

**Appendix G**

**ENVIRONMENTAL CHECKLIST FORM**

- 1. Project title: General Plan Amendment No. GP12-0001, Zoning Amendment No. ZA12-0002, Specific Plan Amendment No. ST12-0001, and Environmental Assessment No. EA12-0002, SB Tech Center Rezone**
- 2. Lead agency name and address: City of Milpitas, 455 E. Calaveras Blvd., Milpitas, CA 95035**
- 3. Contact person and phone number: Cindy Hom, Assistant Planner, 408-586-3284**
- 4. Project location: 1603-1787 S. Main Street (APN 86-21-073), zoned Industrial Park with Site and Architectural Overlay (MP-S).**
- 5. Project sponsor's name and address: SB Tech Center, LLC 3090 Pullman St. Costa Mesa, CA 92626**
- 6. General plan designation: Industrial Park (INP)**
- 7. Zoning: Industrial Park with Site and Architectural Overlay (MP-S)**

**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.)

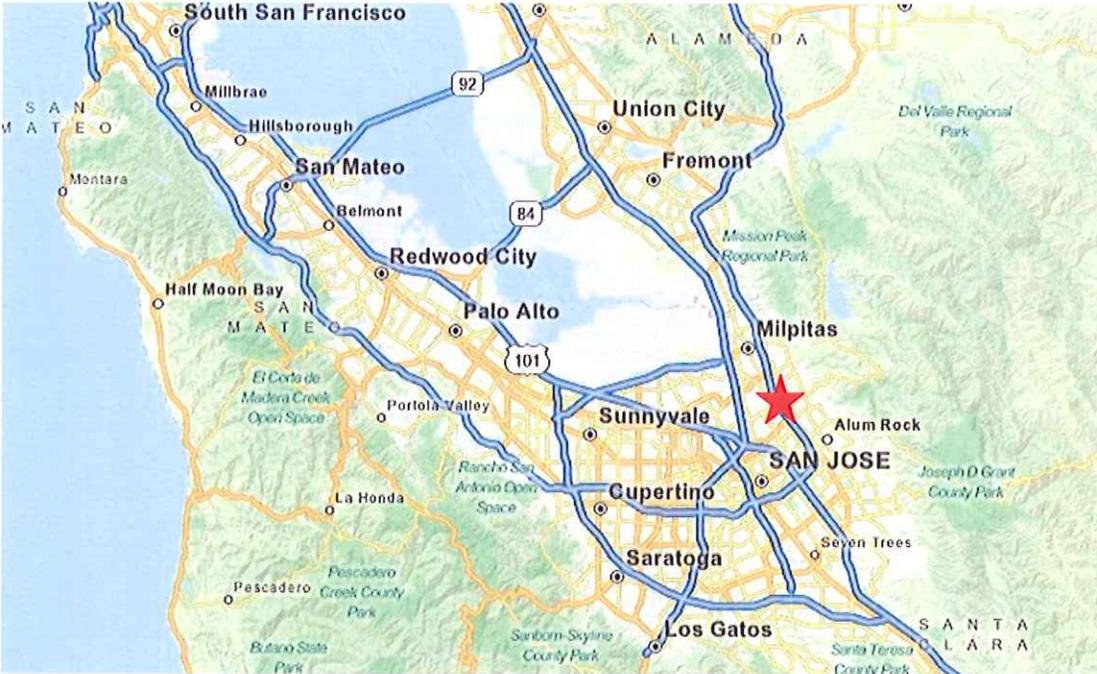
The project proposal is a land use designation change from Industrial Park to General Commercial on an 11.7-acre site that developed light industrial office buildings. This project requires an amendment to the General Plan, Zoning, and Midtown Specific Plan. The project would also include a blanket conditional use permit for the existing industrial uses to allow for consistency and conformance to the Zoning Ordinance. The purpose of the land use change is to allow greater flexibility to attract business and uses that would complement the current tenants and benefit the surrounding community.

**9. Surrounding land uses and setting:** Briefly describe the project's surroundings:

The subject site consists of an 11.7-acre parcel that is located at the northwest corner of intersection at South Main Street and Montague Expressway. The project site is currently developed as the South Bay Tech Center which includes a mix of one and two-story light industrial office buildings that are occupied by office/warehouse uses and some high tech businesses.

The site is bounded by South Main Street to the east, Montague Expressway to the south, and residential homes to the west and north. Surrounding land uses include single family residential homes and elementary school to the west and north, commercial and multi-family residential uses to the east, and industrial uses to the south. The project site is currently zoned Industrial Park. Abutting zoning districts include, Single Family Residential, Low Density (R1-6) to the west and north and Multi-family Residential, Very High Density (R4) to the east. The Milpitas/San Jose city boundary is located to the south. A Regional Location Map, Aerial Photo, and Zoning Map, for site and land use context are provided in Exhibit 1-3 below:

**Exhibit 1: Regional Location Map**



**Exhibit 2: Aerial Photo**



Exhibit 3: Sectional Zoning Map



- Single Family Residential min. 6,000 s.f. lot (R1-6)
- Multi-Family Residential, High Density (R3)
- Multi-Family Residential, Very High Density (R4)
- Industrial Park (MP)
- Institutional (I)
- Mixed Use Very High Density (MXD3)
- General Commercial (C2)
- Parks and Open Space (POS)
- Transit Oriented Development Overlay (TOD)

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

**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.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- 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.

Signature  Date 5/30/12

Printed Name Cindy Horn For \_\_\_\_\_

## EVALUATION OF ENVIRONMENTAL IMPACTS:

1. 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. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. 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.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

SB Tech Center Land Use Change

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance

**ISSUES**

| <b>I. AESTHETICS</b>   |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:   |                                |  |                              |                                     |                       |
| 1) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 2,4, 8                |
| 2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 2,4, 8                |
| 3) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 2, 8                  |
| 4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 8                  |

**Comment:**

The project will not substantially impact any scenic vistas, damage scenic resources, degrade the existing visual quality or create a new source of substantial light or glare because the project site is located on the valley floor within an urban developed area. The project proposes to change the land use designation change from Industrial Park zoning to General Commercial zoning designation and a conditional use permit for the existing industrial uses so that they remain legal, conforming uses after the rezoning of the property. The project does not propose any new construction or other exterior modifications that would have any visual impacts. **[No Impact]**

| <b>II. AGRICULTURAL AND FOREST RESOURCES</b>  |                                |  |                              |                                     |                       |
|---|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
| <p>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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p> |                                |  |                              |                                     |                       |
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| <p>Would the project:</p> <p>1) 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?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,2,4                 |
| <p>2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,2                   |
| <p>3) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526)?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| <p>4) Result in the loss of forest land or conversion of forest land to non-forest use?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| <p>5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,2                   |

**Comment:**

The project site is located in an urbanized commercial area. The project site is not currently used for agricultural purposes and is not zoned or designated as farmland of any type or would conflict with a Williamson Act Contract. **[No Impact]**

| <b>III. AIR QUALITY</b>   |                                |  |                              |                                     |                       |
|---|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
| 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.  |                                |  |                              |                                     |                       |
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:  |                                |  |                              |                                     |                       |
| 1) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,10                  |
| 2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,10                  |
| 3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 3,10                  |
| 4) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 2, 7               |
| 5) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |

**Comment:**

The project is a land use designation change that requires an amendment to the General Plan, Zoning Ordinance, and Midtown Specific Plan. The project does not propose any changes that would generate any new effects on air quality. Any subsequent projects will require further environmental analysis pursuant to CEQA. **[No Impact]**

| <b>IV. BIOLOGICAL RESOURCES</b>  |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:   |                                |  |                              |                                     |                       |
| 1) 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 and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| 2) 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 and Game or U.S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| 3) 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?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| 4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| 5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 4, 8               |

| IV. BIOLOGICAL RESOURCES   |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:<br>6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |

**Comment:**

The project would not result in an additional or substantial effect on plant or animal habitat and/or on wildlife species since the project entails an amendment to the General Plan, Zoning Ordinance and Midtown Specific Plan. The amendment would allow for the change in the land use designation from Industrial Park and General Commercial. Furthermore, the project is an existing industrial development. No new construction or new uses are being contemplated with this project. **[No Impact]**

| V. CULTURAL RESOURCES   |                                |  |                              |                                     |                       |
|---|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:<br>1) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| 2) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| 3) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |
| 4) Disturb any human remains, including those interred outside of formal cemeteries?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,4                   |

**Comment:**

The project site is within an urbanized area and is not likely to contain any significant cultural or historical resources. The project entails an amendment to the General Plan, Zoning and

Midtown Specific Plan and a conditional use permit to allow existing industrial uses as conforming uses. Any subsequent redevelopment involving grading will require further environmental analysis. **[No impact]**

| <b>VI. GEOLOGY AND SOILS</b>  |                                |  |                                     |                                     |                       |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           | Information Source(s) |
| Would the project:  |                                |  |                                     |                                     |                       |
| 1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  |                                |  |                                     |                                     |                       |
| a) Rupture of a known earthquake fault, as described 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.) |                                |  |                                     |                                     |                       |
|   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1,11, 12, 13          |
| b) Strong seismic ground shaking?   |                                |  |                                     |                                     |                       |
|   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 11, 12, 13         |
| c) Seismic-related ground failure, including liquefaction?  |                                |  |                                     |                                     |                       |
|   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 11, 12, 13         |
| d) Landslides?  |                                |  |                                     |                                     |                       |
|   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1                     |
| 2) Result in substantial soil erosion or the loss of topsoil?   |                                |  |                                     |                                     |                       |
|   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 11, 12, 13         |
| 3) Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   |                                |  |                                     |                                     |                       |
|   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 11, 12, 13         |
| 4) 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?  |                                |  |                                     |                                     |                       |
|   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 11, 12, 13         |

| VI. GEOLOGY AND SOILS  |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:<br>5) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 11, 12, 13         |

**Comment:**

The project area is located on the Valley Floor, in a mapped liquefaction hazard zone with soils that have a moderate potential for expansion. The project site is not located within a fault rupture zone or landslide hazard zone. The project area is located in a seismically active region and could experience strong seismic ground shaking and related effects in the event of an earthquake on one of the identified active or potentially active faults in the region. The project is an amendment to the General Plan, Zoning and Midtown Specific Plan and would not result in any geological, geotechnical, or seismicity impacts beyond what was previously analyzed when the project site was originally approved. **[No Impact]**

| VII. GREENHOUSE GAS EMISSIONS   |                                |  |                              |                                     |                       |
|---|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:<br>1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,2,                  |
| 2) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?    | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,2,                  |

**Comment:**

Considering the project is a land use designation change that requires an amendment to the General Plan, Zoning Ordinance, and Midtown Specific Plan and does not propose any changes to the existing conditions, new and substantial impacts on Greenhouse gases (GHG) would be unlikely. Any subsequent projects will require further a separate environmental analysis pursuant to CEQA. Furthermore, Midtown Specific Plan policies encourage development patterns that help reduces GHG emission. The implementation of these policies will make projects impact less then significant.

| VIII. HAZARDS AND HAZARDOUS MATERIALS  |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:   |                                |  |                              |                                     |                       |
| 1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |
| 2) 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |
| 3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |
| 4) 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?                                   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |
| 5) 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 result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |
| 6) 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |

| VIII. HAZARDS AND HAZARDOUS MATERIALS  |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:   |                                |  |                              |                                     |                       |
| 7) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |
| 8) 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |

**Comment:**

The project is an amendment to the General Plan, Zoning and Midtown Specific Plan and a conditional use permit to allow existing industrial uses as conforming uses. The project does not involve the use, storage, or transport of hazardous materials nor is the project area located within any airport-related "restricted zoned", private airstrip, or physically interferes with any emergency response plans. The project does not anticipate any additional substantial hazardous materials impacts. **[No Impact]**

| IX. HYDROLOGY AND WATER QUALITY   |                                |  |                                     |                          |                       |
|---|--------------------------------|--|-------------------------------------|--------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                | Information Source(s) |
| Would the project:  |                                |  |                                     |                          |                       |
| 1) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1,14                  |

| IX. HYDROLOGY AND WATER QUALITY   |                                |  |                              |                                     |                       |
|---|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:  |                                |  |                              |                                     |                       |
| 2) 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)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,14                  |
| 3) 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 siltation on-or off-site?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,14                  |
| 4) 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,14                  |
| 5) 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |
| 6) Otherwise substantially degrade water quality?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1                     |

| IX. HYDROLOGY AND WATER QUALITY  |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:   |                                |  |                              |                                     |                       |
| 7) 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,2, 14               |
| 8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 2, 14              |
| 9) 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,2                   |
| 10) Be subject to inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1,2                   |

**Comment:**

The proposed project would not result in any additional substantial adverse flooring or drainage impacts beyond what was analyzed in the previous environmental document for development of the South Bay Tech Center. The proposed amendment to the General Plan, Zoning and Midtown Specific Plan and conditional use permit to allow existing industrial uses as conforming uses will not violate any water quality standards, affect groundwater supplies or interfere with groundwater recharge, alter existing drainage patterns, contribute to runoff water that would exceed capacity of existing or stormwater systems or amount of surface runoff. The project will not result in a substantial change in local housing development patterns. The project is not located in an area that is susceptible to inundation by seiche, tsunami, or mudflow. **[No Impact]**

| X. LAND USE                                    |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:                             |                                |  |                              |                                     |                       |
| 1) Physically divide an established community? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 2                  |

| <b>X. LAND USE</b>  |                                |  |                              |                                     |                       |
|---|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:  |                                |  |                              |                                     |                       |
| 2) 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 2                  |
| 3) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 2, 4               |

**Comment:**

The project will not result in a physical divide of an established community since project is an amendment Milpitas General Plan, Zoning, and Midtown Specific Plan to allow for a land use designation change from industrial to commercial. The project also includes a conditional use permit to allow for the existing industrial uses. With approval of an amendment the project would be consistent with the Milpitas General Plan, Zoning, and Specific Plan. The project does not fall within any applicable habitat conversation plan or natural community conservation plan.

**[No Impact]**

| <b>XI. MINERAL RESOURCES</b>  |                                |  |                              |                                     |                       |
|---|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:  |                                |  |                              |                                     |                       |
| 1) 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?                                | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 4                  |
| 2) 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 4                  |

**Comment:**

Based on the Milpitas General Plan, the project is not within an area with mineral resources. Those areas are located in the foothills, outside of the city limits. Therefore, no mineral resource impacts are anticipated for this project. **[No Impact]**

| XII. NOISE  |                                |  |                                     |                                     |                       |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           | Information Source(s) |
| Would the project result in:  |                                |  |                                     |                                     |                       |
| 1) 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?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 6                  |
| 2) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 6                  |
| 3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 6                  |
| 4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 6                  |
| 5) 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 6                  |
| 6) 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1, 6                  |

**Comment:**

The project proposes a land use designation change from industrial to commercial. The project will not result in any additional or substantial adverse noise impacts beyond what was analyzed in the previous environmental document. The project is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. **[No Impact]**

| <b>XIII. POPULATION AND HOUSING</b>   |                                |  |                                     |                                     |                       |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           | Information Source(s) |
| Would the project:  |                                |  |                                     |                                     |                       |
| 1) 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)? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 2, 8               |
| 2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1                     |
| 3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1                     |

**Comment:**

The project proposes a land use designation change from industrial to commercial. The project does not propose any housing and therefore will not substantial increase population growth or demand on infrastructure; displace homes and/or substantial number of people that would require housing elsewhere. **[No Impact]**

| <b>XIV. PUBLIC SERVICES</b> |                                |  |                              |           |                       |
|-----------------------------|--------------------------------|--|------------------------------|-----------|-----------------------|
|                             | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | Information Source(s) |
|                             |                                |  |                              |           |                       |

| <b>XIV. PUBLIC SERVICES</b>  |                          |                          |                          |                                     |   |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <p>Would the project:</p> <p>1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental 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:</p> |                          |                          |                          |                                     |   |
| Fire Protection?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1 |
| Police Protection?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1 |
| Schools?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1 |
| Parks?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1 |
| Other Public Facilities?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1 |

**Comment:**

The project will not have an impact on public services considering it is an existing development in an urbanized area within the City of Milpitas. The project site is served by:

**Fire:** Fire protection is provided by the City of Milpitas Fire Department, which provides structural fire suppression, rescue, hazardous materials control and public education services. There are four Fire stations located within the city at the various locations below:

- Fire Station # 1:** 777 South Main St.
- Fire Station # 2:** 1263 Yosemite Dr.
- Fire Station # 3:** 45 Midwick Dr.
- Fire Station # 4:** 775 Barber Ln.

**Police Protection:** The City of Milpitas Police Department provides police protection.

**Schools:** Educational facilities are provided by the Milpitas Unified School District that operates kindergarten through high school services within the community. Schools that would serve the project include Milpitas High School (grades 9-12), two middle schools (grades 7-8) and nine elementary schools (grades K-6).

**Maintenance:** The City of Milpitas Public Works Department provides public works maintenance of public utilities for water, sewer, and stormwater.

**Parks:** The City of Milpitas has approximately 190 acres of city owned parks and recreational facilities.

|                       |
|-----------------------|
| <b>XV. RECREATION</b> |
|-----------------------|

| XV. RECREATION   |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:   |                                |  |                              |                                     |                       |
| 1) 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 4, 8               |
| 2) 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?      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 4, 8               |

**Comment:**

The project does not propose any new housing and therefore will not increase the use of existing or physical deterioration of existing recreational facilities nor require the construction of new facilities. **[No Impact]**

| XVI. TRANSPORTATION/TRAFFIC  |                                |  |                              |                                     |                       |
|--|--------------------------------|--|------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact                           | Information Source(s) |
| Would the project:   |                                |  |                              |                                     |                       |
| 1) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> | 1, 3                  |

| <b>XVI. TRANSPORTATION/TRAFFIC</b>   |                                |  |                                     |                                     |                       |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           | Information Source(s) |
| Would the project:   |                                |  |                                     |                                     |                       |
| 2) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1, 3                  |
| 3) 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?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1                     |
| 4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1                     |
| 5) Result in inadequate emergency access?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1                     |
| 7) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1                     |

**Comment:**

The project is an amendment Milpitas General Plan, Zoning, and Midtown Specific Plan to allow for a land use designation change from Industrial Park to General Commercial and a conditional use permit to allow for the existing industrial uses. The project does not propose any exterior or site modification or any changes in its current operations as an industrial business center therefore there are no additional or substantial traffic impacts on traffic or circulation. . **[Less than Significant]**

| <b>XVII. UTILITIES AND SERVICE SYSTEMS</b> |                                |  |                              |           |                       |
|--|--------------------------------|--|------------------------------|-----------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact | Information Source(s) |
| Would the project:                         |                                |  |                              |           |                       |

| <b>XVII. UTILITIES AND SERVICE SYSTEMS</b>  |                                |  |                                     |                                     |                       |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|-----------------------|
|   | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           | Information Source(s) |
| Would the project:  |                                |  |                                     |                                     |                       |
| 1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1,2                   |
| 2) 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?                            | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1,2                   |
| 3) 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?                                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1,2                   |
| 4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1,2                   |
| 5) 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1,2                   |
| 6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1,2                   |
| 7) Comply with federal, state, and local statutes and regulations related to solid waste?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1,2                   |

**Comment:**

The following service providers serve the project site:

- Electrical and natural gas power: Pacific Gas and Electric Company
- Communications: AT&T

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- Water supply: Provided by the City of Milpitas with the wholesale providers being either the San Francisco Water Department or the Santa Clara Valley Water District.
- Recycled water: South Bay Water Recycling Program
- Sewage treatment: Provided by the City of Milpitas and treated at the San Jose /Santa Clara Water Pollution Plant in San Jose.
- Storm drainage: City of Milpitas
- Solid waste disposal: Disposal is at the Newby Islands Landfill, operated by BFI
- Cable Television: Comcast

The project is an existing industrial development which receives service for water, sewer, storm water, and solid waste. The City of Milpitas is currently operating a commercial recycling program that complies with state-mandated waste reduction goals specified in the Public Resources Code Section 40500. This project will not generate any significant impacts on this topic. **[No Impact]**

| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE  |                                |  |                                     |                                     |                       |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|-----------------------|
|  | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact        | No Impact                           | Information Source(s) |
| 1) 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? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 1-15, A               |
| 2) 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)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1-15, A               |

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|   |  |         |
|---|--|---------|
| 3) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?      | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 1-15, A |
| 4) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | 1-15, A |

**Comment:**

The project is a land use designation change that requires an amendment to the General Plan, Zoning Ordinance, and Midtown Specific Plan. The project does not propose any changes to the existing conditions and therefore would not generate any new and substantial environmental impacts. Any subsequent projects will require further environmental analysis pursuant to CEQA.

**SOURCES**

**General Sources:**

1. CEQA Guidelines - Environmental Thresholds (Professional judgment and expertise and review of project plans)
2. City of Milpitas General Plan (Land Use Chapter)
3. City of Milpitas General Plan (Circulation Chapter)
4. City of Milpitas General Plan (Open Space & Environmental Conservation Chapter)
5. City of Milpitas General Plan (Seismic and Safety Chapter)
6. City of Milpitas General Plan (Noise Chapter)
7. City of Milpitas General Plan (Housing Chapter)
8. City of Milpitas Zoning (Title XI)
9. California Department of Conservation, *Santa Clara County Important Farmland 2006*, Map. June 2005
10. Bay Area Air Quality Management District, CEQA Guidelines, June 2010
11. County of Santa Clara Department of Public Works, *Soil Map Sheet 19*, 1964
12. United States Department of Agriculture, Soil Conservation Service, *Soils of Santa Clara County*, 1968
13. California Department of Conservation, *Geologic Map of the San Francisco-San José Quadrangle*, 1990
14. Federal Emergency Management Agency, *Flood Insurance Rate Map, Community Panel Nos. 06085CIND0A, 06085C0058H, 06085C0059H, 06085C0066H, 06085C0067H, 06085C0068H, 06085C0069H, 06085C0080H, 06085C0086H, and 06085C0087H*
15. Midtown Specific Plan Draft Environmental Impact Report, October 2001

**Project Related Sources:**

- A. Project application and plans

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador*

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*Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.