

4. *General Plan EIR Consistency Analysis*

On December 4, 2014, the City certified the Environmental Impact Report (EIR) for the General Plan Amendment, Housing Element Update, and associated Rezoning Project¹ and adopted “Community Vision 2040.” Community Vision 2040 accomplished the following:

- updated the goals, policies, and strategies of the General Plan (2000 – 2020) adopted in 2005 (2005 General Plan);
- updated the Housing Element to accommodate the Regional Housing Needs Allocation (RHNA) for the 2014 – 2022 planning period and meet its fair-share housing obligation; and,
- amended the General Plan Land Use Map, Zoning Ordinance, and Zoning map for internal consistency as a result of changes to General Plan policies.

On May 19, 2015, the City Council directed staff to prepare a comparison of the goals, policies and strategies of the 2005 General Plan and Community Vision 2040, and work with community members and interested community groups. This resulted in revisions to Community Vision 2040 including text edits and corrections, reorganization of strategies, clarification of existing policies, adding new figures and renaming Community Vision 2040 to “General Plan (Community Vision 2015 – 2040),” referred to in this Initial Study as “General Plan.” Accordingly, prior to the approval of these changes, the City Council approved an Addendum to the 2014 General Plan EIR in October 2015.² The certified EIR for the City’s General Plan consists of the 2014 General Plan EIR and the 2015 General Plan EIR Addendum, together hereinafter “General Plan EIR.”

4.1 GENERAL PLAN AND GENERAL PLAN EIR CONSISTENCY

In order to determine if the proposed project is consistent with the General Plan and whether the proposed project was part of the development that was examined in the General Plan EIR, the following questions must be answered:

- Is the proposed project included in the scope of the development projected in the General Plan and analyzed in the General Plan EIR?
- Is the project site in an area designated for residential land uses in the General Plan?

¹ City of Cupertino, certified General Plan Amendment, Housing Element Update, and Associated Rezoning EIR, State Clearinghouse Number 2014032007. December 4, 2014.

² City of Cupertino, approved General Plan Amendment, Housing Element Update, and Associated Rezoning EIR Final Addendum, State Clearinghouse Number 2014032007.

GENERAL PLAN EIR CONSISTENCY ANALYSIS

- Are the changes to population associated with the proposed project included within the scope of the General Plan's population projections?
- Is the proposed project within the scope of the cumulative analysis in the General Plan EIR?

The following discussion describes the proposed project's relationship to and consistency with the scope of development, land use designations, population projections, and cumulative impacts analyses contained in the General Plan and the General Plan EIR.

4.1.1 SCOPE OF DEVELOPMENT

In the General Plan EIR, an increase of 820 units for a total of 1,162 units³ was assumed and analyzed as the maximum development potential for the project site. The proposed project would increase the number of units by 600 for a total of 942 units,⁴ which is consistent with the General Plan projections for the project site.⁵ Therefore, the proposed project, with a total of 942 units, would not increase residential development to levels that would exceed those assumed in the General Plan and analyzed in the General Plan EIR. In addition, a maximum height of 85 feet was assessed in the General Plan EIR; however, the maximum height of the proposed project is 75 feet tall at its highest point. Accordingly, the proposed project is well within the General Plan's scope of residential development and building height limits and the scope analyzed in the General Plan EIR for the project site.

4.1.2 LAND USE DESIGNATIONS

The General Plan land use designation is High Density, which allows greater than 35 dwelling units per acre (High Density (greater than 35 du/ac)). The project site is located in the North Vallco Gateway, which is within the North Vallco Park Special Area. As described in Chapter 2, Planning Areas, of the General Plan, the North Vallco Park Special Area is an important employment center for Cupertino and the region. The North Vallco Gateway includes two hotels and the Cupertino Village Shopping Center west of Wolfe Road. The North Vallco Park Special Area is envisioned to become a sustainable office and campus environment surrounded by a mix of connected, high-quality and pedestrian-oriented neighborhood center, hotels and residential uses. Taller buildings may be allowed in the North Vallco Gateway because it is close to Interstate 280.⁶ In addition, the project site is also one of the five Priority Housing Element sites in the City's adopted Housing Element.⁷

³ 342 existing units plus 820 net new units equals 1,162 total units.

⁴ 342 existing units plus 600 net new units equals 942 total units.

⁵ City of Cupertino 2014-2022 Housing Element, Table HE-5: Summary of Priority Housing Element Sites to Meet the RHNA - Scenario A, page HE-18.

⁶ City of Cupertino General Plan, Land Use and Community Design Element, North Vallco Special Area, page LU-58.

⁷ The City's 2014-2022 Housing Element was adopted on May 19, 2015.

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The maximum density currently permitted on the project site is 85 dwelling units per acre (du/ac) and, as described above and in the Housing Element, the realistic capacity is a net increase of 600 units above the existing 342 units.⁸ The maximum height of 75 feet or 60 feet for buildings located within 50 feet of property lines abutting Wolfe Road, Pruneridge Avenue and the Apple Campus 2 (AC2) site, is allowed at the project site.

The proposed project is a high-density residential development that consists of six and seven-story buildings, which is consistent with the types of development envisioned in the North Vallco Special Area and North Vallco Gateway. The proposed project would be 75 feet tall at its highest point, and would maintain a 60-foot maximum (six stories) height within 50 feet of the adjacent property line along Wolfe Road, Pruneridge Avenue, and the AC2 property. The maximum density under the proposed project would be 75 du/ac. Accordingly, the proposed project is consistent with the land use designations specified in the General Plan (Community Vision 2015-2040).

4.1.3 POPULATION PROJECTIONS

The General Plan would allow development that would bring approximately 12,998⁹ new residents and 16,855 new jobs¹⁰ to the city within the 2040 plan horizon. These new residents and jobs, combined with existing conditions, would result in 71,300 residents and 44,242 jobs at the General Plan 2040 buildout horizon. The proposed project is anticipated to be completed by 2020. As discussed in the General Plan EIR, according to the Association of Bay Area Governments (ABAG), Cupertino is projected to have 62,500 residents and 30,110 jobs by 2020. Due to the proposed project, approximately 2,713 residents are projected to occupy the site and 800 temporary construction-related jobs and 25 permanent jobs are projected to be created by the 2020 buildout year. As stated above, no new residential projects have been developed or approved for development in Cupertino since the adoption of the General Plan. Accordingly, the project's proposed increase of 2,713 new residents and 800 temporary construction-related jobs and 25 permanent jobs in combination with other future projects would not increase development projections over the year 2020 projections. Therefore, the project is within the population projections considered in the General Plan EIR.

⁸ City of Cupertino 2014-2022 Housing Element, Table HE-5: Summary of Priority Housing Element Sites to Meet the RHNA - Scenario A, page HE-18.

⁹ Population is calculated by 4,421 units times 2.94 persons per household, which is the ABAG 2040 estimated generation rate.

¹⁰ Jobs are calculated applying the City's generation rates as follows; 4,040,231 square feet of office allocation divided by 300 square feet equals 13,467 jobs; 1,343,679 square feet of commercial allocation divided by 450 square feet equals 2,986 jobs; and 1,339 hotel rooms at .3 jobs per room equals 402 jobs for a total of 16,855 jobs.

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4.1.4 CUMULATIVE IMPACT ANALYSIS

In addition to evaluating the environmental effects directly associated with projected General Plan development, the General Plan EIR evaluated the cumulative effects using the summary of projections approach provided for in CEQA Guidelines Section 15130(b)(1)(B). The General Plan EIR took into account growth from the General Plan within the Cupertino city boundary and Sphere of Influence (SOI), in combination with projected growth in the rest of Santa Clara County and the surrounding region, as forecasted by ABAG. As provided for by CEQA Guidelines Section 15130, the cumulative context considered in the General Plan EIR varies, depending on the nature of the issue being studied, to best assess each issue's geographic extent. For example, the cumulative impacts on water and air quality can be best analyzed within the boundaries of the affected resources, such as water bodies and air basins. For other cumulative impacts, such as hazard risks, traffic, and the need for new public service facilities, the cumulative impact is best analyzed within the context of the population growth and associated development that are expected to occur in the region or the public service providers' jurisdiction. As discussed in Sections 4.1.1 through 4.1.4 above, the proposed project is within the scope of the proposed General Plan development examined in the General Plan EIR. In addition, no changes to local growth plans or other changes in the region have occurred since certification of the General Plan EIR that would substantially change the document's conclusions regarding cumulative impacts. Therefore, the proposed project would incrementally contribute to, but would not exceed, the cumulative impacts analyses included in the General Plan EIR.