Planning Commission Date: February 28, 2007 Item No. 2

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing Report Prepared by: Cindy Maxwell

Public Hearing: Yes: ___X___ No: ___

Notices Mailed On: 2/16/07 Published On: 2/15/07 Posted On: 2/15/07 and 2/16/07

TITLE: **CHANGE THE GENERAL PLAN DESIGNATION TO "PUBLIC FACILITY" AND REZONE TO "INSTITUTIONAL" FOR VARIOUS PARCELS**

Permits: General Plan Amendment No. GP2007-4, Zone Change No. ZC2007-6 and Environmental Impact Assessment No. EA2007-2

RECOMMENDATION: **Close the Public Hearing. Recommend approval to the City Council subject to recommended findings.**

Locations: General Plan Amendment: 14 sites are proposed to be redesignated "Public Facility" on the General Plan land use map. Please refer to Attachment A for a list of sites.

Zone Change: 28 sites are proposed for a zone change to the "I" Institutional zoning district. All of the proposed rezones would include the 'S' Zone combining district. Four of the sites are located within the Midtown-designated Transit Oriented Development (TOD) overlay district and would be rezoned to "I-TOD-S". Please refer to Attachment B for a list of sites.

Applicant: City of Milpitas

Property Owners: Four different property owners are affected by the proposed General Plan Amendment and Zone Change: City of Milpitas, Santa Clara County, Milpitas Unified School District and the United States Post Office. Please refer to Attachment C for the property owner list.

Agenda Sent To: Property owners

Attachments:
Attachment A – Table 1, Proposed sites for GPA
Attachment B – Table 2, Proposed sites for Zone Change
Attachment C – Table 3, List of property owners
Attachment D – Location map
Attachment E - Table 4, Surrounding land uses
Attachment F - Negative Declaration and Environmental Assessment

No Private Job Account

BACKGROUND

Project Locations

- 28 locations, four different property owners
- Refer to Attachment D for a location map

Surrounding land uses:

- Variety of surrounding land uses, refer to Table 4, Attachment E.

Land Use History

December 2006 – As recommended by the Planning Commission, the City Council (1) approved a General Plan Amendment to create an "Institutional" land use classification and "Public Facilities" designation (Resolution No. 7643) and (2) amended the Zoning Ordinance to create an "Institutional" zoning district (Ordinance No. 38.770).

APPLICATIONS

1. General Plan Amendment No. GP2007- 4: redesignate from various current designations (see Table 1, Attachment A) to Public Facility
2. Zone Change No. ZC2007- 7: rezone from various zoning districts (see Table 2, Attachment B) to "I-S" Institutional with the 'S' Zone combining district.
3. Environmental Impact Assessment No. EA2007- 2: Negative Declaration indicating that the project will not create any significant environmental impacts.

PROJECT DESCRIPTION

General Plan Amendment:

- Change the General Plan land use designation to "Public Facility" for 14 sites that are owned by four different public agencies (refer to Table 1, Attachment A).
- The 14 sites have seven different land use designations.
- The redesignations of these sites will improve consistency and clarity in the General Plan land use map.

Zoning Ordinance Amendment:

- Rezone 28 sites, owned by four different public agencies (refer to Table 2, Attachment B), to "I-S" Institutional with the 'S' Zone combining district and "I-TOD-S" Institutional with the TOD overlay and 'S' Zone combining district (Site Nos. 2, 12, 13 and 14).
- The 28 sites are currently in nine different zoning districts.
- The rezoning will provide consistent zoning for publicly owned facilities and improve the clarity of the City's zoning organization.

ISSUES

Land Use Compatibility

The "I" Institutional zoning district only allows uses that are in facilities owned or leased and operated or used, by a public agency. All sites have existing public facilities except four:

- No. 2, future Milpitas library at 160 N. Main St.
- No. 12, future Santa Clara County medical center on N. Main St.
- No. 13, Milpitas S. Main St. garage, currently under construction, on Winsor St.
- No. 14, future Santa Clara County west garage on S. Main St.

Additionally, Farmers' Markets are a conditional use in the "I" Institutional zoning district. If there are any land use compatibility concerns regarding a Farmers' Market on any of the sites, the public will have an opportunity to address them during the public review process which will include a publicly noticed hearing before the Planning Commission.

Creation of Non-Conforming Uses

No nonconforming uses or structures will be created by this rezoning proposal.

CONFORMANCE

General Plan Amendment

The proposed 14 sites qualify as "Public Facility" under the Institutional designation in the General Plan:

> *Institutional Designation*
> *The Institutional classification is for parcels owned by public agencies and intended to be accessed by the public. There are three Institutional classifications:*
> *1 School*
> *2 Correctional Facility*
> *3 Public Facility* [1]

Zone Change

The proposed 28 sites meet the intent of the "I" Institutional zoning district:

> *To encourage the orderly development of public service and educational uses in the community and to insure their presence as a vital part of the neighborhood balance.*[2]

Additionally, no nonconforming uses or structures will be created by this rezoning proposal.

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[1] Milpitas General Plan, p. 2-14, (adopted 12/06)
[2] Milpitas Municipal Code, XI-10-10.1

ENVIRONMENTAL REVIEW

A Negative Declaration was prepared for this project (EA2007-2). Two potential impacts were identified as having "less than significant impact". A Farmers' Market requires a Use Permit in the "I" Institutional zoning district. A Farmers' Market might create noise and traffic impacts on nearby residential areas and streets. These impacts will be analyzed and mitigated, if necessary, as part of the Use Permit review process.

RECOMMENDATION

Close the Public Hearings. Recommend approval to the City Council of General Plan Amendment No.GP2007-4, Zone Change No.ZC2007-6 and Environmental Impact Assessment No.EA2007-2 based on the Findings listed below:

FINDINGS

1. The Negative Declaration and Environmental Impact Assessment No.EA2007-2 are valid and applicable to this project.
2. The proposed "I-S" and "I-TOD-S" zoning districts, at the proposed locations, will not be detrimental or injurious to property or to the public health, safety, and general welfare because of appropriate site and architectural design control measures and an open and public process for land use and design review.
3. The proposed change in land use designation and zoning is consistent with the Milpitas General Plan because it is designed to reflect the actual or planned use of the sites as public facilities.
4. The proposed change in land use designation and zoning is consistent with the Milpitas Zoning Ordinance because the "I" Institutional zoning district is intended to insure the presence of public service facilities as a necessary part of the community and will clarify the underlying land use for the proposed sites.
5. The proposed land use change will provide a comprehensive public review and hearing process for a Farmers' Market proposal and will also expand opportunities for locating a Farmers' Market in the City.

ATTACHMENT A 2

Table 1
General Plan Amendment GP2007-4

The following sites are proposed to be redesignated "Public Facility" in the General Plan:

Site No.	Sites	Location	Assessor Parcel Number	Current Designation
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	28-12-011	Town Center
2	Future Milpitas Library	160 N. Main St.	28-24-019, 020 & 026	Mixed Use with Transit Oriented Development (TOD) Overlay
3	Existing Milpitas Senior Center	540 S. Abel St.	86-10-025	Mixed Use
4	United States Post Office	450 S. Abel St.	86-10-004 & 005	Mixed Use
5	Milpitas Police and Public Works Departments	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	22-02-012 22-02-047	Highway Service
6	Milpitas Sports Center/Teen Center	1325 E. Calaveras Blvd.	29-17-004, 013 & 015	Park & Open Space
7	Milpitas Fire Station 1	25 W. Curtis Ave. 777 S. Main St.	86-11-008	Fire Station
8	Milpitas Fire Station 2	1263 Yosemite Dr.	88-02-026	Fire Station
9	Milpitas Fire Station 3	45 Midwick Dr.	26-13-033	Fire Station
10	Milpitas Fire Station 4	775 Barber Lane	86-02-061	Fire Station
11	Milpitas Unified School District Office	1331 E. Calaveras Blvd.	29-17-002	School
12	Future Santa Clara County Medical Center	N. Main St.	22-08-042	Mixed Use with TOD Overlay
13	Milpitas S. Main St. Garage	Winsor St.	28-24-019, 020 & 026	Mixed Use with TOD Overlay
14	West Garage (Santa Clara County)	N. Main St.	22-08-003	Mixed Use with TOD Overlay

ATTACHMENT B

Table 2

Zone Change ZC2007-6

- Unshaded sites are proposed to be rezoned "I-S" Institutional with the 'S' Zone combining district.
- Shaded sites are proposed to be rezoned "I-TOD-S" Institutional with the TOD overlay and 'S' Zone combining district.

Site No.	Sites	Location	Assessor Parcel Number	Current Zoning *
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	28-12-011	Town Center (TC)
2	Future Milpitas Library	160 N Main St.	28-24-019	Mixed Use with TOD Overlay (MXD-TOD)
3	Existing Milpitas Senior Center	540 S. Abel St.	86-10-25	Mixed Use (MXD)
4	United States Post Office	450 S. Main St.	86-10-004 & 005	MXD
5	Milpitas Police and Public Works Departments	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	22-02-012 22-02-047	Highway Service (HS)
6	Milpitas Sports Center/Teen Center	1325 E. Calaveras Blvd.	29-17-004, 013 & 015	Park & Open Space (POS)
7	Milpitas Fire Station 1	25 W. Curtis Ave. 777 S. Main St.	86-11-008	MXD
8	Milpitas Fire Station 2	1263 Yosemite Dr.	88-02-026	Multi-Family High (R3)
9	Milpitas Fire Station 3	45 Midwick Dr.	26-13-033	Single Family Residential (R1-6)
10	Milpitas Fire Station 4	775 Barber Lane	86-02-061	Industrial Park (MP)
11	Milpitas Unified School District Office	1331 E. Calaveras Blvd.	29-17-002	R1-6
12	Future Santa Clara County Medical Center	N. Main St.	22-08-042	MXD-TOD
13	Milpitas S. Main St. Garage (under construction)	Winsor St.	28-24-019, 020 & 026	MXD-TOD
14	Future Santa Clara County West Garage	N. Main St.	22-08-003	MXD-TOD
15	Elmwood Correctional Facility (Santa Clara County)	701 S. Abel St.	86-05-021(portion) 86-05-005 86-05-006	Agriculture (A)
16	Burnett Elementary School	400 Fanyon St.	29-21-022	R1-6
17	Curtner Elementary School	275 Redwood St.	22-03-001	R1-6
18	Pomeroy Elementary School	1505 Escuela Pkwy.	26-17-027	R1-6
19	Randall Elementary School	1300 Edsel Dr.	88-06-001	R1-6
20	Rose Elementary School	250 Roswell Dr.	88-12-054	R1-6
21	Sinnott Elementary School	2025 Yellowstone Ave.	88-24-005	R1-6
22	Spangler Elementary School	140 Abbott Ave.	22-26-001	R1-6
23	Weller Elementary School	345 Boulder St.	26-07-073, 074 & 075	R1-6
24	Zanker Elementary School	1585 Fallen Leaf Dr.	86-18-049	R1-6
25	Rancho Middle School	1915 Yellowstone Ave.	88-24-005	R1-6
26	Russell Middle School & Milpitas Unified School Corporation Yard	1500 Escuela Pkwy. 1585 Roger St.	26-26-001	R1-6
27	Milpitas High School	1285 Escuela Pkwy.	26-18-003 & 004	R1-6
28	Milpitas Community School	3001 Calaveras Rd.	29-37-003	POS

* All zoning districts in the chart, except for "R1-6", have the "S" Zone Combining District attached.

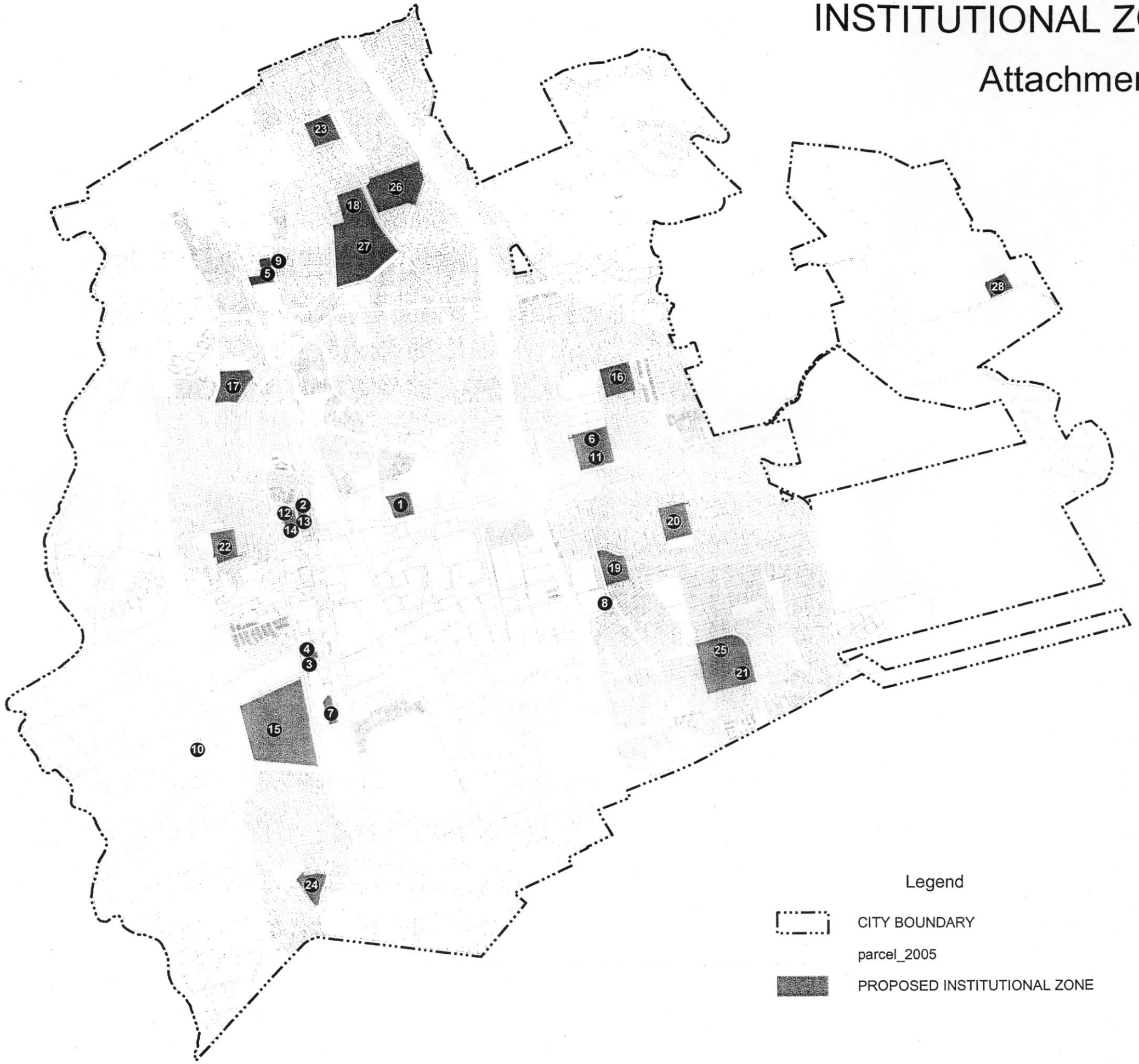
ATTACHMENT C

Table 3
Property Owner List

Site No.	Site	Property Owner & Address
1	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
2	160 N Main St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
3	540 S. Abel St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
4	450 S. Main St.	US Post Office, 450 S. Main St., Milpitas, CA 95035
5	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
6	1325 E. Calaveras Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
7	25 W. Curtis Ave. 777 S. Main St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
8	1263 Yosemite Dr.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
9	45 Midwick Dr.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
10	775 Barber Lane	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
11	1331 E. Calaveras Blvd.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
12	N. Main St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
13	Winsor St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
14	N. Main St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
15	701 S. Abel St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
16	400 Fanyon St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
17	275 Redwood St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
18	1505 Escuela Pkwy.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
19	1300 Edsel Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
20	250 Roswell Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
21	2025 Yellowstone Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
22	140 Abbott Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
23	345 Boulder St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
24	1585 Fallen Leaf Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
25	1915 Yellowstone Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
26	1500 Escuela Pkwy. 1585 Roger St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
27	1285 Escuela Pkwy.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
28	3001 Calaveras Rd.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035

INSTITUTIONAL ZONE LOCATION MAP

Attachment No.. D



ATTACHMENT E

Table 4
Surrounding Land Uses

Site No.	Sites	North	East	South	West
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	Commercial	Commercial	E. Calaveras Blvd., Offices	N. Milpitas Blvd., Commercial
2	Future Milpitas Library	Future Mixed Use (Apton Plaza)	Railroad	West garage (under construction), auto repair, office, commercial	Future senior housing, County medical clinic and parking garage
3	Existing Milpitas Senior Center	Post office	Commercial	Town homes (under construction)	Abel St., Town homes (under construction)
4	United States Post Office	Medical offices	Offices	Senior center	Abel St., Town homes (under construction)
5	Milpitas Police and Public Works Departments	Offices & auto repair	N. Milpitas Blvd., fire station, single family homes	Concrete materials plant	Railroad, Penitencia Creek
6	Milpitas Sports Center/Teen Center	Sports fields, park	Multi-family homes	School district administrative offices & continuation high school	Single family homes, medical offices
7	Milpitas Fire Station 1	Multi-family (under construction) & commercial	S. Main St., contractor's office, restaurant, religious facility	Curtis Ave., multi-family	Multi-family
8	Milpitas Fire Station 2	Multi-family	S. Park Victoria, Single family	Yosemite Dr., Single family	Multi-family
9	Milpitas Fire Station 3	Single family	Single family	Midwick Dr., Single family	N. Milpitas Blvd. Public Works/Police Dept. building
10	Milpitas Fire Station 4	R&D industrial	Barber Lane, R&D industrial	R&D industrial	R&D industrial
11	Milpitas Unified School District Office	Sports Center	Multi-family	E. Calaveras Blvd., single family	Service station, medical office
12	Future Santa Clara County Medical Center	Future senior housing	N. Main St., future library	Future west Main St. garage	Commercial

ATTACHMENT E

ATTACHMENT E

Site No.	Sites	North	East	South	West
13	Milpitas N. Main St. Garage (under construction)	Future library	Railroad, Wrigley Creek	Auto repair, office, commercial	N. Main St., future County medical center and garage
14	Future Santa Clara County West Garage	Future County medical center	N. Main St., Future library & garage	W. Calaveras Blvd. overpass	Commercial
15	Elmwood Correctional Facility (Santa Clara County)	Single & multi-family (under construction)	Abel St., Multi-family (under construction)	Tasman Dr., Light Rail aerial tracks	Future auto dealerships (one under construction)
16	Burnett Elementary School	Kennedy Dr., Single family	Multi-family	Single family	Single family, Multi-family
17	Curtner Elementary School	Single family	Single family	Redwood Dr., Single family	Penitencia Creek, Multi-family
18	Pomeroy Elementary School	Washington Dr., Single family	Single family	Milpitas High School	Escuela Parkway (southbound), Hetch Hetchy median
19	Randall Elementary School	Single family	Single family	Single family	S. Park Victoria, Single family
20	Rose Elementary School	Single family	Single family	Single family	Roswell Dr., Single family
21	Sinnott Elementary School	Rancho Middle School	Yellowstone Ave., Single family	Single family	Yellowstone Park, Ballfields
22	Spangler Elementary School	Single family	Single family	Single family	Abbott Ave., Single family, Starlite Park
23	Weller Elementary School	Dixon Rd., Single family	Augustine Memorial Park, Single family	Single family	Single family
24	Zanker Elementary School	Pinewood Park, Single family	Fallen Leaf Dr., Single family	Single family	Single family
25	Rancho Middle School	Yellowstone Ave., Single family	Yellowstone Ave., Single family	Sinnott Elementary School	Yellowstone Park, Ballfields
26	Russell Middle School & Milpitas Unified School Corporation Yard	Single family	I-680 Fwy., Single Family	Single family	Escuela Pkwy. (northbound), Hetch Hetchy median
27	Milpitas High School	Single family, Pomeroy Elementary School	Escuela Parkway (southbound), Hetch Hetchy median	Calera Creek, commercial	Arizona Dr., Single Family
28	Milpitas Community School	Hillside homes	Hillside homes, Ed Levin Park	Calaveras Rd., Ed Levin Park	Golf course

ATTACHMENT E

E.I.F. No.: EA2007-2

ENVIRONMENTAL INFORMATION FORM

File Date: 2/07

Planning Division 455 E. Calavaras Blvd., Milpitas, CA 95035 (408) 586-3279

This form is to be completed by the applicant and submitted to the Planning Division with a $50 filing fee.

The California Environmental Quality Act of 1970, as amended, requires public agencies to evaluate public and private projects to determine their potential impact on the environment.

This form is intended to provide guidance for both you, the applicant, and City officials in assessing a proposed project to determine whether it may or may not have a significant impact on the environment.

If, based upon the information provided below, the City makes a determination that your project may have a significant impact on the environment, you will be required to prepare either additional information or an Environmental Impact Report as provided by State law and the City of Milpitas Environmental Impact Assessment requirements.

Detailed information regarding the environmental impact assessment procedure is also available.

GENERAL INFORMATION

1. Name and address of developer or project sponsor: *City of Milpitas*

2. Address of project: *See Attachment A, Tables 1 & 2*
   Assessor's Parcel Number: *See Attachment A, Tables 1 & 2*

3. Name, address and telephone number of person to be contacted concerning this project:
   Cynthia Maxwell, City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035 (408) 586-3287

4. Full name and address of legal property owner: *See Attachment A, Table 3*

5. List and describe any other related permits and other public approvals required for this project, including those required by City, regional, state and federal agencies: *None*

6. Existing zoning district: *See Attachment A, Table 2*
   Present use of site: *Various public facilities. See Attachment A, Table 2*

7. Proposed use of site (Project for which this form is filed): *No change in use is proposed*

8. Site size: *Various*

E.I.F. No. _____

9. Square footage: *Various*

10. Number of floors of construction: *Not applicable*

11. Amount of off-street parking provided: *Not applicable*

12. Attach plans. *Not applicable*

13. Proposed scheduling: *Planning Commission 2/28/07 & City Council 3/6/07*

14. Associated projects: *Not applicable*

15. Anticipated incremental development: *Not applicable*

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents and type of household and household size expected: *Not applicable*

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: *Not applicable*

18. If industrial, indicate type, estimated employment per shift and loading facilities: *Not applicable*

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities and community benefits to be derived from the project: *Not applicable*

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required: *Rezoning is required*

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES	NO	
_____	X	21. Change existing features of any bays, tidelands, beaches, lakes, or hills, or substantial alteration of ground contours.
_____	X	22. Change in scenic views or vistas from existing residential areas or public lands or roads.
_____	X	23. Change in pattern, scale or character of general area of project.
_____	X	24. Significant amount of solid waste or litter.
_____	X	25. Change in dust, ash, smoke, fumes or odors in vicinity.

_____	X	26. Change in ocean, bay, lake, steam or ground water quality or quantity or alteration of existing drainage patterns.
_____	X	27. Change in existing noise or vibration levels in the vicinity.
_____	X	28. Site on filled land or on slope of 10 percent or more.
_____	X	29. Use or disposal of potentially hazardous materials, such as toxic substance, flammables or explosives.
_____	X	30. Change in demand for municipal services (police, fire, water, sewage, etc.)
_____	X	31. Increased fossil fuel consumption (electricity, oil, natural gas, etc.)
_____	X	32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

34. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be acceptable.

35. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be acceptable. *See Attachment A, Table 4*

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 2/07

Cynthia Maxwell
(Signature)

For: City of Milpitas

ATTACHMENT A

Table 1
General Plan Amendment GP2007-4

The following sites are proposed to be redesignated "Public Facility" in the General Plan:

Site No.	Sites	Location	Assessor Parcel Number	Current Designation
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	28-12-011	Town Center
2	Future Milpitas Library	160 N. Main St.	28-24-019, 020 & 026	Mixed Use with Transit Oriented Development (TOD) Overlay
3	Existing Milpitas Senior Center	540 S. Abel St.	86-10-025	Mixed Use
4	United States Post Office	450 S. Abel St.	86-10-004 & 005	Mixed Use
5	Milpitas Police and Public Works Departments	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	22-02-012 22-02-047	Highway Service
6	Milpitas Sports Center/Teen Center	1325 E. Calaveras Blvd.	29-17-004, 013 & 015	Park & Open Space
7	Milpitas Fire Station 1	25 W. Curtis Ave. 777 S. Main St.	86-11-008	Fire Station
8	Milpitas Fire Station 2	1263 Yosemite Dr.	88-02-026	Fire Station
9	Milpitas Fire Station 3	45 Midwick Dr.	26-13-033	Fire Station
10	Milpitas Fire Station 4	775 Barber Lane	86-02-061	Fire Station
11	Milpitas Unified School District Office	1331 E. Calaveras Blvd.	29-17-002	School
12	Future Santa Clara County Medical Center	N. Main St.	22-08-042	Mixed Use with TOD Overlay
13	Milpitas S. Main St. Garage	Winsor St.	28-24-019, 020 & 026	Mixed Use with TOD Overlay
14	West Garage (Santa Clara County)	N. Main St.	22-08-003	Mixed Use with TOD Overlay

ATTACHMENT A

Table 2

Zone Change ZC2007-6

- Unshaded sites are proposed to be rezoned "I-S" Institutional with the 'S' Zone combining district.
- Shaded sites are proposed to be rezoned "I-TOD-S" Institutional with the TOD overlay and 'S' Zone combining district.

Site No.	Sites	Location	Assessor Parcel Number	Current Zoning *
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	28-12-011	Town Center (TC)
2	Future Milpitas Library	160 N Main St.	28-24-019	Mixed Use with TOD Overlay (MXD-TOD)
3	Existing Milpitas Senior Center	540 S. Abel St.	86-10-25	Mixed Use (MXD)
4	United States Post Office	450 S. Main St.	86-10-004 & 005	MXD
5	Milpitas Police and Public Works Departments	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	22-02-012 22-02-047	Highway Service (HS)
6	Milpitas Sports Center/Teen Center	1325 E. Calaveras Blvd.	29-17-004, 013 & 015	Park & Open Space (POS)
7	Milpitas Fire Station 1	25 W. Curtis Ave. 777 S. Main St.	86-11-008	MXD
8	Milpitas Fire Station 2	1263 Yosemite Dr.	88-02-026	Multi-Family High (R3)
9	Milpitas Fire Station 3	45 Midwick Dr.	26-13-033	Single Family Residential (R1-6)
10	Milpitas Fire Station 4	775 Barber Lane	86-02-061	Industrial Park (MP)
11	Milpitas Unified School District Office	1331 E. Calaveras Blvd.	29-17-002	R1-6
12	Future Santa Clara County Medical Center	N. Main St.	22-08-042	MXD-TOD
13	Milpitas S. Main St. Garage (under construction)	Winsor St.	28-24-019, 020 & 026	MXD-TOD
14	Future Santa Clara County West Garage	N. Main St.	22-08-003	MXD-TOD
15	Elmwood Correctional Facility (Santa Clara County)	701 S. Abel St.	86-05-021(portion) 86-05-005 86-05-006	Agriculture (A)
16	Burnett Elementary School	400 Fanyon St.	29-21-022	R1-6
17	Curtner Elementary School	275 Redwood St.	22-03-001	R1-6
18	Pomeroy Elementary School	1505 Escuela Pkwy.	26-17-027	R1-6
19	Randall Elementary School	1300 Edsel Dr.	88-06-001	R1-6
20	Rose Elementary School	250 Roswell Dr.	88-12-054	R1-6
21	Sinnott Elementary School	2025 Yellowstone Ave.	88-24-005	R1-6
22	Spangler Elementary School	140 Abbott Ave.	22-26-001	R1-6
23	Weller Elementary School	345 Boulder St.	26-07-073, 074 & 075	R1-6
24	Zanker Elementary School	1585 Fallen Leaf Dr.	86-18-049	R1-6
25	Rancho Middle School	1915 Yellowstone Ave.	88-24-005	R1-6
26	Russell Middle School & Milpitas Unified School Corporation Yard	1500 Escuela Pkwy. 1585 Roger St.	26-26-001	R1-6
27	Milpitas High School	1285 Escuela Pkwy.	26-18-003 & 004	R1-6
28	Milpitas Community School	3001 Calaveras Rd.	29-37-003	POS

* All zoning districts in the chart, except for "R1-6", have the "S" Zone Combining District attached.

ATTACHMENT A

Table 3
Property Owner List

Site No.	Site	Property Owner & Address
1	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
2	160 N Main St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
3	540 S. Abel St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
4	450 S. Main St.	US Post Office, 450 S. Main St., Milpitas, CA 95035
5	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
6	1325 E. Calaveras Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
7	25 W. Curtis Ave. 777 S. Main St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
8	1263 Yosemite Dr.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
9	45 Midwick Dr.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
10	775 Barber Lane	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
11	1331 E. Calaveras Blvd.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
12	N. Main St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
13	Winsor St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
14	N. Main St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
15	701 S. Abel St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
16	400 Fanyon St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
17	275 Redwood St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
18	1505 Escuela Pkwy.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
19	1300 Edsel Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
20	250 Roswell Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
21	2025 Yellowstone Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
22	140 Abbott Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
23	345 Boulder St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
24	1585 Fallen Leaf Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
25	1915 Yellowstone Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
26	1500 Escuela Pkwy. 1585 Roger St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
27	1285 Escuela Pkwy.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
28	3001 Calaveras Rd.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035

ATTACHMENT A

Table 4
Surrounding Land Uses

Site No.	Sites	North	East	South	West
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	Commercial	Commercial	E. Calaveras Blvd., Offices	N. Milpitas Blvd., Commercial
2	Future Milpitas Library	Future Mixed Use (Apton Plaza)	Railroad	West garage (under construction), auto repair, office, commercial	Future senior housing, County medical clinic and parking garage
3	Existing Milpitas Senior Center	Post office	Commercial	Town homes (under construction)	Abel St., Town homes (under construction)
4	United States Post Office	Medical offices	Offices	Senior center	Abel St., Town homes (under construction)
5	Milpitas Police and Public Works Departments	Offices & auto repair	N. Milpitas Blvd., fire station, single family homes	Concrete materials plant	Railroad, Penitencia Creek
6	Milpitas Sports Center/Teen Center	Sports fields, park	Multi-family homes	School district administrative offices & continuation high school	Single family homes, medical offices
7	Milpitas Fire Station 1	Multi-family (under construction) & commercial	S. Main St., contractor's office, restaurant, religious facility	Curtis Ave., multi-family	Multi-family
8	Milpitas Fire Station 2	Multi-family	S. Park Victoria, Single family	Yosemite Dr., Single family	Multi-family
9	Milpitas Fire Station 3	Single family	Single family	Midwick Dr., Single family	N. Milpitas Blvd. Public Works/Police Dept. building
10	Milpitas Fire Station 4	R&D industrial	Barber Lane, R&D industrial	R&D industrial	R&D industrial
11	Milpitas Unified School District Office	Sports Center	Multi-family	E. Calaveras Blvd., single family	Service station, medical office
12	Future Santa Clara County Medical Center	Future senior housing	N. Main St., future library	Future west Main St. garage	Commercial

ATTACHMENT A

Site No.	Sites	North	East	South	West
13	Milpitas N. Main St. Garage (under construction)	Future library	Railroad, Wrigley Creek	Auto repair, office, commercial	N. Main St., future County medical center and garage
14	Future Santa Clara County West Garage	Future County medical center	N. Main St., Future library & garage	W. Calaveras Blvd. overpass	Commercial
15	Elmwood Correctional Facility (Santa Clara County)	Single & multi-family (under construction)	Abel St., Multi-family (under construction)	Tasman Dr., Light Rail aerial tracks	Future auto dealerships (one under construction)
16	Burnett Elementary School	Kennedy Dr., Single family	Multi-family	Single family	Single family, Multi-family
17	Curtner Elementary School	Single family	Single family	Redwood Dr., Single family	Penitencia Creek, Multi-family
18	Pomeroy Elementary School	Washington Dr., Single family	Single family	Milpitas High School	Escuela Parkway (southbound), Hetch Hetchy median
19	Randall Elementary School	Single family	Single family	Single family	S. Park Victoria, Single family
20	Rose Elementary School	Single family	Single family	Single family	Roswell Dr., Single family
21	Sinnott Elementary School	Rancho Middle School	Yellowstone Ave., Single family	Single family	Yellowstone Park, Ballfields
22	Spangler Elementary School	Single family	Single family	Single family	Abbott Ave., Single family, Starlite Park
23	Weller Elementary School	Dixon Rd., Single family	Augustine Memorial Park, Single family	Single family	Single family
24	Zanker Elementary School	Pinewood Park, Single family	Fallen Leaf Dr., Single family	Single family	Single family
25	Rancho Middle School	Yellowstone Ave., Single family	Yellowstone Ave., Single family	Sinnott Elementary School	Yellowstone Park, Ballfields
26	Russell Middle School & Milpitas Unified School Corporation Yard	Single family	I-680 Fwy., Single Family	Single family	Escuela Pkwy. (northbound), Hetch Hetchy median
27	Milpitas High School	Single family, Pomeroy Elementary School	Escuela Parkway (southbound), Hetch Hetchy median	Calera Creek, commercial	Arizona Dr., Single Family
28	Milpitas Community School	Hillside homes	Hillside homes, Ed Levin Park	Calaveras Rd., Ed Levin Park	Golf course

ENVIRONMENTAL IMPACT ASSESSMENT NO: EA2007-2

Planning Division 455 E. Calaveras Blvd., Milpitas, CA 95035 (408) 586-3279

Prepared by: Contact Person

1. Project title: Institutional Rezoning and Zone Changes

2. Lead Agency Name and Address: City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035

3. Contact person and phone number: Cynthia Maxwell (408) 586-3287

4. Project location: Various, See Attachment B

5. Project sponsor's name and address: City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035

6. General plan designation: Various, See Attachment A, Table 1

7. Zoning: Various, See Attachment A, Table 2

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
Redesignate various sites (listed in Attachment A, Table 1) to "Public" on the City's Zoning Map and General Plan and rezone various sites (listed in Attachment A, Table 2) to "Institutional".

9. Surrounding land uses and setting: (Briefly describe the project's surroundings.)
See Attachment A, Table 4

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agriculture Resources
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology / Water Quality
- ☐ Land Use / Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population / Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation / Traffic
- ☐ Utilities / Service Systems
- ☐ Mandatory Findings of Significance

ENVIRONMENTAL IMPACT ASSESSMENT NO: EA2007-2

Planning Division 455 E. Calaveras Blvd., Milpitas, CA 95035 (408) 586-3279

Prepared by: *Cynthia Maxwell*

Title: *Principal Analyst*

1. Project title: *Institutional Redesignation and Zone Changes*
2. Lead Agency Name and Address: *City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035*
3. Contact person and phone number: *Cynthia Maxwell (408) 586-3287*
4. Project location: *Various, See Attachment B*
5. Project sponsor's name and address: *City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035*
6. General plan designation: *Various, See Attachment A, Table 1*
7. Zoning: *Various, See Attachment A, Table 2*
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
   Redesignate various sites (listed in Attachment A, Table 1) to "Public Facility" in the General Plan and rezone various sites (listed in Attachment A, Table 2) to "Institutional".
9. Surrounding land uses and setting: Briefly describe the project's surroundings:
   See Attachment A, Table 4
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
    None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

X I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Date: 2/07 Project Planner: CMaxwell (Signature) Cynthia Maxwell (Printed Name)

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
I. AESTHETICS:						
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	X	
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the areas?	☐	☐	☐	☐	X	
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:						
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	X	
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
III. AIR QUALITY: (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations). Would the project:						
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☐	X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☐	X	
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐	X	
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐	X	
IV. BIOLOGICAL RESOURCES: Would the project:						
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	☐	☐	☐	☐	X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service?	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐	X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	X	
V. CULTURAL RESOURCES: Would the project:						
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☐	X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☐	X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	X	
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	X	
VI. GEOLOGY AND SOILS: Would the project:	☐	☐	☐	☐	☐	
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☐	X	
ii) Strong seismic ground shaking?	☐	☐	☐	☐	X	
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	X	
iv) Landslides?	☐	☐	☐	☐	X	
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐	X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☐	X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	X	
VII. HAZARDS AND HAZARDOUS MATERIALS:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐	X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☐	X	
VIII. HYDROLOGY AND WATER QUALITY:						
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐	X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	☐	☐	☐	☐	X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation on- or off-site?	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☐	X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?	☐	☐	☐	☐	X	
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐	X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☐	X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☐	X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	X	
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	X	
IX. LAND USE AND PLANNING:						
a) Physically divide an established community?	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☐	X	
X. MINERAL RESOURCES:						
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	X	
XI. NOISE:						
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐	X	
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	X	
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	X	
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	X	☐	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	X	
XII. POPULATION AND HOUSING:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐	X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	X	
XIII. PUBLIC SERVICES:						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection? Police protection? Schools? Parks? Other public facilities?	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XIV. RECREATION:						
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐	X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐	X	
XV. TRANSPORTATION/TRAFFIC: Would the project:						
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	X	☐	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐	X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	X	
e) Result in inadequate emergency access?	☐	☐	☐	☐	X	
f) Result in inadequate parking capacity?	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					Source
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☐	X	
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐	X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐	X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	X	

WOULD THE PROJECT:	IMPACT					
	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XVII. MANDATORY FINDINGS OF SIGNIFICANCE:						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or pre-history?	☐	☐	☐	☐	X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☐	X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☐	X	

ENVIRONMENTAL IMPACT ASSESSMENT SOURCE KEY

1. Environmental Information Form submitted by applicant
2. Project plans
3. Site Specific Geologic Report submitted by applicant
4. Traffic Impact Analysis submitted by applicant
5. Acoustical Report submitted by applicant
6. Archaeological Reconnaissance Report submitted by applicant
7. Other EIA or EIR (appropriate excerpts attached)
8. Alquist-Priolo Special Studies Zones Maps
9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
10. Santa Clara Valley Water District
11. Milpitas General Plan Map and Text
12. Milpitas Midtown Specific Plan Map and Text
13. Zoning Ordinance and Map
14. Aerial Photos
15. Register of Cultural Resources in Milpitas
16. Inventory of Potential Cultural Resources in Milpitas
17. Field Inspection
18. Planner's Knowledge of Area
19. Experience with other project of this size and nature
20. Flood Insurance Rate Map, September 1998
21. June 1994 Water Master Plan
22. June 1994 Sewer Master Plan
23. July 2001, Storm Master Plan
24. Bikeway Master Plan
25. Trails Master Plan
26. Other _____

ENVIRONMENTAL CHECKLIST RESPONSES AND ANALYSIS

The following discussion includes explanations of answers to the above questions regarding potential environmental impacts, as indicated on the preceding checklist. Each subsection is annotated with the number corresponding to the checklist form.

EXISTING SETTING:

Various, see Attachment A

PROJECT DESCRIPTION:

Redesignate various sites (listed in Attachment A, Table 1) to "Public Facility" in the General Plan and rezone various sites (listed in Attachment A, Table 2) to "Institutional". The Institutional zoning district allows Farmers' Markets with the approval of a use permit.

Discussion of Checklist (all marked items except "no impact")

XI. NOISE

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than a significant impact – Potential temporary noise from the operation of a Farmers' Market will be analyzed and mitigated, if necessary, as part of the Use Permit review process.

XV. TRANSPORTATION/TRAFFIC

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less than a significant impact – Potential temporary traffic from the operation of a Farmers' Market will be analyzed and mitigated, if necessary, as part of the Use Permit review process.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? *No.*

b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? *No.*

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? *No.*

ATTACHMENT A

Table 1
General Plan Amendment GP2007-4

The following sites are proposed to be redesignated "Public Facility" in the General Plan:

Site No.	Sites	Location	Assessor Parcel Number	Current Designation
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	28-12-011	Town Center
2	Future Milpitas Library	160 N. Main St.	28-24-019, 020 & 026	Mixed Use with Transit Oriented Development (TOD) Overlay
3	Existing Milpitas Senior Center	540 S. Abel St.	86-10-025	Mixed Use
4	United States Post Office	450 S. Abel St.	86-10-004 & 005	Mixed Use
5	Milpitas Police and Public Works Departments	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	22-02-012 22-02-047	Highway Service
6	Milpitas Sports Center/Teen Center	1325 E. Calaveras Blvd.	29-17-004, 013 & 015	Park & Open Space
7	Milpitas Fire Station 1	25 W. Curtis Ave. 777 S. Main St.	86-11-008	Fire Station
8	Milpitas Fire Station 2	1263 Yosemite Dr.	88-02-026	Fire Station
9	Milpitas Fire Station 3	45 Midwick Dr.	26-13-033	Fire Station
10	Milpitas Fire Station 4	775 Barber Lane	86-02-061	Fire Station
11	Milpitas Unified School District Office	1331 E. Calaveras Blvd.	29-17-002	School
12	Future Santa Clara County Medical Center	N. Main St.	22-08-042	Mixed Use with TOD Overlay
13	Milpitas S. Main St. Garage	Winsor St.	28-24-019, 020 & 026	Mixed Use with TOD Overlay
14	West Garage (Santa Clara County)	N. Main St.	22-08-003	Mixed Use with TOD Overlay

ATTACHMENT A

Table 2

Zone Change ZC2007-6

- Unshaded sites are proposed to be rezoned "I-S" Institutional with the 'S' Zone combining district.
- Shaded sites are proposed to be rezoned "I-TOD-S" Institutional with the TOD overlay and 'S' Zone combining district.

Site No.	Sites	Location	Assessor Parcel Number	Current Zoning *
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	28-12-011	Town Center (TC)
2	Future Milpitas Library	160 N Main St.	28-24-019	Mixed Use with TOD Overlay (MXD-TOD)
3	Existing Milpitas Senior Center	540 S. Abel St.	86-10-25	Mixed Use (MXD)
4	United States Post Office	450 S. Main St.	86-10-004 & 005	MXD
5	Milpitas Police and Public Works Departments	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	22-02-012 22-02-047	Highway Service (HS)
6	Milpitas Sports Center/Teen Center	1325 E. Calaveras Blvd.	29-17-004, 013 & 015	Park & Open Space (POS)
7	Milpitas Fire Station 1	25 W. Curtis Ave. 777 S. Main St.	86-11-008	MXD
8	Milpitas Fire Station 2	1263 Yosemite Dr.	88-02-026	Multi-Family High (R3)
9	Milpitas Fire Station 3	45 Midwick Dr.	26-13-033	Single Family Residential (R1-6)
10	Milpitas Fire Station 4	775 Barber Lane	86-02-061	Industrial Park (MP)
11	Milpitas Unified School District Office	1331 E. Calaveras Blvd.	29-17-002	R1-6
12	Future Santa Clara County Medical Center	N. Main St.	22-08-042	MXD-TOD
13	Milpitas S. Main St. Garage (under construction)	Winsor St.	28-24-019, 020 & 026	MXD-TOD
14	Future Santa Clara County West Garage	N. Main St.	22-08-003	MXD-TOD
15	Elmwood Correctional Facility (Santa Clara County)	701 S. Abel St.	86-05-021(portion) 86-05-005 86-05-006	Agriculture (A)
16	Burnett Elementary School	400 Fanyon St.	29-21-022	R1-6
17	Curtner Elementary School	275 Redwood St.	22-03-001	R1-6
18	Pomeroy Elementary School	1505 Escuela Pkwy.	26-17-027	R1-6
19	Randall Elementary School	1300 Edsel Dr.	88-06-001	R1-6
20	Rose Elementary School	250 Roswell Dr.	88-12-054	R1-6
21	Sinnott Elementary School	2025 Yellowstone Ave.	88-24-005	R1-6
22	Spangler Elementary School	140 Abbott Ave.	22-26-001	R1-6
23	Weller Elementary School	345 Boulder St.	26-07-073, 074 & 075	R1-6
24	Zanker Elementary School	1585 Fallen Leaf Dr.	86-18-049	R1-6
25	Rancho Middle School	1915 Yellowstone Ave.	88-24-005	R1-6
26	Russell Middle School & Milpitas Unified School Corporation Yard	1500 Escuela Pkwy. 1585 Roger St.	26-26-001	R1-6
27	Milpitas High School	1285 Escuela Pkwy.	26-18-003 & 004	R1-6
28	Milpitas Community School	3001 Calaveras Rd.	29-37-003	POS

* All zoning districts in the chart, except for "R1-6", have the "S" Zone Combining District attached.

ATTACHMENT A

Table 3
Property Owner List

Site No.	Site	Property Owner & Address
1	455 E. Calaveras Blvd. 40 N. Milpitas Blvd. 457 E. Calaveras Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
2	160 N Main St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
3	540 S. Abel St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
4	450 S. Main St.	US Post Office, 450 S. Main St., Milpitas, CA 95035
5	1265 N. Milpitas Blvd. 1275 N. Milpitas Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
6	1325 E. Calaveras Blvd.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
7	25 W. Curtis Ave. 777 S. Main St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
8	1263 Yosemite Dr.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
9	45 Midwick Dr.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
10	775 Barber Lane	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
11	1331 E. Calaveras Blvd.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
12	N. Main St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
13	Winsor St.	City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035
14	N. Main St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
15	701 S. Abel St.	Santa Clara County, 70 W. Hedding St., San Jose CA 95110
16	400 Fanyon St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
17	275 Redwood St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
18	1505 Escuela Pkwy.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
19	1300 Edsel Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
20	250 Roswell Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
21	2025 Yellowstone Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
22	140 Abbott Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
23	345 Boulder St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
24	1585 Fallen Leaf Dr.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
25	1915 Yellowstone Ave.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
26	1500 Escuela Pkwy. 1585 Roger St.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
27	1285 Escuela Pkwy.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035
28	3001 Calaveras Rd.	Milpitas Unified School District, 1331 E. Calaveras Blvd., Milpitas CA 95035

ATTACHMENT A

Table 4
Surrounding Land Uses

Site No.	Sites	North	East	South	West
1	Milpitas City Hall Existing Milpitas Library Milpitas Community Center	Commercial	Commercial	E. Calaveras Blvd., Offices	N. Milpitas Blvd., Commercial
2	Future Milpitas Library	Future Mixed Use (Apton Plaza)	Railroad	West garage (under construction), auto repair, office, commercial	Future senior housing, County medical clinic and parking garage
3	Existing Milpitas Senior Center	Post office	Commercial	Town homes (under construction)	Abel St., Town homes (under construction)
4	United States Post Office	Medical offices	Offices	Senior center	Abel St., Town homes (under construction)
5	Milpitas Police and Public Works Departments	Offices & auto repair	N. Milpitas Blvd., fire station, single family homes	Concrete materials plant	Railroad, Penitencia Creek
6	Milpitas Sports Center/Teen Center	Sports fields, park	Multi-family homes	School district administrative offices & continuation high school	Single family homes, medical offices
7	Milpitas Fire Station 1	Multi-family (under construction) & commercial	S. Main St., contractor's office, restaurant, religious facility	Curtis Ave., multi-family	Multi-family
8	Milpitas Fire Station 2	Multi-family	S. Park Victoria, Single family	Yosemite Dr., Single family	Multi-family
9	Milpitas Fire Station 3	Single family	Single family	Midwick Dr., Single family	N. Milpitas Blvd. Public Works/Police Dept. building
10	Milpitas Fire Station 4	R&D industrial	Barber Lane, R&D industrial	R&D industrial	R&D industrial
11	Milpitas Unified School District Office	Sports Center	Multi-family	E. Calaveras Blvd., single family	Service station, medical office
12	Future Santa Clara County Medical Center	Future senior housing	N. Main St., future library	Future west Main St. garage	Commercial

ATTACHMENT A

Site No.	Sites	North	East	South	West
13	Milpitas N. Main St. Garage (under construction)	Future library	Railroad, Wrigley Creek	Auto repair, office, commercial	N. Main St., future County medical center and garage
14	Future Santa Clara County West Garage	Future County medical center	N. Main St., Future library & garage	W. Calaveras Blvd. overpass	Commercial
15	Elmwood Correctional Facility (Santa Clara County)	Single & multi-family (under construction)	Abel St., Multi-family (under construction)	Tasman Dr., Light Rail aerial tracks	Future auto dealerships (one under construction)
16	Burnett Elementary School	Kennedy Dr., Single family	Multi-family	Single family	Single family, Multi-family
17	Curtner Elementary School	Single family	Single family	Redwood Dr., Single family	Penitencia Creek, Multi-family
18	Pomeroy Elementary School	Washington Dr., Single family	Single family	Milpitas High School	Escuela Parkway (southbound), Hetch Hetchy median
19	Randall Elementary School	Single family	Single family	Single family	S. Park Victoria, Single family
20	Rose Elementary School	Single family	Single family	Single family	Roswell Dr., Single family
21	Sinnott Elementary School	Rancho Middle School	Yellowstone Ave., Single family	Single family	Yellowstone Park, Ballfields
22	Spangler Elementary School	Single family	Single family	Single family	Abbott Ave., Single family, Starlite Park
23	Weller Elementary School	Dixon Rd., Single family	Augustine Memorial Park, Single family	Single family	Single family
24	Zanker Elementary School	Pinewood Park, Single family	Fallen Leaf Dr., Single family	Single family	Single family
25	Rancho Middle School	Yellowstone Ave., Single family	Yellowstone Ave., Single family	Sinnott Elementary School	Yellowstone Park, Ballfields
26	Russell Middle School & Milpitas Unified School Corporation Yard	Single family	I-680 Fwy., Single Family	Single family	Escuela Pkwy. (northbound), Hetch Hetchy median
27	Milpitas High School	Single family, Pomeroy Elementary School	Escuela Parkway (southbound), Hetch Hetchy median	Calera Creek, commercial	Arizona Dr., Single Family
28	Milpitas Community School	Hillside homes	Hillside homes, Ed Levin Park	Calaveras Rd., Ed Levin Park	Golf course

INSTITUTIONAL ZONE LOCATION MAP

Attachment No.. B