).

Please check the project website at: www.cupertinoopa.org or call (408) 777-3308 prior to the meeting for updated information in the event of changes. You may also sign up at the website to receive project updates.

PUBLIC REVIEW TIMELINE: The public review period for the Draft EIR begins **Wednesday, June 18, 2014** and ends **Friday, August 1, 2014 at 4:30 p.m.** Responses to all written comments regarding the adequacy of the Draft EIR received during the public review period will be provided in the Final EIR expected to be published in August 2014.

SUBMITTING COMMENTS: Written comments may be submitted in one of the following ways:

1. Electronically: You are encouraged to comment online at: www.cupertinoopa.org.
2. In-person or by mail: 10300 Torre Avenue, Cupertino, California 95014
3. Email: planning@cupertino.org
4. Fax: (408) 777-3333.

Direct all comments to the attention of: The Department of Community Development, Re: General Plan Amendment, Housing Element Update, and Associated Rezoning Draft EIR.

DOCUMENT AVAILABILITY: The Draft EIR is available at www.cupertino.org.

Copies of the Draft EIR are also available for review Monday through Thursday, between the hours of 7:30 a.m. and 5:30 p.m. and Friday, between the hours of 7:30 a.m. and 4:30 p.m., at the City of Cupertino City Hall, Main Lobby and the downstairs Lobby, 10300 Torre Avenue, Cupertino, California 95014, except on specified holidays. Copies of the Draft EIR in paper or electronic format may be purchased at the Cupertino City Hall. The Draft EIR is also available for review at:

- Cupertino Library, 10800 Torre Avenue, Cupertino, CA 95014
- Sunnyvale Library, 665 W. Olive Avenue, Sunnyvale, CA 94086
- Central Park Library, 2635 Homestead Road, Santa Clara, CA 95051
- Mission Library, 1098 Lexington Street, Santa Clara, CA 95050
- Saratoga Library, 13650 Saratoga Avenue, Saratoga, CA 95070
- Los Altos Library, 13 S. San Antonio Road, Los Altos, CA 94024
- Woodland Library, 1975 Grant Road, Los Altos, CA 94024
- Dr. Martin Luther King, Jr. Library, 150 E. San Fernando Street, San Jose, CA 95112
- San Jose Public Library West Valley Branch, 1243 San Tomas Aquino Road, San Jose, CA 95117
- San Jose Public Library Calabazas Branch, 1230 S. Blaney Avenue, San Jose CA 95129

PROJECT LOCATION: Cupertino is a suburban city of 10.9 square miles located on the southern portion of the San Francisco peninsula, in Santa Clara County. The city is located approximately 36 miles southeast of downtown San Francisco and eight miles south west of downtown San Jose. The cities of Los Altos and Sunnyvale are adjacent to the northern city boundaries, while the cities of Santa Clara and San Jose lie to the east and Saratoga lies to the south of Cupertino. Unincorporated areas of Santa Clara County form the western and portions of the southern boundary of the city.

The proposed General Plan delineates two areas known as the urban service area boundary and the Sphere of Influence (SOI) boundary. The urban service area is predominantly coterminous with the current city boundary; however, the SOI area extends beyond these boundaries. The Cupertino SOI includes incorporated city lands and those areas that may be considered for future annexation by the City. The proposed Project Study Area includes all of the land within the City's SOI.

PROJECT DESCRIPTION: Every city and county in California is required to have an adopted comprehensive long-range General Plan for the physical development of the county or city and, in some cases, land outside the city or county boundaries. It is the community's overarching policy document that defines a vision for future change and sets the "ground rules" for locating and designing new projects, expanding the local economy, conserving resources, improving public services and safety, and fostering community health.

The City of Cupertino has undertaken a community-based planning process to review land use alternatives as part of a focused General Plan Amendment. Proposed alternatives include options for: (1) city-wide development allocations (office, commercial, hotel, and residential), (2) building heights and densities for special areas along major transportation corridors where gateways/nodes have been identified, (3) seven study areas, and (4) other residential and non-residential/mixed-use special areas. The location of these distinct Project components are generally already developed with existing uses, and as a result, potential future development under the General Plan would consist largely of either redevelopment or new infill development adjacent to existing uses. The buildout of the potential future development associated with identified locations is based on a horizon year of 2040; therefore, the EIR analyzes growth occurring between 2014 and 2040, a 26-year buildout horizon.

The City is also updating the General Plan's Housing Element to accommodate the Regional Housing Needs Allocation (RHNA) for the 2014–2022 planning period and to meet its fair-share housing obligation of 1,064 units. As part of this process, Chapter 19.56 (Density Bonus) in Title 19 (Zoning) of the City's Municipal Code will be amended to be consistent with the 2007–2014 Housing Element Program 12 (Density Bonus Program). Chapter 19.76 (Public Building (BA), Quasi-Public Building (BQ) and Transportation (T) Zones), also in Title 19 (Zoning) of the City's Municipal Code, will be amended to ensure conformance with SB 2 requirements pertaining to permanent emergency shelters. Finally, Chapter 19.20 (Permitted, Conditional and Excluded Uses in Agricultural and Residential Zones), and Chapter 19.92 (Park and Recreation Zones), will also be amended to be consistent with the State Employee Housing Act with respect to farmworker housing and employee housing.

The proposed Project will also include changes to the General Plan Land Use Map, Zoning Ordinance (including Chapters listed above and 19.08 (Definitions) and 19.144 (Development Agreements) and Zoning map. Those changes are needed to maintain internal consistency within and overall consistency with the General Plan following proposed changes to Housing Element policies required by law (e.g., Federal Fair Housing Amendments Act of 1988, California's Fair Employment and Housing Act, and the State's Housing Element law), changes adopted by the City Council as a result the Project, changes to General Plan Policy required as a result of recently adopted State Law (e.g., Assembly Bill 1358, Complete Streets), and changes associated with bringing non-conforming land uses into conformance with the General Plan and Zoning Ordinance.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: Implementation of the proposed Project would result in significant environmental impacts in the following areas: Air Quality, Biological Resources, Noise, Hazards, Transportation and Traffic, and Utilities and Service Systems.

While most identified impacts would be reduced to a less-than-significant level with the implementation of identified mitigation measures, impacts in the following areas would remain significant and unavoidable, even after the implementation of feasible mitigation measures: Air Quality, Noise, and Transportation and Traffic.

QUESTIONS: If you have any questions about this project, please contact the Department of Community Development at (408) 777-3308 or email planning@cupertino.org.

