



CITY OF MILPITAS

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November 15, 2011

MEMORANDUM

To: Dean Mills, DR Horton

From: Michael Keinath 
Elizabeth Miesner

Subject: Harmony GHG Analysis Results Clarification

This Memorandum clarifies a discrepancy presented in the ENVIRON Greenhouse Gas (GHG) Analysis Report dated November 2, 2011 for the Harmony Development in Milpitas, CA. The total building square footage in Table 2 of our report is not consistent with other project planning documents (Table 2 references 176,104 sq. ft. whereas all other planning documents reference 434,853 sq. ft.). The following discussion addresses this data inconsistency and provides clarification on why the results and conclusions of the analysis are unchanged as a result of this inconsistency.

To evaluate how the change in building square footage (sq. ft.) would affect the GHG results, ENVIRON reran the CalEEMod model for the Harmony project with the revised building square footage (434,853 sq. ft. versus 176,104 sq. ft.) and obtained the same results as presented in the November 2, 2011 Report. This result from CalEEMod is expected as the GHG emissions calculations in the model are based on the number of dwelling units rather than the total building square footage. For example, the electricity and natural gas energy intensity data in Table 2 of the GHG memorandum is in terms of kWh or BTU per Dwelling Unit per Year. Thus as the number of dwelling units (276 units) was correct in the initial analysis, the emissions do not change with the revised square footage. Similarly, the metrics for mobile source emissions, water and wastewater emissions, and solid waste emissions in CalEEMod are in terms of dwelling units and not square footage. More detailed information regarding the calculation methodology used in CalEEMod can be found online at <http://www.caleemod.com/>.

Therefore, the results and conclusions presented in ENVIRON's November 2, 2011 Greenhouse Gas Analysis Report for the Harmony Project remain unchanged.