PUBLIC REVIEW DRAFT

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

MILPITAS LA QUINTA HOTEL PROJECT

MILPITAS, CA

LSA

July 2019

This page intentionally left blank

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE LA QUINTA HOTEL PROJECT

NOTICE IS HEREBY GIVEN that the City of Milpitas (City) has completed an Initial Study/Mitigated Negative Declaration for the proposed La Quinta Hotel Project in accordance with the California Environmental Quality Act.

Project Location: The approximately 1.14-acre project site is located at 1000 Jacklin Road in the City of Milpitas in Santa Clara County. The project site is located in northern Milpitas, in an area consisting primarily of residential and commercial uses. The site is bounded by a gas station to the north, Interstate 680 (I-680) to the east, commercial and institutional uses to the south, and commercial uses to the east.

Proposed Project: The proposed project involves the demolition of the existing building on the project site and the construction of a new 122-room hotel. The proposed five-story, approximately 81,250-square-foot building would be a maximum of 73 feet in height with a single level of underground parking. In addition to the guest rooms, the proposed building would include a meeting room, lounge area, office space, fitness center, and indoor pool and spa. In addition, two existing cellular antennas located on the clock tower of the existing building would be relocated to the rooftop of the proposed building.

Findings: The Initial Study prepared by the City was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of the Initial Study, City staff has concluded that the project will not have a significant effect on the environment and, therefore, has prepared a Mitigated Negative Declaration. The project site is not on a list of hazardous waste sites compiled pursuant to Government Code Section 65962.5.

Public Review: Copies of the Initial Study/Mitigated Negative Declaration are on file and available for review at the City of Milpitas, Planning Department, 455 East Calaveras Boulevard, Milpitas, CA, 95035.

Written comments will be accepted from July 3, 2019 to August 2, 2019. Comments from all Responsible Agencies and interested parties are requested. Any person wishing to comment on the Draft Initial Study/Mitigated Negative Declaration must submit written comments to the following:

Lillian Hua
455 East Calaveras Boulevard
Milpitas, CA 95035
408-586-3073
lhua@ci.milpitas.ca.gov

This page intentionally left blank

PUBLIC REVIEW DRAFT

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

MILPITAS LA QUINTA HOTEL PROJECT

MILPITAS, CA

Submitted to:

Lillian Hua
Associate Planner
City of Milpitas
Planning and Neighborhood Services
455 East Calaveras Boulevard
Milpitas, California 95035

Prepared by:

LSA
157 Park Place
Pt. Richmond, California 94801
510.236.6810

Project No. MLP1805

LSA

July 2019

This page intentionally left blank

TABLE OF CONTENTS

FIGURES AND TABLES ii
LIST OF ABBREVIATIONS AND ACRONYMS iii
1.0 PROJECT INFORMATION 1-1
2.0 PROJECT DESCRIPTION 2-1
2.1 Project Site 2-1
2.2 Proposed Project 2-2
2.3 Project Approvals 2-13
3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 3-1
3.1 Determination 3-1
4.0 CEQA ENVIRONMENTAL CHECKLIST 4-1
4.1 Aesthetics 4-1
4.2 Agriculture and Forestry Resources 4-4
4.3 Air Quality 4-6
4.4 Biological Resources 4-15
4.5 Cultural Resources 4-19
4.6 Energy 4-23
4.7 Geology and Soils 4-27
4.8 Greenhouse Gas Emissions 4-32
4.9 Hazards and Hazardous Materials 4-41
4.10 Hydrology and Water Quality 4-46
4.11 Land Use and Planning 4-51
4.12 Mineral Resources 4-53
4.13 Noise 4-54
4.14 Population and Housing 4-70
4.15 Public Services 4-71
4.16 Recreation 4-73
4.17 Transportation 4-74
4.18 Tribal Cultural Resources 4-79
4.19 Utilities and Service Systems 4-81
4.20 Wildfire 4-84
4.21 Mandatory Findings of Significance 4-86
5.0 LIST OF PREPARERS 5-1
6.0 REFERENCES 6-1

APPENDICES

[Located on compact disc on the inside back cover of this document]

A: CALEEMOD OUTPUT SHEETS
B: CULTURAL RESOURCES BACKGROUND RESEARCH RESULTS
C: CLIMATE ACTION PLAN DEVELOPMENT CHECKLIST
D: PHASE I ENVIRONMENTAL SITE ASSESSMENT
E: NOISE MEASUREMENT FIELDWORK SHEETS
F: FHWA NOISE MODEL PRINTOUTS
G: INTERIOR NOISE CALCULATION
H: TRANSPORTATION OPERATIONS ANALYSIS

FIGURES AND TABLES

FIGURES

Figure 2-1: Project Location and Regional Vicinity 2-3
Figure 2-2: Aerial Photograph and Surrounding Land Uses 2-4
Figure 2-3: Conceptual Site Plan 2-5
Figure 2-4: Conceptual Basement and First Floor Plan 2-6
Figure 2-5: Conceptual Second through Fifth Floor Plan 2-7
Figure 2-6: Conceptual Building Elevations – North and South 2-8
Figure 2-7: Conceptual Building Elevations – East and West 2-9
Figure 2-8: Conceptual Landscape Plan 2-12
Figure 4-1: Noise Measurement Locations 4-59

TABLES

Table 2.A: Potential Permits and Approvals 2-14
Table 4.A: Project Construction Emissions in Pounds Per Day 4-10
Table 4.B: Project Operational Emissions 4-12
Table 4.C: Estimated Annual Energy Use of Proposed Project 4-24
Table 4.D: Consistency with the City's Climate Action Plan Measures 4-35
Table 4.E: City of Milpitas Noise Compatibility Standards 4-56
Table 4.F: Long-Term and Short-Term Ambient Noise Level Measurements 4-57
Table 4.G: Reference Noise Level Measurements – Car Wash 4-58
Table 4.H: Existing Traffic Noise Levels 4-61
Table 4.I: Typical Construction Equipment Noise Levels 4-62
Table 4.J: Traffic Noise Levels Without and With Project 4-65
Table 4.K: Summary of On-Site Traffic Noise Levels from I-680 4-67
Table 4.L: Trip Generation 4-75

LIST OF ABBREVIATIONS AND ACRONYMS

µg/m^3	micrograms per cubic meter
AB	Assembly Bill
ADA	Americans with Disabilities Act
APN	Assessor's Parcel Number
BAAQMD	Bay Area Air Quality Management District
Basin Plan	Water Quality Control Plan
BMPs	Best Management Practices
CALEEMod	California Emission Estimator Model
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resource Board
CBC	California Building Code
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CH_4	methane
City	City of Milpitas
Clean Air Plan	BAAQMD 2017 Clean Air Plan
CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO_2e	carbon dioxide equivalent
CUP	Conditional Use Permit

dB	decibel
dBA	A-weighted decibel
EOP	County of Santa Clara Emergency Operations Plan
FAR	Floor Area Ratio
FHWA	Federal Highway Administration
FINDS	Facility Index System
Fire Department	City of Milpitas Fire Department Office of Emergency Services
GHG	Greenhouse Gas
GWh	gigawatt-hours
GWP	Global Warming Potential
HFCs	hydrofluorocarbons
HS	Highway Services
HVAC	air conditioning
HWS	Highway Services
I-680	Interstate 680
I-880	Interstate 880
IPCC	Intergovernmental Panel on Climate Change
IS/MND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
kWh	kilowatt-hours
L_{dn}	day-night average sound level
L_{eg}	equivalent continuous sound level
LID	low impact development
LUST	leaking underground storage tank

mgd	million gallons per day
MPG	miles per gallon
MRP	Municipal Regional Permit
mt	metric tons
MTBE	methyl tertiary-butyl ether
MUSD	Milpitas Unified School District
NO_2	nitrogen dioxide
NOx	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NWIC	Northwest Information Center
O_3	ozone
PB	lead
PFCs	perfluorocarbons
PG&E	Pacific Gas & Electric
Phase I ESA	Phase I Environmental Site Assessment
PM_{10}	particulate matter less than 10 microns in diameter (but larger than 2.5 microns)
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
POTWs	Publicly owned treatment works
PRC	Public Resources Code
REC	Recognized Environmental Condition
ROG	reactive organic gas
SB	Senate Bill
SBWR	South Bay Water Recycling
SCP	Stormwater Control Plan

SCVURPPP	Santa Clara Valley Urban Runoff Pollution Prevention Program
SCVWD	Santa Clara Valley Water District
SF_6	sulfur hexafluoride
SMP	Site Management Plan
SO_2	sulfur dioxide
STC	Sound Transmission Class
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminant
TBA	tertiary butyl alcohol
UCMP	University of California Museum of Paleontology
UWMP	Urban Water Management Plan
VMT	vehicle miles traveled
VOCs	volatile organic compounds
VTA	Valley Transportation Authority
VTP	Valley Transportation Plan
Water Board	San Francisco Bay Regional Water Quality Control Board
WPCP	San José/Santa Clara Water Pollution Control Plan
ZE	zero emission

1.0 PROJECT INFORMATION

1. **Project Title:**

   Milpitas La Quinta Hotel Project

2. **Lead Agency Name and Address:**

   City of Milpitas
   Planning and Neighborhood Services Department
   455 East Calaveras Boulevard
   Milpitas, California 95035

3. **Contact Person and Phone Number:**

   Lillian Hua, (408) 586-3073

4. **Project Location:**

   1000 Jacklin Road, Milpitas, CA 95035

5. **Project Sponsor's Name and Address:**

   Mark Tiernan
   302 Silveria Street
   Milpitas, CA 95035

6. **General Plan Designation:**

   Highway Services (HWS)

7. **Zoning:**

   Highway Services (HS)

8. **Description of Project:**

   The proposed project involves the demolition of the existing building on the project site and the construction of a hotel. The proposed five-story, approximately 81,250-square-foot building would include 122 guest rooms and would be a maximum of 73 feet in height with a single level of underground parking. In addition to the guest rooms, the proposed building would include a meeting room, lounge area with a bar and seating space, office space, fitness center, and indoor pool and spa, all of which would be located on the first floor. A total of approximately 40 staff members, including 30 full-time and 10 part-time staff would be employed by the hotel.

   See Section 2.0, Project Description of this Initial Study, for a full project description.

9. **Surrounding Land Uses and Setting:**

   The project site is located in a developed area of the City of Milpitas and is surrounded by residential and commercial uses. The site is bounded by a gas station to the north, Interstate

680 (I-680) to the east, commercial and institutional uses to the south, and commercial uses to the east.

10. **Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements):**

    City of Milpitas Fire Department, Santa Clara Valley Water District, Pacific Gas & Electric

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.??**

    California Native American tribes traditionally and culturally affiliated with the project site and area were notified of the proposed project on May 2, 2019. The City did not receive any requests for consultation during the 30-day notification period. Therefore, the City considers the AB 52 consultation process to be concluded.

2.0 PROJECT DESCRIPTION

The following describes the proposed Milpitas La Quinta Hotel Project (project) that is the subject of this Initial Study/Mitigated Negative Declaration (IS/MND) prepare pursuant to the California Environmental Quality Act (CEQA). The proposed project would result in demolition of the existing fitness building on the project site and construction of a new La Quinta hotel. The City of Milpitas (City) is the lead agency for review of the project under CEQA.

2.1 PROJECT SITE

The following section describes the project location, existing conditions, surrounding land uses, and the regulatory setting.

2.1.1 Project Location

The approximately 1.14-acre project site is located at 1000 Jacklin Road in the City of Milpitas in Santa Clara County (Assessor's Parcel Number [APN] 028-05-015). The project site is located in northern Milpitas, in an area consisting primarily of residential and commercial uses. The site is bounded by a gas station to the north, Interstate 680 (I-680) to the east, commercial and institutional uses to the south, and commercial uses to the east.

Regional vehicular access to the project site is provided by I-680, located immediately adjacent to the project site. The nearest on/off ramps to I-680 are located at Jacklin Road, with the southbound on-ramp located along the project site's eastern frontage. Bus stops located along Jacklin Road provide transit service to the project site. Figure 2-1 shows the regional and local context of the project site. Figure 2-2 depicts and aerial photograph of the project site and surrounding land uses.

2.1.2 Existing Conditions

The generally level project site is developed with an approximately 24,000-square-foot building formerly used as a fitness facility and an associated surface parking lot. The building is currently vacant. Vegetation on the project site is limited to ornamental landscaping along the perimeter, and one mature tree located on the western border of the site. The existing building on the project site includes a clock tower with two cellular antennas. Additionally, a freestanding cellular monopole with associated building and facilities are located adjacent to the existing building along the eastern border of the project site.

2.1.3 Surrounding Land Uses

As shown in Figure 2-2, the project site is within a commercial area situated between single-family residential neighborhoods located north of Jacklin Road, south across a channelized portion of Tularcitos Creek, west of North Hillview Drive, and east across I-680. Within the commercial area, the site is bordered to the north by a gas station and convenience market, to the south by a commercial office building, and to the west by three commercial and medical office buildings that also include a day care center and a religious facility. Surface parking lots are located throughout the commercial area and serve the building tenants and visitors. Oliver W. Jones Memorial Park and the Hetch Hetchy Trail are located further west.

2.1.4 Parking, Circulation and Access

The northern portion of the project site includes approximately 52 surface parking spaces, including two ADA spaces. Automobile access to the project site is provided through the commercial area via a driveway at Jacklin Road to the north and a driveway at North Hillview Drive to the south. A sidewalk surrounds the commercial area on the north and west.

2.1.5 Regulatory Setting

The City of Milpitas General Plan Land Use Map designates the project site as Highway Services (HWS).[1] This land use is intended to provide for motels, mobile home parks, and non-retail services such as car-rental offices. The City of Milpitas Zoning Map identifies the project site as Highway Services (HS).[2] Hotel uses are conditionally permitted in the HS zone and require a Conditional Use Permit (CUP) pursuant to Section XI-10-5.02 of the Municipal Code.

2.2 PROPOSED PROJECT

The proposed project involves the demolition of the existing building on the project site and the construction of a 122-room hotel. Individual components of the proposed project are discussed below.

2.2.1 Building Program

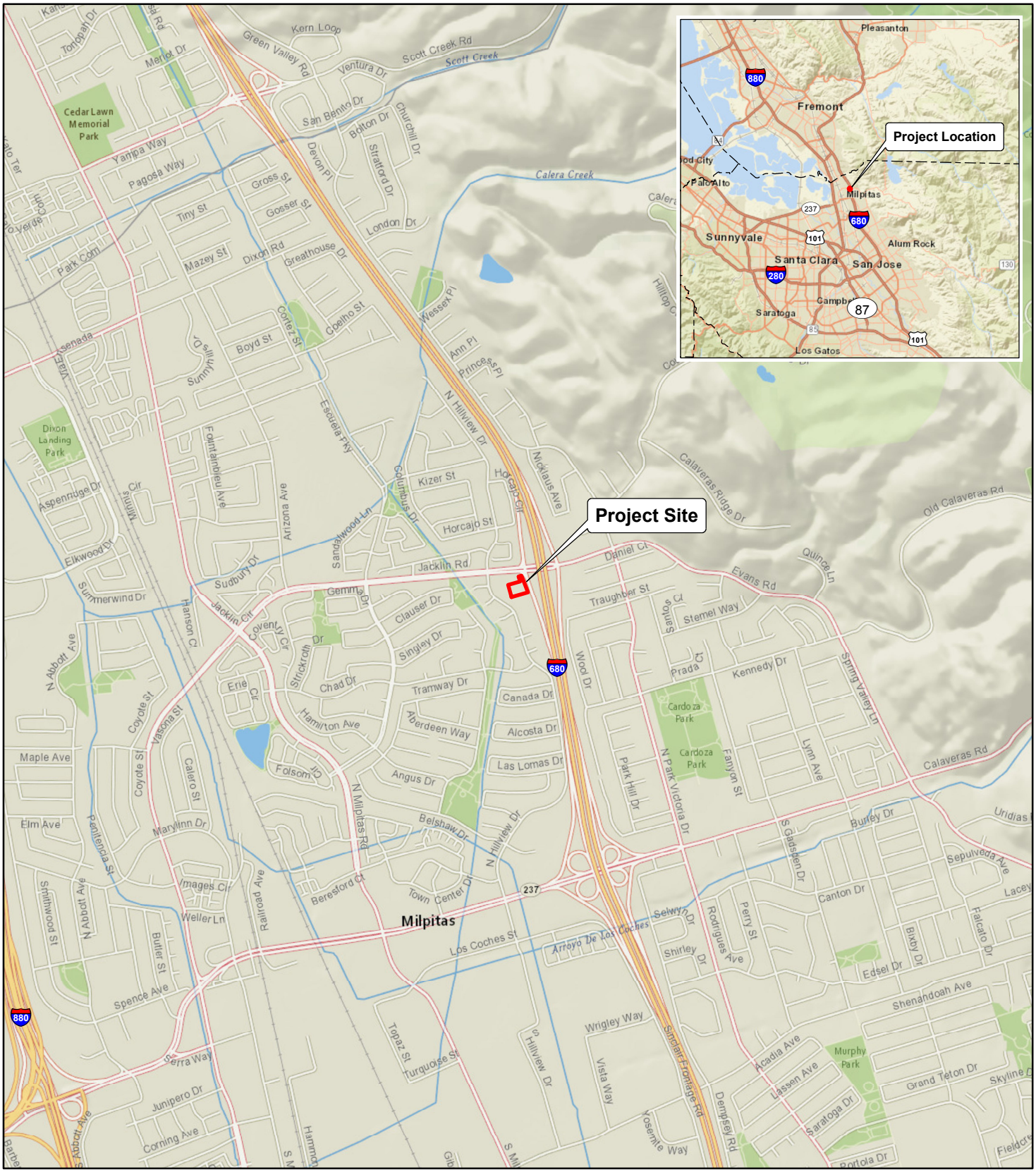
The proposed five-story, approximately 81,250-square-foot building would include 122 guest rooms and would be a maximum of 73 feet in height with a single level of underground parking. In addition to the guest rooms, the proposed building would include a meeting room, lounge area with a bar and seating space, office space, fitness center, and indoor pool and spa, all of which would be located on the first floor. The building frontage would be oriented towards the north. A total of approximately 40 staff members, including 30 full-time and 10 part-time staff would be employed by the hotel.

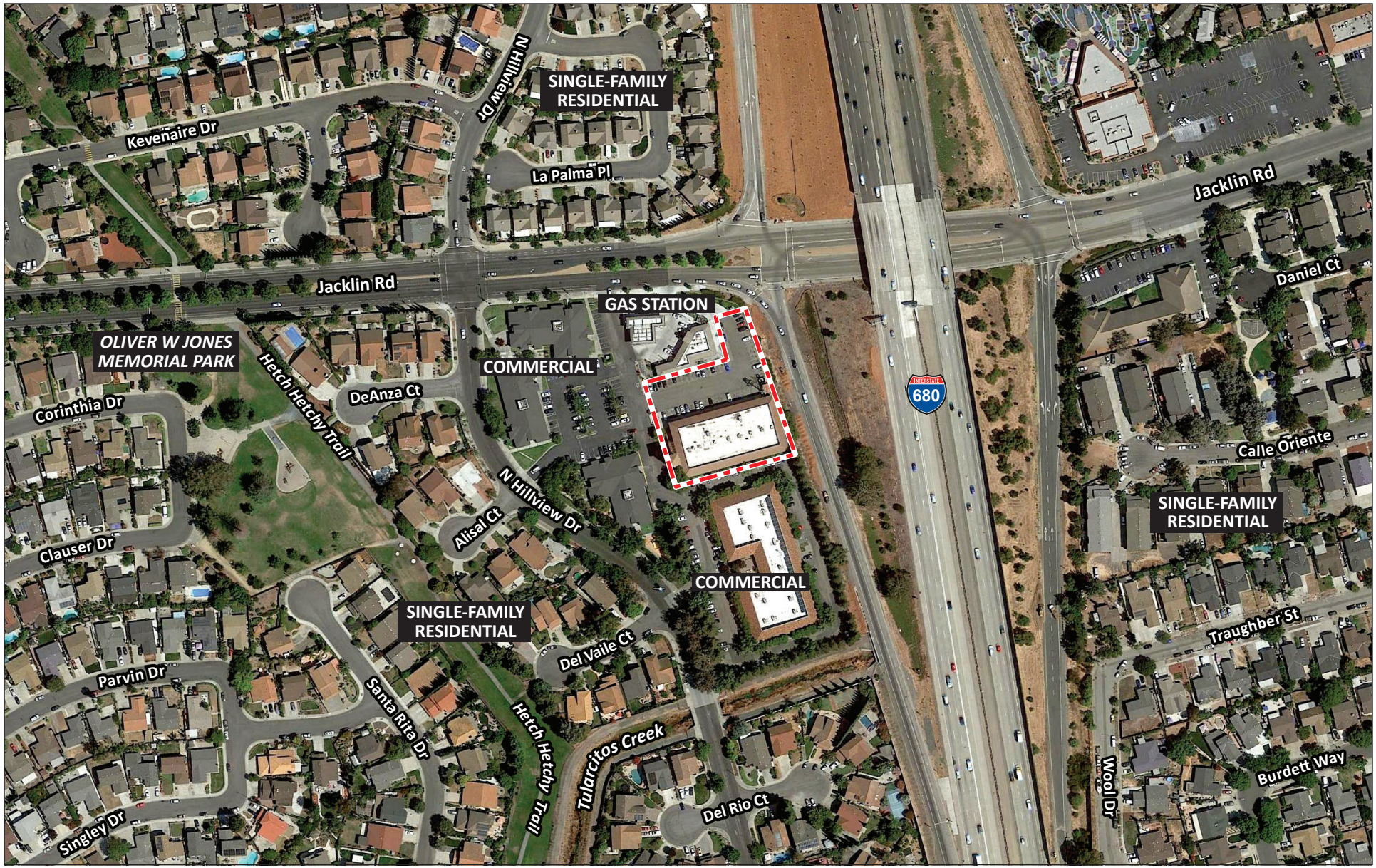
In addition, the two existing cellular antennas located on the clock tower of the existing building would be relocated to the rooftop of the proposed building. The freestanding cellular monopole and its associated building and facilities would remain in their same location.

A conceptual site plan for the proposed project is shown in Figure 2-3, and the basement and first floor plans are shown in Figure 2-4. Figure 2-5 shows a conceptual floor plan for the second through fifth floors, and Figure 2-6 and Figure 2-7 show conceptual building elevations.

[1] Milpitas, City of, 2012. General Plan Land Use Map, Figure 2-1. Available online at: www.ci.milpitas.ca.gov/_pdfs/plan_map_general_plan_land_use.pdf (accessed February 15, 2019). October.

[2] Milpitas, City of, 2015. Zoning Map. January.


Project Site
Project Location
Milpitas
Fremont
Pleasanton
Sunnyvale
Santa Clara
San Jose
Alum Rock
Saratoga
Los Gatos
Palo Alto
Milpitas
Calera Creek
Scott Creek
Scott Creek Rd
Green Valley Rd
Kern Loop
Ventura Dr
San Benito Dr
Bolton Dr
Churchill Dr
Stratford Dr
London Dr
Deron Pl
Gross St
Gosser St
Tiny St
Mazey St
Dixon Rd
Greathouse Dr
Yanipa Way
Pagosa Way
Merlot Dr
Cedar Lawn Memorial Park
Park Com
Wessex Pl
Ann Pl
Princess Pl
N Hillview Dr
Coelho St
Cortez St
Boyd St
Sunnyhills Dr
Via Ensenada
Dixon Landing Park
Aspenridge Dr
Elkwood Dr
Summerwind Dr
Sudbury Dr
Jacklin Cir
Jacklin Rd
Hanson Ct
Arizona Ave
Fountainbleau Ave
Escuela Pky
Columbus Dr
Sandalwood Ln
Kizer St
Horcajo St
Horcajo Cir
Nicklaus Ave
Daniel Ct
Traughber St
Evans Rd
Quince Ln
Old Calaveras Rd
Calaveras Ridge Dr
Gemma Dr
Clauser Dr
Singley Dr
Strickroth Dr
Coventry Cir
Erie Ct
Chad Dr
Tramway Dr
Canada Dr
Alcosta Dr
Las Lomas Dr
Aberdeen Way
Hamilton Ave
Angus Dr
Folsom Cir
N Milpitas Blvd
Belshaw Dr
N Hillview Dr
Town Center Dr
Beresford Ct
Images Cir
Weller Ln
Railroad Ave
Marylinn Dr
Penitencia St
Calero St
Coyote St
Vasona St
N Abbott Ave
Maple Ave
Elm Ave
Smithwood St
Butler St
Spence Ave
Sierra Way
Junipero Dr
Corning Ave
Topaz St
Turquoise St
Los Coches St
Arroyo De Los Coches
Selwyn Dr
Shirley Dr
Rodrigues Ave
Perry St
Wool Dr
Prada Ct
Stemel Way
Santos Ct
Kennedy Dr
Spring Valley Ln
Cardoza Park
Park Hill Dr
N Park Victoria Dr
Fanyon St
Lynn Ave
Calaveras Rd
Burley Dr
S Gadsden Dr
Sepulveda Ave
Canton Dr
Edsel Dr
Bixby Dr
Falcato Dr
Shenandoah Ave
Wrigley Way
Vista Way
Sinclair Frontage Rd
Dempsey Rd
Yosemite Way
Acadia Ave
Lassen Ave
Murphy Park
Grand Teton Dr
Saratoga Dr
Portola Dr
Skyline D
Fieldcre
Milpitas Rd
Hillview Dr
Hillview Dr
Hillview Dr



LSA

FIGURE 2-2

0 150 300
FEET

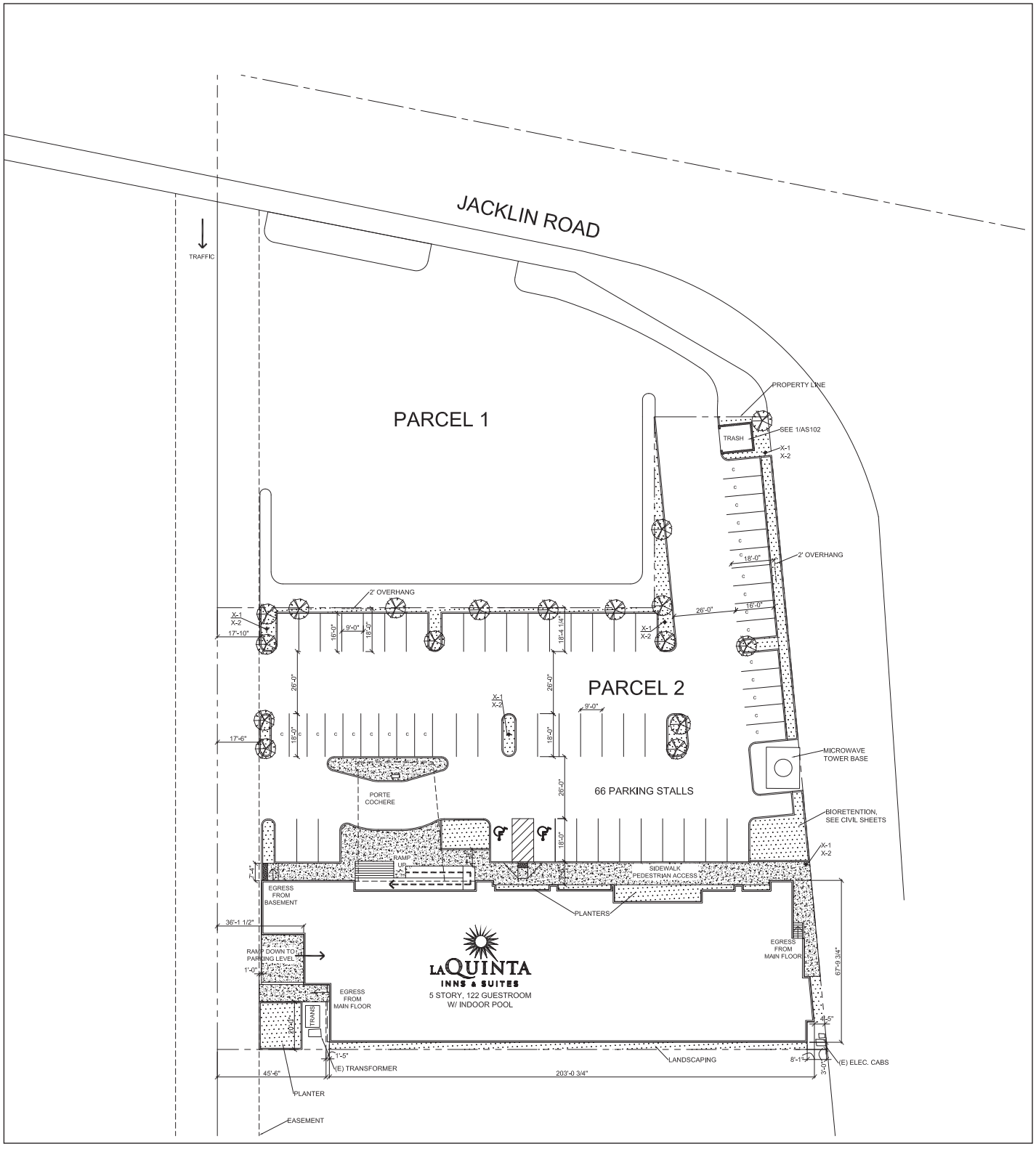
N

Project Boundary

SOURCES: GOOGLE EARTH, 8/9/2018; LSA, 2019.

P:\MLP1805 La Quinta Hotel\figures\Fig_2-2.ai (2/14/19)

Milpitas La Quinta Hotel Project IS/MND
Aerial Photograph and Surrounding Land Uses



LSA

FIGURE 2-3

N

NOT TO SCALE

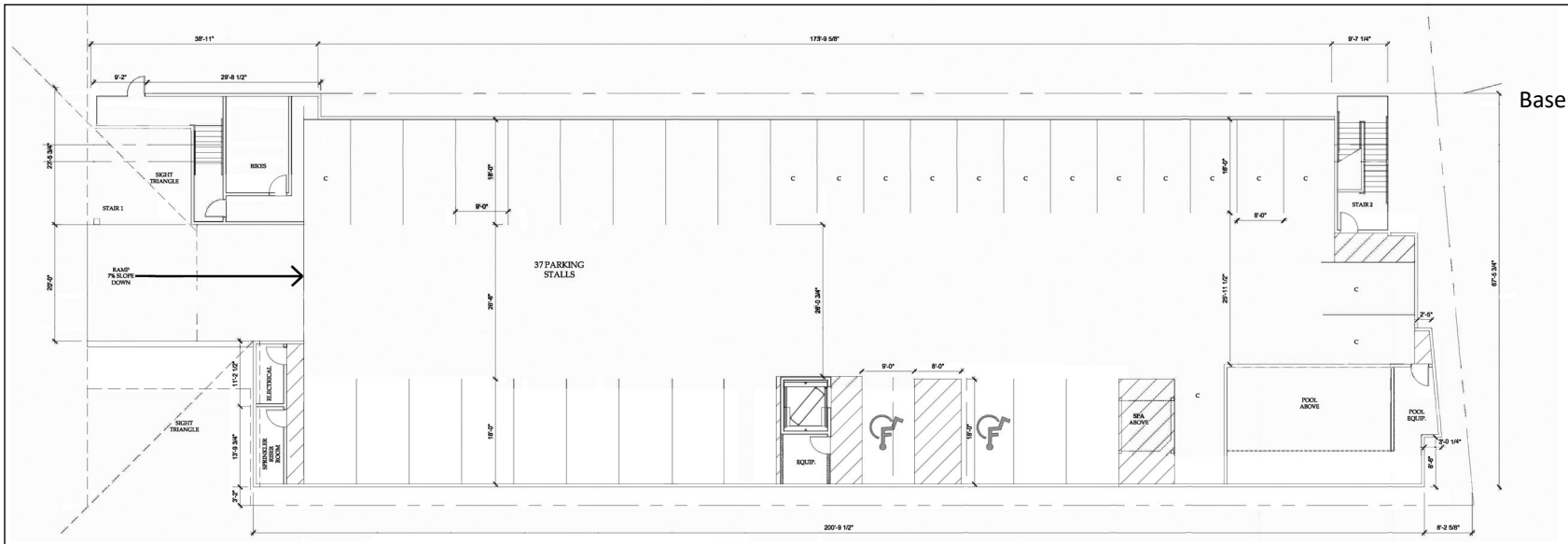
Milpitas La Quinta Hotel Project IS/MND

Conceptual Site Plan

SOURCE: CASE DESIGN GROUP, 2018.

P:\MLP1805 La Quinta Hotel\figures\Fig_2-3.ai (2/14/19)

Basement Floor Plan



First Floor Plan

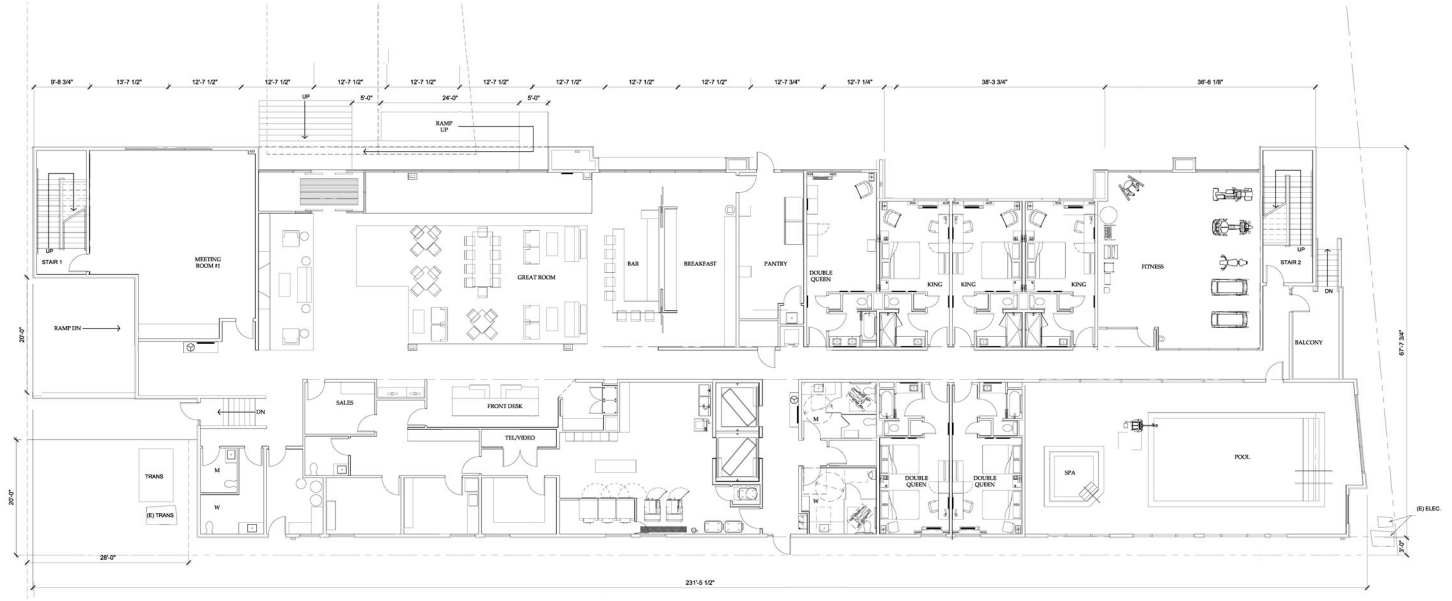


FIGURE 2-4

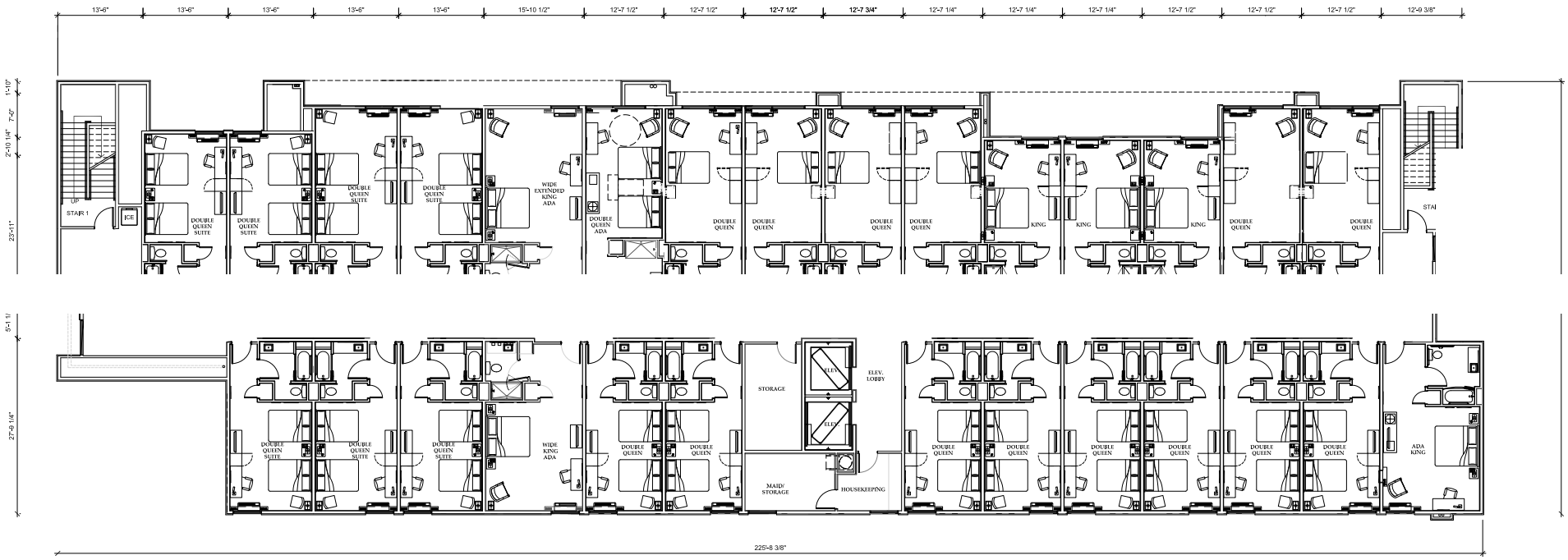
NOT TO SCALE

SOURCE: CASEY DESIGN GROUP, 2018.

P:\MLP1805 La Quinta Hotel\figures\Fig_2-4.ai (2/14/19)

Milpitas La Quinta Hotel Project IS/MND

Conceptual Basement and First Floor Plan



LSA

FIGURE 2-5

NOT TO SCALE

SOURCE: CASEY DESIGN GROUP, 2018.

P:\MLP1805 La Quinta Hotel\figures\Fig_2-5.ai (2/15/19)

Milpitas La Quinta Hotel Project IS/MND

Conceptual Second through Fifth Floor Plan

LSA

FIGURE 2-6

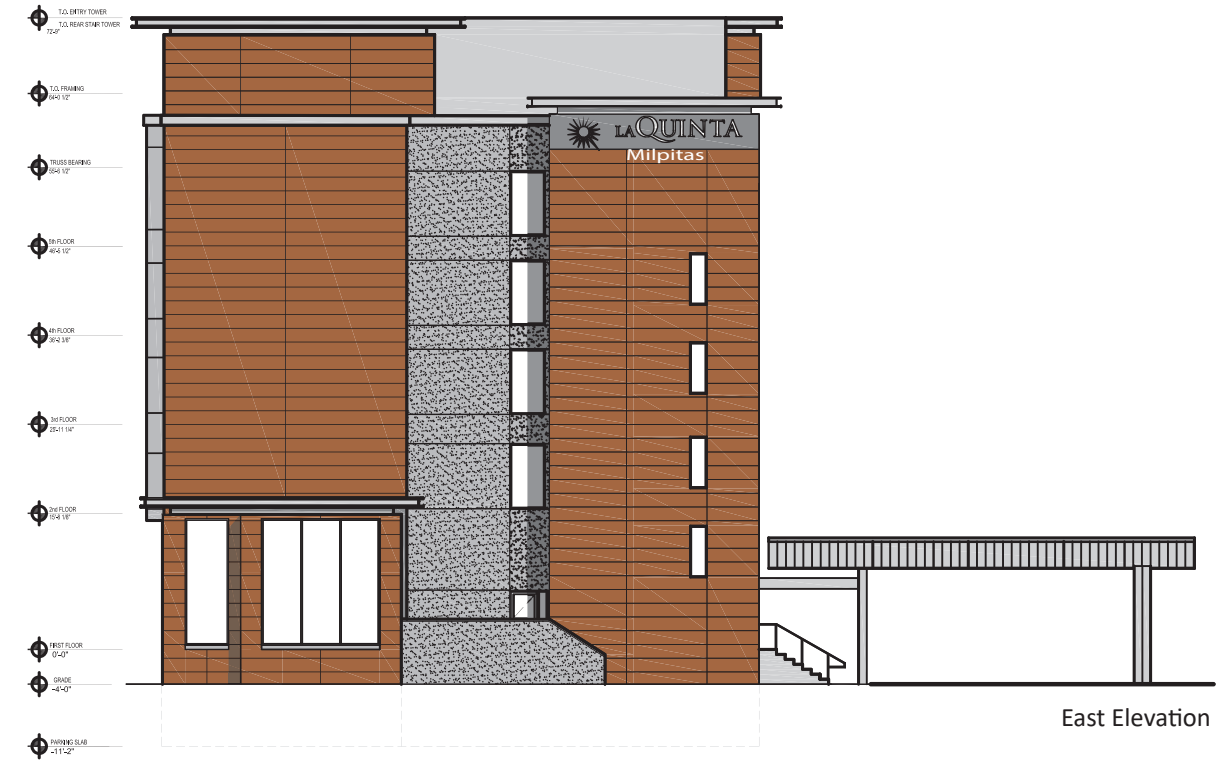
NOT TO SCALE

SOURCE: CASEY DESIGN GROUP, 2018.

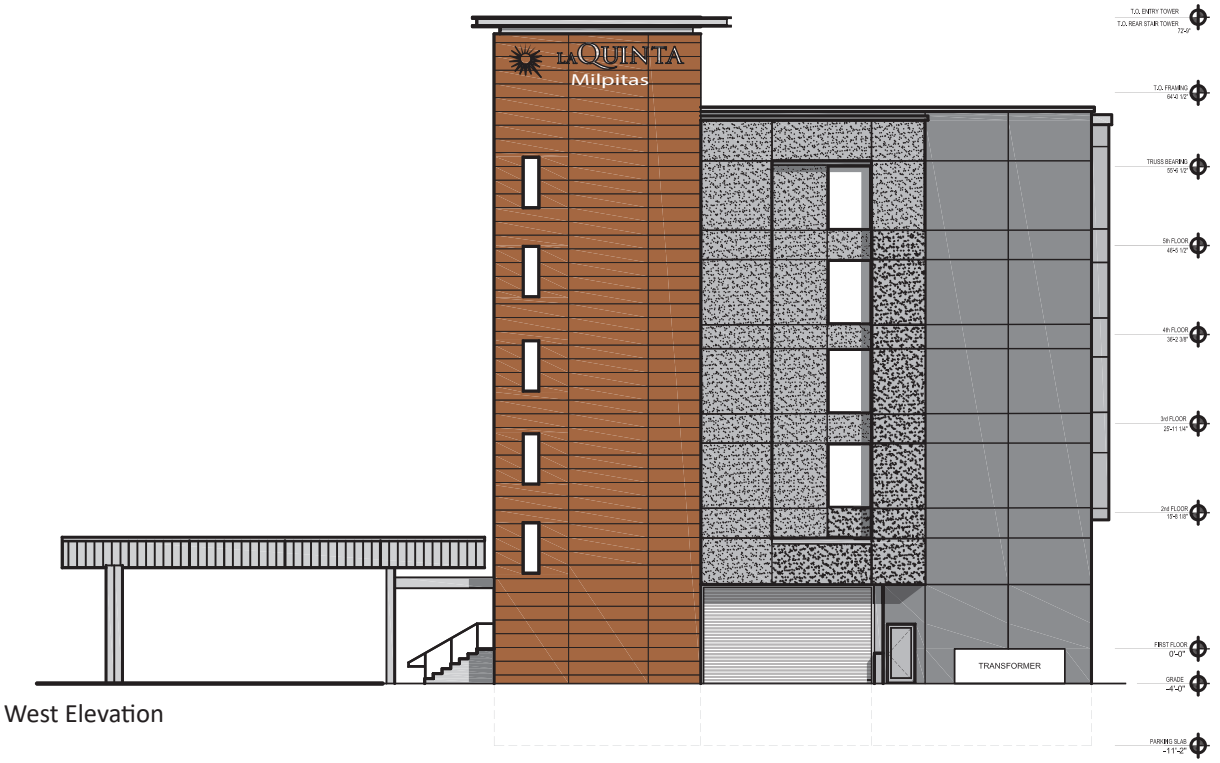
P:\MLP1805 La Quinta Hotel\figures\Fig_2-6.ai (2/15/19)

Milpitas La Quinta Hotel Project IS/MND

Conceptual Building Elevations - North and South



East Elevation



West Elevation

LSA

FIGURE 2-7

NOT TO SCALE

SOURCE: CASE DESIGN GROUP, 2018.

Milpitas La Quinta Hotel Project IS/MND
Conceptual Building Elevations - East and West

P:\MLP1805 La Quinta Hotel\figures\Fig_2-7.ai (2/15/19)

This page intentionally left blank

2.2.2 Open Space and Landscaping

The proposed project would include a total of 4,400 square feet of pervious surfaces consisting of landscaping around the project site and bioretention areas. A landscape plan is provided in Figure 2-8. A total of 19 trees would be planted as part of the proposed project.

2.2.3 Access, Circulation, and Parking

As noted above, the proposed project would include an underground parking garage. A ramp down to the parking garage would be accessible from the driveway within the commercial area that provides access to the project site, as shown in Figure 2-3. The parking garage would include a total of 37 parking spaces within a single level. An additional 66 parking spaces would be provided in a surface level parking lot adjacent to and north of the proposed building.

In total, the proposed project would include 103 parking spaces, 4 of which would be ADA accessible. Per Section XI-10-53.09 of the City's Municipal Code, one parking space per room is required for hotel uses and a total of 122 parking spaces would be required for the proposed project, resulting in a shortage of parking to serve the proposed hotel. The applicant has a parking agreement with an adjacent land owner for the use of nine additional parking spaces. In addition, the project applicant is working to secure an agreement with the owners of the commercial businesses south of the project site to allow for shared use of parking spaces. This shared parking agreement would provide an additional 198 parking spaces, for a total of 301 parking spaces. City Municipal Code Section XI-10-53.11 notes that if a parking analysis finds that fewer parking spaces are required then what City Code requires, then a new required parking count is created, without the need for a variance.

2.2.4 Utilities and Infrastructure

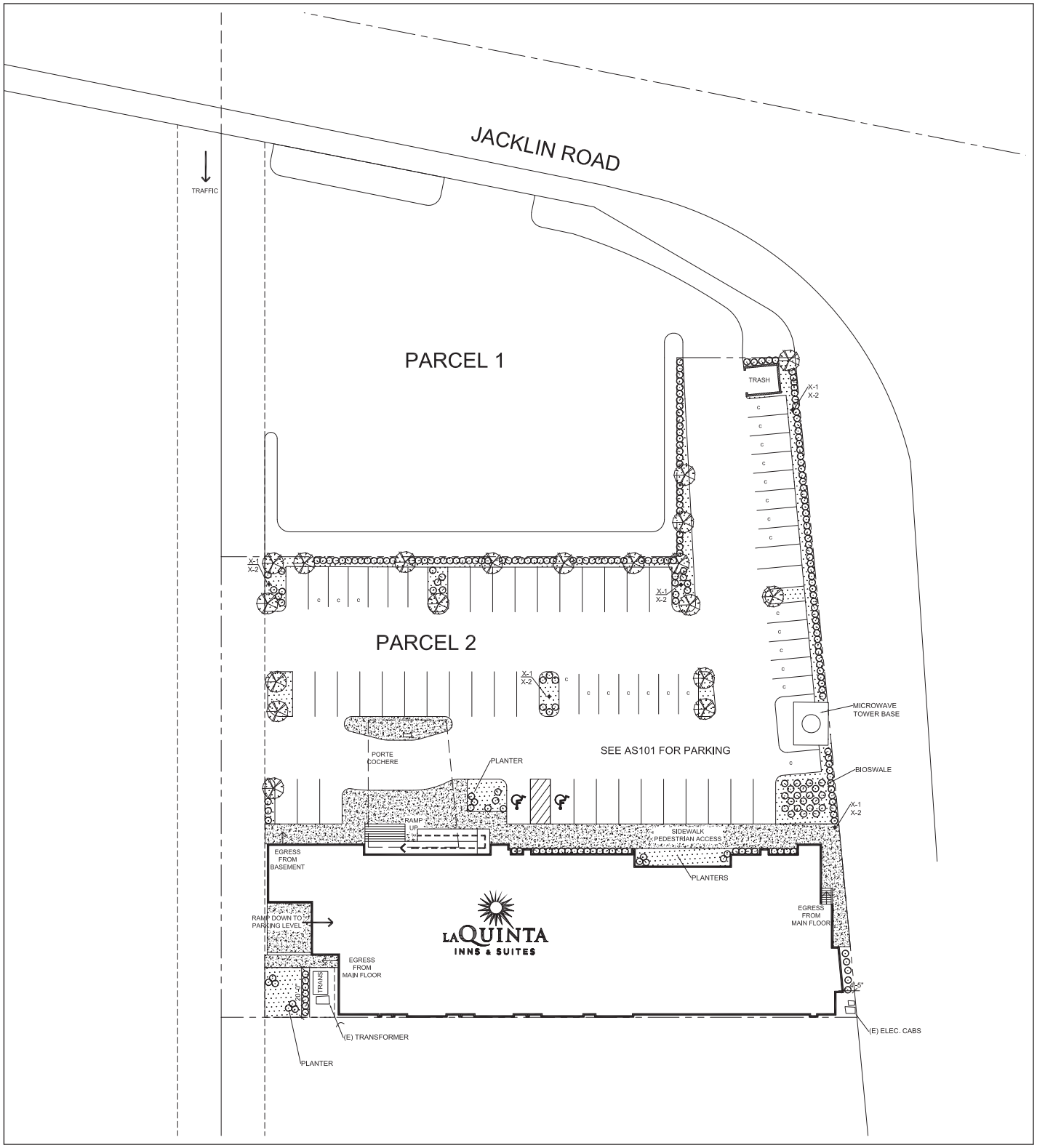
The project site is located in an urban area and is currently served by existing utilities, including: water, sanitary sewer, storm drainage, electricity, gas, and telecommunications infrastructure. Existing and proposed utility connections are discussed below.

2.2.4.1 Water

Water service in the City of Milpitas is provided by the Santa Clara Valley Water District (SCVWD). The proposed project would include the installation of new water lines on the site that would connect to the existing 8-inch main located within the driveway west of the project site.

2.2.4.2 Wastewater

The San José/Santa Clara Water Pollution Control Plan (WPCP) provides wastewater treatment for Milpitas. The City maintains existing sanitary sewer lines within the vicinity of the site, including a 12-inch line within the driveway west of the project site. The proposed project includes the installation of a new on-site 6-inch wastewater line that would connect to the City's existing line.



LSA

N

NOT TO SCALE

PLANT LIST:

BOTANICAL NAME	COMMON NAME
TREES	
ARBUTUS 'MARINA'	STRAWBERRY TREE
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL
TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM
SHRUBS (accent and at-grade planters)	
AGAVE ATTENUATA	FOXTAIL AGAVE
CHONDROPETALUM TECTORUM	SMALL CAPE RUSH
LEUCADENDRON 'WINTER RED'	CONEBUSH
MUHLENBERGIA RIGENS	DEER GRASS
PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	VARIEGATED KOHUHU
PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PODOCARPUS
MAHONIA AQUIFOLIUM VAR. 'COMPACTA'	OREGON GRAPE
YUCCA GLORIOSA	MOUND LILY
GROUNDCOVER (accent and at-grade planters)	
CAREX DIVULSA	BERKELEY SEDGE
CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
HUECHERA MAXIMA	ISLAND ALUM ROOT

SOURCE: CASE DESIGN GROUP, 2018.

P:\MLP1805 La Quinta Hotel\figures\Fig_2-8.ai (2/15/19)

FIGURE 2-8

Milpitas La Quinta Hotel Project IS/MND

Conceptual Landscape Plan

2.2.4.3 Stormwater

The proposed project would result in a no change in impervious surfaces compared to existing conditions. The 1.14-acre project site is currently developed with an approximately 24,000-square-foot building and includes a total of 44,950 (91 percent) square feet of impervious surfaces on the site. Upon completion, the proposed project would cover approximately 44,950 square feet (91 percent) of the project site with impervious surfaces and the remaining 4,775 square feet (9 percent) would consist of pervious surface.

The proposed storm drainage infrastructure would drain towards the center of the site into a new 12-inch storm drain. From there stormwater would drain from a new 12-inch storm drain to the existing 12-inch storm drain within the driveway west of the project site. Bioretention areas would also be incorporated into the landscape design of the proposed project to provide appropriate vegetation and water quality treatment in vegetated areas. In addition, on-site drainage would be designed consistent with the Santa Clara County National Pollutant Discharge Elimination System (NPDES) C.3 requirements for Low Impact Development (LID).

2.2.4.4 Electricity and Natural Gas

Electricity and natural gas services are currently supplied to the project site are provided by Pacific Gas & Electric (PG&E). An existing transformer is located in the southwest corner of the project site. This transformer, which would either remain or by replaced as requested by PG&E, would provide electricity to the project site.

2.2.5 Demolition and Construction

The proposed project would result in the demolition of the existing building and all surface pavements on the site. The total depth of excavation for development of the underground parking garage and all utilities would be 9 feet. It is anticipated that a total of 6,500 cubic yards of soils would be cut, 2,000 cubic yards of soils would be filled, and approximately 4,500 yards of cut would be exported offsite in a total of 450 truck trips. Construction of the proposed project would occur over approximately 12 months.

2.3 PROJECT APPROVALS

Section XI-10-57.03 of the City's Municipal Code identifies the purpose and need for Site Development Permits. As noted in Section XI-10-57.03(A)(1), the Site Development Permit process provides for the review of physical improvements to a site which due to their scale, proximity to environmentally sensitive resource areas, or unique design features, require consideration. Per Section XI-10-57.03(C)(1)(a) of the City's Municipal Code, development of the proposed project would require a Site Development Permit because it involves the construction of a new building. In addition, the proposed project would require a CUP to allow for hotel uses pursuant to Section XI-10-5.02 as part of project approvals.

Development of the proposed project would result in the construction of a five-story hotel that would have a Floor Area Ratio (FAR) of 1.30. The City's Zoning Ordinance allows for a maximum FAR of 0.50 in the HS district. However, Section XI-10-5.03 of the City's Zoning Ordinance notes that FAR may be increased for conditional uses, and a CUP would be required as part of project approvals.

While the City is the CEQA Lead Agency for the proposed project, other agencies also have discretionary authority related to the project and approvals, or serve as a responsible and/or trustee agency in connection to the proposed project. A list of these agencies and potential permits and approvals that may be required is provided in Table 2.A.

Table 2.A: Potential Permits and Approvals

Lead Agency	Permits/Approvals
City of Milpitas	● Adoption of the IS/MND for the Milpitas La Quinta Hotel Project; ● Site Development Permit for the construction of the new building ● Conditional Use Permit for construction of a hotel use within the HC zoning district ● Condition Use Permit for shared parking agreement with adjacent property ● Condition Use Permit for an increase in the Floor Area Ratio ● Conditional Use Permit Amendment for the relocation of the cellular antennas onto the proposed new building rooftop
Other Agencies	
City of Milpitas Fire Department	● Review/Approve fire truck access and site fire flow design
Santa Clara Valley Water District	● Connection to water system ● Connection to wastewater system
Pacific Gas & Electric (PG&E)	● Reconnection of electricity/natural gas service

Source: LSA (2019).

3.0 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 in Chapter 3.0.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

3.1 DETERMINATION

On the basis of this initial evaluation:

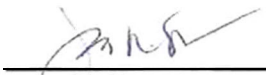
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ 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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Jessica Garner
Planning Manager

7/3/19
Date

This page intentionally left blank

4.0 CEQA ENVIRONMENTAL CHECKLIST

4.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

a. Would the project have a substantial effect on a scenic vista? ***(Less-Than-Significant Impact)***

Scenic vistas in Milpitas are generally available from the hills to the east, including Ed Levin Park and adjacent areas. These areas are generally accessed by East Calaveras Boulevard, which is designated as a scenic connector from the City limits to the west to Evans Road, at which point it is designated as a scenic corridor until it terminates in Ed Levin Park. Public views of scenic resources, including the southern part of San Francisco Bay and associated baylands, and urbanized areas, including all of Milpitas, Mountain View, and northern San Jose, are primarily available from this area. There is also a scenic area on the eastern border of Milpitas along the Coyote Creek corridor.[3] The project site is not located in an area considered to be within view of a scenic vista. In addition, development of the proposed project would not obscure any views of scenic vistas from surrounding public vantage points. Therefore, the proposed project would not result in a substantial adverse effect on a scenic vista, and this impact would be less than significant.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ***(No Impact)***

The proposed project is not located within the vicinity of any State scenic highways. Interstate 680 (I-680), from Mission Boulevard in the City of Fremont to the Contra Costa County line, is listed as an Eligible State Scenic Highway but is not an officially designated State scenic highway and is located approximately 7.5 miles north of the project site in the City of Fremont.[4] Given this distance, the

[3] Milpitas, City of, 2015. *Milpitas General Plan*. April.

[4] California, State of, 2011. Department of Transportation. California Scenic Highway System. Website: www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways (accessed March 13, 2019).

proposed project would not be visible from this scenic roadway. Interstate 880 (I-880) and I-680 both run north-south through Milpitas, and are designated Scenic Connectors in the City's General Plan, indicating that they provide access to Scenic Corridors or distant views but do not necessarily traverse an area of scenic value. Lands abutting Scenic Connectors are not subject to Scenic Corridor land use guidelines. In addition, the proposed project does not include the removal of any trees, rock outcroppings, or historic buildings. As such, the proposed project would have no impact on scenic resources located within view of a State scenic highway.

c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ***(Less-Than-Significant Impact)***

The project site is located within an urbanized area. As noted in Section 2.0, Project Description, the project site is located within the HS zoning district, in which hotel uses are conditionally permitted. The HS district does not have a maximum height limit. The proposed project would have a Floor Area Ratio (FAR) of 1.30, which is above the maximum FAR of 0.50 in the HS district. However, Section XI-10-5.03 of the City's Zoning Ordinance notes that FAR may be increased for conditional uses.

As also noted in Section 2.0, Project Description, a Site Development Permit would also be required for the proposed project, which would provide for the review of the physical improvements to the project site, including the overall building scale, massing, and design to ensure compatibility and compliance with City requirements governing scenic quality. In addition, the proposed project would be required to submit a landscaping plan in compliance with the City's Landscape Ordinance.[5]

Therefore, because a CUP, Site Development Permit, and landscape plan would be required to allow development of the proposed building and site-specific review of the proposed building would be required as part of this process, the proposed project would not conflict with applicable zoning or other regulations governing scenic quality, and this impact would be less than significant.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ***(Less-Than-Significant with Mitigation Incorporated)***

The project site is located in an urban area with a variety of existing light sources including street lights, interior and exterior building lighting, and light associated with traffic on nearby roadways, including I-680. Development of the proposed project would incrementally increase the amount of nighttime lighting in the surrounding area due to new interior and exterior lighting at the hotel, safety lighting in the parking lot, and lighting associated with additional vehicular traffic to and from the project site. The City's Zoning Ordinance includes the following policies related to outdoor lighting that would be applicable to the proposed project:

[5] Milpitas, City of, 2015. *Ordinance No. 238.4.* December 18.

- **Section XI-10-54.17 – Lighting Exterior.** Lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public rights-of-way. Fixtures shall be appropriate in terms of height, style, design, scale and wattage to the use of the property. Fixtures shall be spaced appropriately to maximize pedestrian safety.

To ensure that the proposed project complies with City requirements and that the proposed project's final design avoids all excess light and glare, implementation of Mitigation Measure AES-1, below, would be required to ensure that potentially significant light and glare impacts are reduced to less-than-significant levels.

Mitigation Measure AES-1: Outdoor lighting shall be designed to minimize glare and spillover to surrounding properties. The project design and building materials shall incorporate non-mirrored glass to minimize daylight glare. All lighting elements shall comply with Sections XI-10-45.15-3 of the City's Zoning Ordinance and the proposed lighting plan shall be reviewed and approved by the City's Planning Division prior to issuance of a building permit.

4.2 AGRICULTURE AND FORESTRY 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. 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 the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. 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?	☐	☐	☐	☒

*a. Would the project 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? **(No Impact)***

The project site is currently developed with a vacant building and is surrounded by commercial and other urban uses. There are no agricultural resources located on or near the project site. The project site is classified as "Urban and Built-Up Land" by the State Department of Conservation.[6] Therefore, the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to another use, and no impact would occur.

[6] California Department of Conservation, 2016. Division of Land Use Resource Protection. California Important Farmland Finder. Website: maps.conservation.ca.gov/dlrp/ciff (accessed March 19, 2019).

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? ***(No Impact)***

The project site is designated as HWS on the City's General Plan Land Use Map.[7] The project site is not under a Williamson Act contract.[8] Therefore, development of the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract and no impact would occur.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? ***(No Impact)***

The project site is developed with a vacant building and is surrounded by commercial and other urban uses. The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland, nor would it result in the loss of forest land or conversion of forest land to non-forest uses. As such, no impact to forest land or timberland would occur.

d. Would the project result in the loss of forest land or conversion of forestland to non-forest use? ***(No Impact)***

Please refer to Section 3.2.c. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest uses.

e. Would the project 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? ***(No Impact)***

Please refer to Sections 3.2.a. and 3.2.c. The project site is located in an existing urban environment and would not involve other changes in the existing environment which, due to their location or nature, could result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impact would occur.

---

7 Milpitas, City of, 2012. General Plan Land Use Map, Figure 2-1. Available online at: www.ci.milpitas.ca.gov/_pdfs/plan_map_general_plan_land_use.pdf (accessed February 15, 2019). October.

8 California Department of Conservation, 2016. Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Santa Clara County Williamson Act Lands (map). Available online at: ftp.consrv.ca.gov/pub/dlrp/WA/SantaClara_15_16_WA.pdf (accessed February 15, 2019).

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district 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
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. 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?	☐	☒	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The proposed project is located in the City of Milpitas, and is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), which regulates air quality in the San Francisco Bay Area. Air quality conditions in the San Francisco Bay Area have improved significantly since the BAAQMD was created in 1955. Ambient concentrations of air pollutants and the number of days during which the region exceeds air quality standards have fallen substantially. In Milpitas, and the rest of the air basin, exceedances of air quality standards occur primarily during meteorological conditions conducive to high pollution levels, such as cold, windless winter nights or hot, sunny summer afternoons.

Within the BAAQMD, ambient air quality standards for ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulate matter (PM_{10}, $PM_{2.5}$), and lead (Pb) have been set by both the State of California and the federal government. The State has also set standards for sulfate and visibility. The BAAQMD is under State non-attainment status for ozone and particulate matter standards. The BAAQMD is classified as non-attainment for the federal ozone 8-hour standard and non-attainment for the federal $PM_{2.5}$ 24-hour standard.

*a. Would the project conflict with or obstruct implementation of the applicable air quality plan? **(Less-Than-Significant Impact)***

The applicable air quality plan is the BAAQMD 2017 Clean Air Plan (Clean Air Plan),[9] which was adopted on April 19, 2017. The Clean Air Plan is a comprehensive plan to improve Bay Area air quality and protect public health. The Clean Air Plan defines control strategies to reduce emissions and ambient concentrations of air pollutants; safeguard public health by reducing exposure to air pollutants that pose the greatest heath risk, with an emphasis on protecting the communities most heavily affected by air pollution; and reduce greenhouse gas emissions to protect the climate.

[9] Bay Area Air Quality Management District, 2017. *Clean Air Plan*. April 19.

Consistency with the Clean Air Plan can be determined if the project: 1) supports the goals of the Clean Air Plan; 2) includes applicable control measures from the Clean Air Plan; and 3) would not disrupt or hinder implementation of any control measures from the Clean Air Plan.

Clean Air Plan Goals. The primary goals of the Bay Area Clean Air Plan are to: attain air quality standards; reduce population exposure and protect public health in the Bay Area; and reduce greenhouse gas emissions and protect climate.

The BAAQMD has established significance thresholds for project construction and operational impacts at a level at which the cumulative impact of exceeding these thresholds would have an adverse impact on the region's attainment of air quality standards. The health and hazards thresholds were established to help protect public health. As discussed in Section 3.3.b below, implementation of the proposed project would result in less-than-significant operation-period emissions and, with implementation of Mitigation Measure AIR-1, the project would result in less-than-significant construction-period emissions. Therefore, the project would not conflict with the Clean Air Plan goals.

Clean Air Plan Control Measures. The control strategies of the Clean Air Plan include measures in the following categories: Stationary Source Measures, Transportation Measures, Energy Measures, Building Measures, Agriculture Measures, Natural and Working Lands Measures, Waste Management Measures, Water Measures, and Super-Greenhouse Gas (GHG) Pollutants Measures.

Stationary Source Control Measures. The stationary source measures, which are designed to reduce emissions from stationary sources such as metal melting facilities, cement kilns, refineries, and glass furnaces, are incorporated into rules adopted by the BAAQMD and then enforced by the BAAQMD's Permit and Inspection programs. Since the project would not include any stationary sources, the Stationary Source Measures of the Clean Air Plan are not applicable to the project.

Transportation Control Measures. The BAAQMD identifies Transportation Measures as part of the Clean Air Plan to decrease emissions of criteria pollutants, TACs, and GHGs by reducing demand for motor vehicle travel, promoting efficient vehicles and transit service, decarbonizing transportation fuels, and electrifying motor vehicles and equipment. The proposed project would include a new hotel on an infill site that would locate guests and employees near existing residential and commercial uses, reducing the demand for travel by single occupancy vehicles. Therefore, the project would promote the BAAQMD's initiatives to reduce vehicle trips and vehicle miles traveled and would increase the use of alternate means of transportation.

Energy Control Measures. The Clean Air Plan also includes Energy Measures, which are designed to reduce emissions of criteria air pollutants, TACs, and GHGs by decreasing the amount of electricity consumed in the Bay Area, as well as decreasing the carbon intensity of the electricity used by switching to less GHG-intensive fuel sources for electricity generation. Since these measures apply to electrical utility providers and local government agencies (and not individual projects), the energy control measures of the Clean Air Plan are not applicable to the project.

Building Control Measures. The BAAQMD has authority to regulate emissions from certain sources in buildings such as boilers and water heaters, but has limited authority to regulate buildings themselves. Therefore, the strategies in the control measures for this sector focus on working with local governments that do have authority over local building codes, to facilitate adoption of best GHG control practices and policies. The proposed project would be required to comply with the latest California Green Building Standards Code (CALGreen). Therefore, the Building Control Measures of the Clean Air Plan are not applicable to the project.

Agriculture Control Measures. The Agriculture Control Measures are designed to primarily reduce emissions of methane. Since the project does not include any agricultural activities, the Agriculture Control Measures of the Clean Air Plan are not applicable to the project.

Natural and Working Lands Control Measures. The Natural and Working Lands Control Measures focus on increasing carbon sequestration on rangelands and wetlands, as well as encouraging local governments to adopt ordinances that promote urban-tree plantings. Since the project does not include the disturbance of any rangelands or wetlands, the Natural and Working Lands Control Measures of the Clean Air Plan are not applicable to the project.

Waste Management Control Measures. The Waste Management Measures focus on reducing or capturing methane emissions from landfills and composting facilities, diverting organic materials away from landfills, and increasing waste diversion rates through efforts to reduce, reuse, and recycle. The project would comply with local requirements for waste management (e.g., recycling and composting services). Therefore, the project would be consistent with the Waste Management Control Measures of the Clean Air Plan.

Water Control Measures. The Water Control Measures focus on reducing emissions of criteria pollutants, TACs, and GHGs by encouraging water conservation, limiting GHG emissions from publicly owned treatment works (POTWs), and promoting the use of biogas recovery systems. Since these measures apply to POTWs and local government agencies (and not individual projects), the Water Control Measures are not applicable to the project.

Super GHG Control Measures. The Super-GHG Control Measures are designed to facilitate the adoption of best GHG control practices and policies through the BAAQMD and local government agencies. Since these measures do not apply to individual projects, the Super-GHG Control Measures are not applicable to the project.

Clean Air Plan Implementation. As discussed above, implementation of the proposed project would generally implement the applicable measures outlined in the Clean Air Plan, including Transportation Control Measures. Therefore, the project would not disrupt or hinder implementation of a control measure from the Clean Air Plan and this impact would be less than significant.

b. Would the project 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? ***(Less-Than-Significant with Mitigation Incorporated)***

Both State and federal governments have established health-based Ambient Air Quality Standards for six criteria air pollutants: CO, ozone (O_3), NO_2, SO_2, Pb, and suspended particulate matter (PM). These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety. As identified above, the BAAQMD is under State non-attainment status for ozone, PM_{10}, and $PM_{2.5}$ standards. The Air Basin is also classified as non-attainment for both the federal ozone 8-hour standard and the federal $PM_{2.5}$ 24-hour standard.

Air quality standards for the proposed project are regulated by the BAAQMD CEQA Air Quality Guidelines. According to the BAAQMD CEQA Air Quality Guidelines, to meet air quality standards for operational-related criteria air pollutant and air precursor impacts, the project must not:

- Contribute to CO concentrations exceeding the State ambient air quality standards;
- Generate average daily construction emissions of reactive organic gases (ROG), nitrogen oxides (NO_x) or $PM_{2.5}$ greater than 54 pounds per day or PM_{10} exhaust emissions greater than 82 pounds per day; or
- Generate average operational emissions of ROG, NO_x or $PM_{2.5}$ of greater than 10 tons per year or 54 pounds per day or PM_{10} emissions greater than 15 tons per year or 82 pounds per day.

The following sections describe the proposed project's construction- and operation-related air quality impacts and CO impacts.

Construction Emissions. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by demolition, grading, hauling, and other activities. Emissions from construction equipment are also anticipated and would include CO, NO_x, ROG, directly-emitted particulate matter ($PM_{2.5}$ and PM_{10}), and toxic air contaminants (TACs) such as diesel exhaust particulate matter.

Site preparation and project construction would involve demolition, grading, paving, and other activities. Construction-related effects on air quality from the proposed project would be greatest during the site preparation phase due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM_{10} emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM_{10} emissions would depend on soil moisture, silt content of soil, wind speed, and the amount of operating equipment. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site.

Water or other soil stabilizers can be used to control dust, resulting in emission reductions of 50 percent or more. The BAAQMD has established standard measures for reducing fugitive dust emissions (PM_{10}). With the implementation of these Basic Construction Mitigation Measures, fugitive dust emissions from construction activities would not result in adverse air quality impacts.

In addition to dust-related PM_{10} emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, SO_2, NO_x, ROGs and some soot particulate ($PM_{2.5}$ and PM_{10}) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles are delayed. These emissions would be temporary and limited to the immediate area surrounding the construction site.

Construction emissions were estimated for the project using the California Emissions Estimator Model (CalEEMod) version 2016.3.2, consistent with BAAQMD recommendations. The proposed project would include the demolition of the existing approximately 24,000-square-foot building and would include the off-haul of approximately 4,500 cubic yards of excavated soils for the underground parking, which were added to the CalEEMod analysis. Project construction would commence in approximately October 2019 and would occur for approximately 12 months. Construction-related emissions are presented in Table 4.A. CalEEMod output sheets are included in Appendix A.

Table 4.A: Project Construction Emissions in Pounds Per Day

Project Construction	ROG	NO_x	Exhaust PM_{10}	Fugitive Dust PM_{10}	Exhaust $PM_{2.5}$	Fugitive Dust $PM_{2.5}$
Average Daily Emissions	3.9	12.3	0.6	0.6	0.6	0.2
BAAQMD Thresholds	54.0	54.0	54.0	BMP	82.0	BMP
Exceed Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: LSA (April 2019).

As shown in Table 4.A, construction emissions associated with the project would be less than significant for ROG, NO_x, $PM_{2.5}$, and PM_{10} exhaust emissions. The BAAQMD requires the implementation of BAAQMD Basic Construction Mitigation Measures to reduce construction fugitive dust impacts to a less-than-significant level as follows:

Mitigation Measure AIR-1: In order to meet the BAAQMD fugitive dust threshold, the following BAAQMD Basic Construction Mitigation Measures shall be implemented:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
- Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- A publicly-visible sign shall be posted with the telephone number and person to contact at the City of Milpitas regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Operational Emissions. Long-term air pollutant emission impacts are those associated with mobile sources (e.g., vehicle trips), energy sources (e.g., electricity and natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment) related to the proposed project.

PM_{10} emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways. Entrainment of PM_{10} occurs when vehicle tires pulverize small rocks and pavement and the vehicle wakes generate airborne dust. The contribution of tire and brake wear is small compared to the other PM emission processes. Gasoline-powered engines have small rates of particulate matter emissions compared with diesel-powered vehicles.

Energy source emissions result from activities in buildings for which electricity and natural gas are used. The quantity of emissions is the product of usage intensity (i.e., the amount of electricity or natural gas) and the emission factor of the fuel source. Major sources of energy demand include

building mechanical systems, such as heating and air conditioning, lighting, and plug-in electronics, such as refrigerators or computers. Greater building or appliance efficiency reduces the amount of energy for a given activity and thus lowers the resultant emissions. The emission factor is determined by the fuel source, with cleaner energy sources, like renewable energy, producing fewer emissions than conventional sources.

Typically, area source emissions consist of direct sources of air emissions located at the project site, including architectural coatings and the use of landscape maintenance equipment. Area source emissions associated with the project would include emissions from the use of landscaping equipment and the use of consumer products.

Emission estimates for operation of the project were calculated using CalEEMod. Model results are shown in Table 4.B. Trip generation rates for the project were based on the project's trip generation estimates, as identified in the Traffic Operations Analysis Report.[10] Based on the Traffic Operations Analysis Report, the proposed project would generate approximately 490 average daily trips.

The primary emissions associated with the project are regional in nature, meaning that air pollutants are rapidly dispersed on release or, in the case of vehicle emissions associated with the project; emissions are released in other areas of the Air Basin. The daily emissions associated with project operational trip generation, energy, and area sources are identified in Table 4.B for ROG, NO_x, PM_{10}, and $PM_{2.5}$. The results shown in Table 4.B indicate the project would not exceed the significance criteria for daily ROG, NO_2, PM_{10} or $PM_{2.5}$ emissions; therefore, the proposed project would not have a significant effect on regional air quality and mitigation would not be required. This impact would be less than significant.

Table 4.B: Project Operational Emissions

	ROG	NO_x	PM_{10}	$PM_{2.5}$
Pounds Per Day				
Area Source Emissions	2.0	<0.1	<0.1	<0.1
Energy Source Emissions	0.1	1.0	0.1	0.1
Mobile Source Emissions	0.9	3.5	2.1	0.6
Total Emissions	**3.0**	**4.5**	**2.2**	**0.7**
BAAQMD Thresholds	54.0	54.0	82.0	54.0
Exceed Threshold?	**No**	**No**	**No**	**No**
Tons Per Year				
Area Source Emissions	0.4	<0.1	<0.1	<0.1
Energy Source Emissions	<0.1	0.2	<0.1	<0.1
Mobile Source Emissions	0.1	0.6	0.4	0.1
Total Emissions	**0.5**	**0.8**	**0.4**	**0.1**
BAAQMD Thresholds	10.0	10.0	15.0	10.0
Exceed Threshold?	**No**	**No**	**No**	**No**

Source: LSA (April 2019).

[10] Hexagon Transportation Consultants, 2019. *Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel*. March 26.

Localized CO Impacts. Emissions and ambient concentrations of CO have decreased dramatically in the Bay Area with the introduction of the catalytic converter in 1975. No exceedances of the State or federal CO standards have been recorded at Bay Area monitoring stations since 1991. The BAAQMD 2017 CEQA Guidelines include recommended methodologies for quantifying concentrations of localized CO levels for proposed transportation projects. A screening level analysis using guidance from the BAAQMD CEQA Guidelines was performed to determine the impacts of the project. The screening methodology provides a conservative indication of whether the implementation of a proposed project would result in significant CO emissions. According to the BAAQMD CEQA Guidelines, a proposed project would result in a less-than-significant impact to localized CO concentrations if the following screening criteria are met:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, and the regional transportation plan and local congestion management agency plans.

- Project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour.

- The project would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, or below-grade roadway).

Implementation of the proposed project would not conflict with the Santa Clara Valley Transportation Authority's Countywide Valley Transportation Plan (VTP). The VTP is a countywide long-range transportation plan for Santa Clara County. According to the Traffic Operations Analysis Report, the proposed project would generate approximately 48 AM peak hour trips and 39 PM peak hour trips; therefore, the project's contribution to peak hour traffic volumes at intersections in the vicinity of the project site would be well below 44,000 vehicles per hour. Therefore, the proposed project would not result in localized CO concentrations that exceed State or federal standards and this impact would be less than significant.

c. Would the project expose sensitive receptors to substantial pollutant concentrations? ***(Less-Than-Significant Impact)***

Sensitive receptors are defined as residential uses, schools, daycare centers, nursing homes, and medical centers. Individuals particularly vulnerable to diesel particulate matter are children, whose lung tissue is still developing, and the elderly, who may have serious health problems that can be aggravated by exposure to diesel particulate matter. Exposure from diesel exhaust associated with construction activity contributes to both cancer and chronic non-cancer health risks.

According to the BAAQMD, a project would result in a significant impact if it would: individually expose sensitive receptors to TACs resulting in an increased cancer risk greater than 10.0 in one million, increased non-cancer risk of greater than 1.0 on the hazard index (chronic or acute), or an annual average ambient $PM_{2.5}$ increase greater than 0.3 micrograms per cubic meter ($\mu g/m^3$). A significant cumulative impact would occur if the project in combination with other projects located within a 1,000-foot radius of the project site would expose sensitive receptors to TACs resulting in

an increased cancer risk greater than 100.0 in one million, an increased non-cancer risk of greater than 10.0 on the hazard index (chronic), or an ambient $PM_{2.5}$ increase greater than 0.8 µg/m^3 on an annual average basis. Impacts from substantial pollutant concentrations are discussed below.

The closest sensitive receptor includes the Jacklin Commons KinderCare, located adjacent to the western boundary of the project site. In addition, single-family residences are located approximately 160 feet north of the project site, approximately 240 feet east of the project site, and approximately 450 south of the project site. Construction of the proposed project may expose these surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement the BAAQMD Basic Construction Mitigation Measures as identified in Mitigation Measure AIR-1. With implementation of Mitigation Measure AIR-1, project construction emissions would be below BAAQMD significance thresholds. Once the project is constructed, the project would not be a source of substantial emissions. Therefore, sensitive receptors are not expected to be exposed to substantial pollutant concentrations during project construction or operation, and potential impacts would be considered less than significant.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ***(Less-Than-Significant Impact)***

During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The proposed project would not include any activities or operations that would generate objectionable odors and once operational, the project would not be a source of odors. Therefore, the proposed project would not create objectionable odors affecting a substantial number of people.

4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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 and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☒	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☒	☐

*a. Would the project 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? **(No Impact)***

There are no known occurring special-status species on the project site.[11] Due to the developed nature of the project site and the presence of buildings and associated hardscape, it is unlikely that the project site would support any special-status species. Therefore, no impact to special-status species would occur with the proposed project.

[11] Milpitas, City of, 2018. *Milpitas General Plan Update Existing Conditions Report.* June.

b. Would the project 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? ***(No Impact)***

The project site is located within a developed area and does not support any riparian or other sensitive natural communities.[12] Therefore, no impact related to riparian habitat or other sensitive natural communities would occur with the proposed project.

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ***(No Impact)***

The project site is within a developed area and is not located in an area that supports wetlands, drainages, or water bodies as defined by Section 404 of the Clean Water Act.[13] The proposed project would not result in the direct removal, filling, or hydrological interruption of such wetlands. Therefore, no impact to federally protected wetlands would occur with the proposed project.

d. Would the project 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? ***(Less-Than-Significant with Mitigation Incorporated)***

The project site is a developed, landscaped area that supports wildlife species typically associated with urban and suburban areas. Because the project site is within a developed area, there are no major wildlife movement corridors that pass through or are adjacent to the site. Existing trees are located throughout and around the project site. Trees and other landscape vegetation generally have the potential to support nests of common native bird species. All native birds, regardless of their regulatory status, are protected under the federal Migratory Bird Treaty Act and California Fish and Wildlife Code. The proposed project would result in the removal of one tree. If conducted during the breeding season (February through August), vegetation removal and construction activities could directly impact nesting birds by removing trees or vegetation that support active nests. Implementation of the following mitigation measure would reduce potential impacts to nesting birds to a less-than-significant level.

[12] U.S. Fish and Wildlife Service, 2019. National Wetlands Inventory (Map). Website: www.fws.gov/wetlands/data/mapper.html (accessed March 15, 2019).

[13] Ibid.

Mitigation Measure BIO-1: If feasible, all vegetation removal shall be conducted during the non-breeding season (i.e., September 1 to January 31) to avoid direct impacts to nesting birds. If such work is scheduled during the breeding season, a qualified biologist or ornithologist shall conduct a pre-construction survey to determine if any birds are nesting within the project site. The pre-construction survey shall be conducted within 15 days prior to the start of work from March through May (since there is a higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through July. If active nests are found during the survey, the biologist or ornithologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the buffer shall be determined by the biologist or ornithologist in consultation with the California department of Fish and Wildlife, and would be based on the nesting species, its sensitivity to disturbance, and the expected types of disturbance.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***(Less-Than-Significant Impact)***

The City of Milpitas requires a permit for the removal of any trees with the following characteristics:

- All trees which have a 56-inch or greater circumference of any trunk measured 4.5 feet from the ground and located on developed residential property; or
- All trees which have a 37-inch or greater circumference of any trunk measured 4.5 feet from the ground and located on developed commercial or industrial property; or
- All trees which have a 37-inch or greater circumference of any trunk measured 4.5 feet from the ground, when removal relates to any transaction for which zoning approval or subdivision approval is required; or
- Any tree existing at the time of a zoning or subdivision approval and was a specific subject of such approval or otherwise covered by subsection (b) above; or
- All trees which have a 37-inch or greater circumference of any trunk measured 4.5 feet from the ground and located on a vacant, undeveloped or underdeveloped property; or
- All heritage trees or groves of trees as defined in Section X-2-2.10.

As noted above, one mature tree on the project site would be removed as a part of the proposed project. The project applicant would obtain a tree removal permit prior to the removal of this tree, if it is determined that it is protected. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, and this impact would be less than significant.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ***(Less-Than-Significant Impact)***

The project site does not fall within the Covered Area for the Santa Clara Valley Habitat Plan,[14] but it does fall within the Plan's Expanded Study Area and Permit Area for Burrowing Owl Conservation. Only activities pertinent to the conservation of burrowing owls are considered to be Covered Activities within this expanded study area. As such, the proposed project is not considered to be a Covered Activity under the Santa Clara Valley Habitat Plan. No other Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plans apply to the project site. Therefore, the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan, and this impact would be less than significant.

[14] ICF International. 2012. *Final Santa Clara Valley Habitat Plan*. Website: scv-habitatagency.org/DocumentCenter/Home/View/143 (accessed March 15, 2019). August.

4.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

*a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? **(Less-Than-Significant with Mitigation Incorporated)***

For a cultural resource to be considered a historical resource (i.e., eligible for listing in the California Register of Historical Resources [CRHR]), it generally must be 50 years or older. Under CEQA, historical resources can include pre-contact (i.e., Native American) archaeological deposits, historic-period archaeological deposits, historic buildings, and historic districts. The existing building on the project site was built in the early 1980s and has not been identified as a historic resource by the City.[15]

To identify potential historical resources on or in the vicinity of the project site a records search was conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System, and appropriate background literature was reviewed.[16] Consultation with Native American tribes was also completed for the project, the results of which are presented in Section 4.18, Tribal Cultural Resources of this Initial Study. The results of the records search, literature review, and field survey are summarized below. The Cultural and Tribal Resources Study[17] is located in Appendix B.

The records search at the NWIC was conducted on March 27, 2019, and consisted of a review of cultural resource records and reports within the project site and a 0.25-mile radius. The NWIC records search did not identify recorded historical resources at or immediately adjacent to the project site. One previous study was conducted within the project site,[18] and two were conducted adjacent to the project site.[19,20]

15 Milpitas, City of, 2018, op. cit.

16 The NWIC is an affiliate of the State of California Office of Historic Preservation (OHP) and is the official State repository of cultural resources records and reports for Santa Clara County.

17 LSA, 2019. *Cultural and Tribal Cultural Resources Study for the La Quinta Hotel Project.* April 19.

18 Historic Resources Associates, 2003. *Cultural Resources Study of the Proposed AT&T Wireless Project Site NO. Milpitas 4/732 1000 Jacklin Road, Milpitas, California 95035*.

19 Basin Research Associates, 2000. *Historic Properties Affected or Potentially Affected by the South Bay Water Recycling Program Phase 2 Facilities.*

Although no archaeological deposits are recorded at the project site, several pre-contact archaeological deposits have been unearthed in Santa Clara Valley during construction activities. Some of these deposits exhibit few, if any, surface artifacts or other indications of Native American occupation. Should project excavation unearth intact archaeological deposits, a substantial adverse change to a historical resource would occur due to the partial or complete destruction of the resource. This destruction would undermine the integrity of the resource, such that it would no longer be eligible for listing in the California Register of Historical Resources. As such, project ground-disturbing activities could have a substantial adverse change on buried archaeological deposits that qualify as historical resources, as defined in CEQA Guidelines Section 15064.5, and could materially impair pre-contact archaeological deposits.

Mitigation Measure CULT-1a: Prior to project ground disturbance, all construction contractor(s) responsible for overseeing and operating ground-disturbing mechanical equipment (e.g., on-site construction managers and backhoe operators) shall be alerted to the sensitivity of the project site for buried archaeological deposits. A qualified archaeologist shall conduct a "tailgate presentation" to alert relevant construction personnel of the appropriate procedures that should be undertaken if archaeological deposits or human remains are encountered during construction.

Mitigation Measure CULT-1b: Project ground disturbance shall be monitored by a qualified archaeologist. Monitoring shall continue at this location until the archaeologist determines that there is a low potential for subsurface archaeological deposits. The archaeological monitoring shall be overseen by an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards for archaeology.

Mitigation Measure CULT-1c: Should an archaeological deposit be encountered at any time during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology shall assess the situation, determine if the deposit qualifies as a historical resource, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the deposit is found to be significant (i.e., eligible for listing in the California Register of Historical Resources), the applicant shall be responsible for funding and implementing appropriate measures for documentation and treatment of the resource. These measures may include recordation of the archaeological deposit, data recovery and analysis, and public outreach regarding the scientific and cultural importance of the discovery. Upon completion of the selected measures, a report

[20] Gmoser, Glenn, et al. 1999. Archaeological Survey of the I-680 Corridor between Dublin and Milpitas in Alameda and Santa Clara Counties for the "Sunol Grade" Southbound Improvement Project.

documenting the methods, findings, and recommendations shall be prepared and submitted to the City for review, and the final report shall be submitted to the Northwest Information Center at Sonoma State University. Significant archaeological materials shall be submitted to an appropriate local curation facility and used for future research and public interpretive displays, as appropriate.

On-site monitoring of ground disturbance by an archaeologist and work stoppage in the event of an archaeological discovery would ensure that: (1) if archaeological cultural resources are identified during excavation, these would be evaluated, documented, and studied in accordance with standard archaeological practice, and (2) archaeological deposits and human remains would be treated in accordance with appropriate State codes and regulations. As such, implementation of the above mitigation measures would reduce the project's potential impacts to archaeological historical resources to a less-than-significant level.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ***(Less-Than-Significant with Mitigation Incorporated)***

In accordance with CEQA Guidelines Section 15064.5(c)), if the project would affect an archaeological deposit, the lead agency must first determine whether the deposit is a "historical resource" (see CEQA Guidelines Section 15064.5(a)). If the deposit is not a historical resource, the lead agency must determine if the deposit is a "unique archaeological resource."

As described above, background research was done to identify archaeological deposits and the potential for encountering such deposits, including those that qualify as archaeological resources under CEQA. This background research determined that there are no recorded archaeological resources on the project site, although there is a potential for encountering subsurface archaeological deposits during construction.

Based on the significance criteria identified above, the project would have a significant impact on the environment if ground-disturbing activities would cause a substantial adverse change in the significance of a historical or archaeological resource. A substantial adverse change in the significance of an archaeological resource would occur from its demolition, destruction, relocation, or alteration such that the significance of the resource would be materially impaired (CEQA Guidelines Section 15064.5(b)(1)). For the proposed project, the significance of a historical resource would be materially impaired if ground disturbance would alter in an adverse manner those physical characteristics of the resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources. The proposed project could affect previously unidentified archaeological deposits, thereby causing a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5. However, potential impacts would be reduced to a less-than-significant level with implementation of Mitigation Measures CULT-1a, CULT-1b, and CULT-1c.

c. Would the project disturb any humans remains, including those interred outside of formal cemeteries? ***(Less-Than-Significant with Mitigation Incorporated)***

No human remains have been identified at the project site. In the Santa Clara Valley, Native American skeletal remains are often associated with archaeological deposits, which are frequently buried in this region beneath Holocene alluvial soils. Disturbance by the project of Native American remains interred outside of formal cemeteries would result in a significant impact. If human remains are identified during project construction, Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the Public Resources Code shall apply, as appropriate. Project ground-disturbing activities have the potential to unearth Native American human remains. Implementation of Mitigation Measure CULT-2 would ensure that potential impacts related to human remains are reduced to a less-than-significant level.

Mitigation Measure CULT-2: If human remains are identified during construction and cannot be preserved in place, the applicant shall fund 1) the removal and documentation of the human remains from the project site by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology; 2) the scientific analysis of the remains by a qualified archaeologist, should such analysis be permitted by the Native American Most Likely Descendent; and 3) the reburial of the remains, as appropriate. All excavation, analysis, and reburial of Native American human remains shall be done in consultation with the Native American Most Likely Descendent, as identified by the California Native American Heritage Commission.

4.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

*a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation? **(Less-Than-Significant Impact)***

The proposed project would increase the demand for electricity, natural gas, and gasoline. The discussion and analysis provided below is based on data included in the CalEEMod output, which is included in Appendix A.

Construction-Period Energy Use. The anticipated construction schedule assumes that the proposed project would be built over 12 months. The proposed project would require demolition, grading, site preparation, and building activities during construction.

Construction of the proposed project would require the use of energy for the manufacture and transportation of building materials, preparation of the site for demolition and grading activities, and building construction. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. In order to increase energy efficiency on the site during project construction, equipment idling times would be restricted to 5 minutes or less and construction workers would be required to shut off idle equipment, as required by Mitigation Measure AIR-1 (refer to Section 4.3.b). In addition, construction activities are not anticipated to result in an inefficient use of energy as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the project. Energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources. Therefore, construction energy impacts would be less than significant.

Operational Energy Use. Energy consumed by the proposed project would be associated with natural gas use, electricity consumption, and fuel used for vehicle trips associated with the project. LSA estimated energy and natural gas consumption using default energy intensities by building type in CalEEMod. In addition, the proposed buildings would be constructed to CALGreen standards, which was included in CalEEMod. Electricity and natural gas usage estimates associated with the proposed project are shown in Table 4.C.

In addition, the proposed project would result in energy usage associated with gasoline to fuel project-related trips. Based on the CalEEMod analysis, the proposed project would result in approximately 976,115 vehicle miles traveled (VMT) per year. The average fuel economy for light-duty vehicles (autos, pickups, vans, and SUVs) in the United States has steadily increased from about 14.9 miles per gallon (mpg) in 1980 to 22.0 mpg in 2015.[21] Therefore, using the USEPA fuel economy estimates for 2015, the proposed project would result in the consumption of approximately 44,369 gallons of gasoline per year. Table 4.C, below, shows the estimated potential increased electricity and natural gas demand associated with the proposed project.

Table 4.C: Estimated Annual Energy Use of Proposed Project

Land Use	Electricity Use (kWh per year)	Natural Gas Use (therms per year)	Gasoline (gallons per year)
Hotel	619,125	36,010	44,369
Parking Structure	28,712	-	-
Parking Lot	9,240	-	-
Total	**657,077**	**36,010**	**44,369**

Source: LSA (April 2019).

As shown in Table 4.C, the estimated potential increased electricity demand associated with the proposed project is 657,077 kilowatt-hours (kWh) per year. In 2017, California consumed approximately 288,614 gigawatt-hours (GWh) or 288,614,000,000 kWh.[22] Of this total, Santa Clara County consumed 17,189 GWh or 17,189,540,000 kWh.[23] Therefore, electricity demand associated with the proposed project would be less than 0.01 percent of Santa Clara County's total electricity demand.

In addition, as shown in Table 4.C, the estimated potential increased natural gas demand associated with the proposed project is 36,010 therms per year. In 2017, California consumed approximately 12,571 million therms or 12,571,000,000 therms, while Santa Clara County consumed approximately 445 million therms or approximately 445,979,800 therms.[24] Therefore, natural gas demand associated with the proposed project would only be approximately 0.01 percent of Santa Clara County's total natural gas demand.

In addition, the proposed project would result in energy usage associated with gasoline to fuel project-related trips. As shown above in Table 4.C, vehicle trips associated with the proposed project would consume approximately 44,369 gallons of gasoline per year. In 2015, vehicles in California

[21] U.S. Department of Transportation. "Table 4-23: Average Fuel Efficiency of U.S. Light Duty Vehicles." Website: www.bts.gov/archive/publications/national_transportation_statistics/table_04_23 (accessed April 2019).

[22] California Energy Commission, 2017. Energy Consumption Data Management Service. Electricity Consumption by County. Available online at: www.ecdms.energy.ca.gov/elecbycounty.aspx (accessed April 2019).

[23] Ibid.

[24] California Energy Commission. 2017. Energy Consumption Data Management Service. Gas Consumption by County. Available online at: www.ecdms.energy.ca.gov/gasbycounty.aspx (accessed April 2019).

consumed approximately 15.1 billion gallons of gasoline.[25] Therefore, gasoline demand generated by vehicle trips associated with the proposed project would be a minimal fraction of gasoline and diesel fuel consumption in California.

The proposed project would provide minimum parking, designate a pickup area for ride sharing, and pre-wire parking stalls for electric vehicle charging stations. In addition, with implementation of Mitigation Measure GHG-1 (refer to Section 4.8.a), the proposed project would provide unbundled parking and display real-time transit information within the lobby. These measures would help reduce the demand for travel by single occupancy vehicles, which would help to reduce gasoline and diesel use. In addition, the proposed project would include a new hotel on an infill site that would locate guests and employees near existing residential and commercial uses, which would also help to reduce the demand for travel by single occupancy vehicles and help to reduce gasoline and diesel use. In addition, newer automobiles used by visitors driving to and from the project site would be subject to fuel economy and efficiency standards applied throughout the State. As such, the fuel efficiency of vehicles associated with the project site would increase throughout the life of the project. Therefore, implementation of the proposed project would not result in a substantial increase in transportation-related energy uses.

In addition, the proposed project would be constructed to CALGreen standards, which would help to reduce energy and natural gas consumption. Therefore, the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of fuel or energy and would incorporate renewable energy or energy efficiency measures into building design, equipment use, and transportation. This impact would be less than significant.

*b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? **(Less-Than-Significant Impact)***

In 2002, the Legislature passed Senate Bill 1389, which required the California Energy Commission (CEC) to develop an integrated energy plan every two years for electricity, natural gas, and transportation fuels, for the California Energy Policy Report. The plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators in implementing incentive programs for zero emission (ZE) vehicles and their infrastructure needs, and encouragement of urban designs that reduce VMT and accommodate pedestrian and bicycle access.

The CEC recently adopted the 2017 Integrated Energy Policy Report.[26] The 2017 Integrated Energy Policy Report provides the results of the CEC's assessments of a variety of energy issues facing California. Many of these issues will require action if the State is to meet its climate, energy, air quality, and other environmental goals while maintaining energy reliability and controlling costs. The 2017

[25] California Energy Commission. 2017. California Gasoline Data, Facts, and Statistics. Website: www.energy.ca.gov/almanac/transportation_data/gasoline (accessed April 2019).

[26] California Energy Commission, 2017. *2017 Integrated Energy Policy Report*. California Energy Commission. Publication Number: CEC-100-2017-001-CMF.

Integrated Energy Policy Report covers a broad range of topics, including implementation of Senate Bill 350, integrated resource planning, distributed energy resources, transportation electrification, solutions to increase resiliency in the electricity sector, energy efficiency, transportation electrification, barriers faced by disadvantaged communities, demand response, transmission and landscape-scale planning, the California Energy Demand Preliminary Forecast, the preliminary transportation energy demand forecast, renewable gas (in response to Senate Bill 1383), updates on Southern California electricity reliability, natural gas outlook, and climate adaptation and resiliency.

As indicated above, energy usage on the project site during construction would be temporary in nature. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the State's available energy sources and energy impacts would be negligible at the regional level. Because California's energy conservation planning actions are conducted at a regional level, and because the project's total impact to regional energy supplies would be minor, the proposed project would not conflict with California's energy conservation plans as described in the CEC's 2017 Integrated Energy Policy Report. Thus, as shown above, the project would avoid or reduce the inefficient, wasteful, and unnecessary consumption of energy and not result in any irreversible or irretrievable commitments of energy. Therefore, the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Impacts would be less than significant.

4.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Unless otherwise noted, the following analysis is based on the Geotechnical Investigation prepared for the proposed project by Romig Engineers dated December 2018.[27]

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

*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. **(Less-Than-Significant Impact)***

Fault rupture is generally expected to occur along active fault traces that have exhibited signs of recent geological movement (i.e., within the last 11,000 years). Alquist-Priolo Earthquake Fault Zones delineate areas around active faults with potential surface fault rupture hazards that would require specific geological investigations prior to approval of certain kinds of development within the delineated area. The Hayward fault, which trends northwestward through the Milpitas foothills, is located approximately 1,900 feet northeast of the project site.

[27] Roming Engineers, Inc., 2018. *Geotechnical Investigation La Quinta Hotel 1000 Jacklin Road Milpitas, California 95035*. December.

There are no mapped faults within or adjacent to the project site, and the project site is not located within an Alquist-Priolo zone. Therefore, the proposed project would not directly or indirectly cause substantial adverse effects related to fault rupture, and this impact would be less than significant.

ii. Strong seismic ground shaking? ***(Less-Than-Significant Impact)***

The project site is located in the San Francisco Bay Area, a region of intense seismic activity. Ground shaking is likely to occur within the life of the project as a result of future earthquakes. As noted above, the Hayward fault is approximately 1,900 feet northeast of the project site. Other active faults within the area that are likely to produce large earthquakes include the Calaveras, located 4.5 miles northeast, San Andreas, located 17 miles southwest, and San Gregorio, located 30 miles southwest. Due to the location of the project site in a seismically active area, strong seismic ground shaking at the site is highly probable during the life of the project. The intensity of ground shaking would depend on the characteristics of the fault, distance from the fault, the earthquake magnitude and duration, and site-specific geologic conditions. Conformance with the California Building Code would ensure potential impacts associated with strong seismic ground shaking would be reduced to a less-than-significant level.

iii. Seismic-related ground failure, including liquefaction? ***(Less-Than-Significant Impact)***

Soil liquefaction is a phenomenon primarily associated with saturated soil layers located close to the ground surface. During ground shaking, these soils lose strength and acquire "mobility" sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, uniformly graded, saturated, fine-grained sands that lie relatively close to the ground surface. However, loose sands that contain a significant amount of fines (i.e., silt and clay) may also liquefy. Based on results of soil testing, the project site appears to be potentially susceptible to liquefaction. However, the proposed project would implement recommendations included in the Geotechnical Investigation, which would include supporting the proposed building with a mat foundation bearing on improved soils. With this foundation, impacts related to liquefaction would be reduced to a less-than-significant level.

iv. Landslides? ***(Less-Than-Significant Impact)***

A landslide generally occurs on relatively steep slopes and/or on slopes underlain by weak materials. The project site is relatively level and is not located next to any slopes. Furthermore, the project site is not located within an area that would be subject to earthquake-induced landslides.[28] Therefore, the potential of the proposed project to exposure people or structures to risk as a result of landslides would be less than significant.

[28] Milpitas, City of, 2018, op. cit.

b. Would the project result in substantial soil erosion or the loss of topsoil? ***(Less-Than-Significant Impact)***

Topsoil is defined as the upper part of the soil profile that is relatively rich in humus and is technically known as the A-horizon of the soil profile.[29] Grading and earthmoving during project construction has the potential to result in erosion and loss of topsoil. Exposed soils could be entrained in stormwater runoff and transported off the project site. However, this impact would be reduced to a less-than-significant level through compliance with water quality control measures, which include preparation of a Stormwater Pollution Prevention Plan (SWPPP) (refer to Section 4.10, Hydrology and Water Quality). Although designed primarily to protect stormwater quality, the SWPPP would incorporate Best Management Practices (BMPs) to minimize erosion. Additional details regarding the SWPPP are provided in Section 4.10, Hydrology and Water Quality of this Initial Study.

c. Would the project 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? ***(Less-Than-Significant Impact)***

As discussed in Section 4.7.a, site soils would not be subject to lateral spreading or landslides, but do have the potential for liquefaction-induced settlement. However, compliance with the recommendations contained in the Geotechnical Investigation and compliance with the requirements of the California Building Code (CBC) would ensure that potential risks to people and structures as a result of liquefaction would be reduced to a less-than-significant level. Therefore, the proposed project would not result in impacts associated with unstable geologic conditions.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? ***(Less-Than-Significant Impact)***

Expansive soils are characterized by the potential for shrinking and swelling as the moisture content of the soil decreases and increases, respectively. Shrink-swell potential is influenced by the amount and type of clay minerals present and can be measured by the percent change of the soil volume. Testing at the project site indicates that soils on the project site have high expansion potential. The Geotechnical Investigation recommends that at least the upper 6 inches should be scarified and compacted and should be kept moist up until the time the non-expansive fill, crushed rock and vapor barrier, and/or aggregate base is placed in order to reduce the impact of expansive soils. In addition, adherence to the CBC requirements would further ensure that geotechnical design of the proposed project would further reduce potential impacts related to expansive soils to a less-than-significant level. Therefore, because the proposed project would implement the recommendations of the Geotechnical Investigation and comply with CBC requirements, this impact would be less than significant.

[29] California State Mining and Geology Board, 2014. Surface Mining Reclamation Act Regulations. California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1.

e. Would the project 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? ***(Less-Than-Significant Impact)***

The proposed project would connect to the City's wastewater conveyance system. On-site treatment and disposal of wastewater is not proposed for the project; therefore, the proposed project would have no impacts associated with soils incapable of supporting alternative wastewater disposal systems.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ***(Less-Than-Significant with Mitigation Incorporated)***

As noted in the Geotechnical Investigation, the Geologic Map of San Jose indicates that the project site is located in an area underlain by Holocene-age flood basin deposits, Qhb. This unit is generally expected to consist of dark colored clay and very fine silty clay, rich in organic material deposited beyond the levees and flood plains. Scientifically important fossils from Middle to Early Holocene deposits are not very common. Although no paleontological resources or unique geological features are known to exist within or near the project site, according to the locality search through the University of California Museum of Paleontology (UCMP) at the University of California, Berkeley, there are 10 known localities from Pleistocene deposits within Santa Clara County which have produced 34 specimens of vertebrates and invertebrates. Therefore, the possibility of accidental discovery of paleontological resources during project construction cannot be discounted. Therefore, implementation of Mitigation Measure GEO-1, described below, would reduce potential impacts to paleontological resources to a less-than-significant level.

Mitigation Measure GEO-1: Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. For purposes of this mitigation, a "qualified paleontologist" shall be an individual with the following qualifications: (1) a graduate degree in paleontology or geology and/or a person with a demonstrated publication record in peer-reviewed paleontological journals; (2) at least two years of professional experience related to paleontology; (3) proficiency in recognizing fossils in the field and determining their significance; (4) expertise in local geology, stratigraphy, and biostratigraphy; and (5) experience collecting vertebrate fossils in the field. If the paleontological resources are found to be significant and project activities cannot avoid them, measures shall be implemented to ensure that the project does not cause a substantial adverse change in the significance of the paleontological resource. Measures may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Upon completion of the assessment, a

report documenting methods, findings, and recommendations shall be prepared and submitted to the City for review. If paleontological materials are recovered, this report also shall be submitted to a paleontological repository such as the University of California Museum of Paleontology, along with significant paleontological materials. Public educational outreach may also be appropriate.

The project applicant shall inform its contractor(s) of the sensitivity of the project site for paleontological resources and shall verify that the following directive has been included in the appropriate contract documents:

> *"The subsurface of the construction site may be sensitive for fossils. If fossils are encountered during project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Fossils can include plants and animals, and such trace fossil evidence of past life as tracks or plant imprints. Ancient marine sediments may contain invertebrate fossils such as snails, clam and oyster shells, sponges, and protozoa; and vertebrate fossils such as fish, whale, and sea lion bones. Contractor acknowledges and understands that excavation or removal of paleontological material is prohibited by law and constitutes a misdemeanor under California Public Resources Code, Section 5097.5."*

4.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

*a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **(Less Than Significant with Mitigation Incorporated)***

Greenhouse gases (GHGs) are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO_2);
- Methane (CH_4);
- Nitrous oxide (N_2O);
- Hydrofluorocarbons (HFCs);
- Perfluorocarbons (PFCs); and
- Sulfur Hexafluoride (SF_6).

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, believed to be causing global warming. While manmade GHGs include naturally-occurring GHGs such as CO_2, methane, and N_2O, some gases, like HFCs, PFCs, and SF_6 are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of Global Warming Potential (GWP), a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is

based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO_2, the most abundant GHG. The definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO_2 equivalents" (CO_2e).

This section describes the proposed project's construction- and operational-related GHG emissions and contribution to global climate change. The BAAQMD has not addressed emission thresholds for construction in their CEQA Guidelines; however, the BAAQMD encourages quantification and disclosure. Thus, construction emissions are discussed in this section.

Construction Activities. Construction activities associated with the proposed project would produce combustion emissions from various sources. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. Furthermore, CH_4 is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

The BAAQMD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. Using CalEEMod, it is estimated that construction of the proposed project would generate approximately 334.2 metric tons of CO_2e. Implementation of Mitigation Measure AIR-1 (refer to Section 4.3.b) would reduce GHG emissions by reducing the amount of construction vehicle idling and by requiring the use of properly maintained equipment. Therefore, project construction impacts associated with GHG emissions would be less than significant.

Operational Emissions. Section 15064.4 of the CEQA Guidelines states that: "A lead agency should make a good-faith effort, based to the extent possible, on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project." In performing that analysis, the lead agency has discretion to determine whether to use a model or other methodology to quantify GHG emissions, or to rely on a qualitative analysis or performance-based standards. In making a determination as to the significance of potential impacts, the lead agency then considers the extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting, whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project, and the extent to which the project complies with regulations or requirements adopted to implement a Statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

According to the BAAQMD CEQA Guidelines, if a project is consistent with an adopted qualified GHG Reduction Strategy that meets the standards, it can be presumed that the project will not have significant GHG emission impacts. This approach is consistent with the State CEQA Guidelines, Section 15183.5, and will be used in this analysis.

The City of Milpitas Climate Action Plan (CAP) was adopted on May 7, 2013.[30] The City of Milpitas CAP meets the BAAQMD requirements for a Qualified GHG Reduction Strategy and is designed to streamline environmental review of future development projects in the City consistent with CEQA Guidelines Section 15183.5(b) and the BAAQMD CEQA Air Quality Guidelines. The CAP identifies measures to achieve a reduction of 93,940 metric tons (MT) per year of CO_2e, including a reduction of 13,950 $MTCO_2e$ that would be achieved through State-mandated measures. With implementation of the CAP and existing measures, the City's GHG emissions are expected to be 16.2 percent below 2005 levels by the year 2020.

The CAP identifies six main Action Areas with specific GHG reductions, including energy, water, transportation and land use, solid waste, and off-road equipment. For each measure the CAP specifies GHG reductions, City departments responsible for implementation, performance metrics, regional partners, additional resources, and co-benefits.

Long-term operation of the proposed project would generate GHG emissions from area and mobile sources as well as indirect emissions from sources associated with energy consumption. Mobile-source GHG emissions would include project-generated vehicle trips associated with trips to the proposed project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site, and other sources. As identified above, the City of Milpitas CAP meets the BAAQMD requirements for a Qualified GHG Reduction Strategy. Therefore, the project's GHG emissions would not be considered a significant impact if the project would be consistent with the City's CAP. Appendix C: Development Checklist of the City's CAP was developed to assist project applicants and City staff to determine whether a proposed project complies with the CAP and contains applicable measures that will be implemented as part of the proposed project to demonstrate consistency with the City's CAP. The proposed project's consistency with these measures is included in Table 4.D below.

As demonstrated in Table 4.D, the proposed project's consistency with many of the CAP measures would be determined by design decisions that are currently not evident from the conceptual plans evaluated for the environmental analysis in this report. Implementation of Mitigation Measure GHG-1 would require the proposed project to include the applicable measures, as identified in Appendix C.

Mitigation Measure GHG-1: The project applicant shall demonstrate compliance with the applicable measures to the City Planning Division prior to the issuance of a building permit. The following measures are considered to be applicable, feasible, and effective in reducing greenhouse gas emissions generated by the project:

- Use reclaimed water, when available.
- Provide unbundled parking.
- Display real-time transit information within the lobby.

[30] Milpitas, City of, 2013. *City of Milpitas Climate Action Plan. A Qualified Greenhouse Gas Reduction Strategy*. May 7.

Table 4.D: Consistency with the City's Climate Action Plan Measures

Measure	Action	Applicability	Compliance
Energy Measures			
Measure 1.3: Discretionary Project Review	Apply the City's Climate Action Plan Development Checklist (Appendix C) as part of the City's discretionary project review process.	The project applicant filled out City's Climate Action Plan Development Checklist (Appendix C), which is included in Appendix C.	Yes
Measure 1.5: Urban Cooling	Achieve urban cooling through voluntary and mandatory standards for new development and additions.	The proposed project would include a total of 4,400 square feet of pervious surfaces consisting of landscaping around the project site and bioretention areas. A total of 19 trees would be planted as part of the proposed project. In addition, the proposed project would comply with current CALGreen cool roof requirements. In addition, the proposed project would use passive solar collection system.	Yes
Measure 1.6: Smart Grid Integration	Phase in requirements for the use of smart-grid-integrated appliances and energy monitors in all new development by 2018 as such appliances become commercially available and economically feasible.	The proposed project would use smart grid appliances.	Yes
Measure 1.8: Online Energy Monitoring	Encourage participation in online energy monitoring programs as utilities develop and deploy online systems.	The proposed project would provide smart grid energy monitoring.	Yes
Measure 2.1: Energy Efficiency in New Development	Encourage new development and remodels to exceed minimum building standards for energy efficiency and continue implementation of the adopted Green Building Ordinance.	The proposed project would be consistent with current CALGreen standards and would achieve LEED silver.	Yes
Measure 3.1: Renewable Energy in New Development	Adopt new standards to require renewable energy in new development and encourage renewable energy facilities through the discretionary process.	The proposed project would install a solar roof system.	Yes
Water			
Measure 4.1: Tiered Water Rates	Continue water conservation efforts outlined in the Urban Water Management Plan and expand tiered water rate structures to apply to nonresidential customers in addition to residential customers.	The proposed project would use water-efficient irrigation systems	Yes
Measure 4.2: Recycled Water	Work with regional partners to encourage expansion of recycled water infrastructure.	With implementation of Mitigation Measure GHG-1, the proposed project would and use reclaimed water, when available.	Yes with Mitigation Measure GHG-1

Table 4.D: Consistency with the City's Climate Action Plan Measures

Measure	Action	Applicability	Compliance
Transportation and Land Use			
Measure 5.1: Increased Densities	Continue to promote the increase of density and mixed uses in key opportunity areas, including the Midtown Specific Plan, Transit Area Specific Plan, and Town Center areas.	The proposed project would include a 122-room hotel and would include a meeting room, lounge area with a bar and seating space, office space, fitness center, and indoor pool and spa. The proposed project would include a new hotel on an infill site that would locate guests and employees near existing residential and commercial uses.	Yes
Measure 5.2: Urban Plazas	Encourage development of urban plazas in new development in the Transit Area Specific Plan, Midtown Specific Plan, and Town Center areas to encourage pedestrian activity and vibrant mixed-use centers that reduce vehicular activity.	The proposed project would include a new hotel on an infill site that would locate guests and employees near existing residential and commercial uses, reducing the demand for travel by single occupancy vehicles.	Yes
Measure 6.3: Dense and Centralized Development	Promote dense development in central locations and along transportation corridors.	The proposed project would include a new hotel on an infill site that would locate guests and employees near existing residential and commercial uses, reducing the demand for travel by single occupancy vehicles.	Yes
Measure 8.1: Transportation Demand Management	Adopt and phase a Citywide transportation demand management (TDM) ordinance by 2015, building on recommendations of the transit area specific plan, and establish a funding mechanism to pay for the costs of the program.	The proposed project would provide minimum parking, designate a pickup area for ride sharing, and pre-wire parking stalls for electric vehicle charging stations. In addition, with implementation of Mitigation Measure GHG-1, the proposed project would provide unbundled parking and display real-time transit information within the lobby. These measures would help reduce the demand for travel by single occupancy vehicles. In addition, the proposed project would include a new hotel on an infill site that would locate guests and employees near existing residential and commercial uses, which would also help to reduce the demand for travel by single occupancy vehicles.	Yes with Mitigation Measure GHG-1
Measure 8.2: Car-Share Programs	Support development of a car-share program for local residents.	The proposed project would designate a pickup area for ride sharing.	Yes
Measure 8.3: Transit Education and Outreach	Promote the use of public transit through education.	With implementation of Mitigation Measure GHG-1, the proposed project would display real-time transit information within the lobby.	Yes with Mitigation Measure GHG-1

Table 4.D: Consistency with the City's Climate Action Plan Measures

Measure	Action	Applicability	Compliance
Measure 8.4: Regional Transit Use	Encourage existing public transit options that provide effective links to the Bay Area region, including the Santa Clara Valley Transportation Authority and connections to the Altamont Commuter Express.	With implementation of Mitigation Measure GHG-1, the proposed project would display real-time transit information within the lobby.	Yes with Mitigation Measure GHG-1
Measure 9.1: Unbundled Parking Costs	Unbundle parking costs from housing and nonresidential building costs.	With implementation of Mitigation Measure GHG-1, the proposed project would provide unbundled parking.	Yes with Mitigation Measure GHG-1
Measure 9.2: Nonresidential Parking Requirements	Reduce minimum parking requirements for nonresidential development.	In total, the proposed project would include 103 parking spaces, 4 of which would be ADA accessible. Per Section XI-10-53.09 of the City's Municipal Code, one parking space per room is required for hotel uses and a total of 122 parking spaces would be required for the proposed project, resulting in a shortage of parking to serve the proposed hotel. In addition, the project applicant is working to secure an agreement with the owners of the commercial businesses south of the project site to allow for shared use of parking spaces. This shared parking agreement would provide an additional 198 parking spaces, for a total of 301 parking spaces.	Yes
Measure 10.1: Parking for Low-Emissions Vehicles	Revise parking standards for public and nonresidential development to include designated stalls for low-emissions, fuel-efficient vehicles and carpool/vanpool vehicles.	The proposed project would pre-wire parking stalls for electric charging stations.	Yes
Solid Waste			
Measure 11.1: Waste Diversion	Work with regional partners to increase the diversion of solid waste to 75 percent as required under Assembly Bill (AB) 341.	The project sponsor would partner with Milpitas Sanitation to reduce solid waste.	Yes
Off-Road Equipment			
Measure 12.2: Construction Best Management Practices	Encourage construction projects to comply with BAAQMD performance-based best management practices.	With implementation of Mitigation Measure AIR-1, the proposed project would implement the BAAQMD's Basic Construction Mitigation Measures.	Yes with Mitigation Measure AIR-1

Source: City of Milpitas (2013) and LSA (April 2019).

This page intentionally left blank

Implementation of Mitigation Measure GHG-1 would implement applicable measures included in the CAP that are applicable to the project to reduce GHG emissions. Overall, the mitigated project would implement GHG reduction measures in compliance with the CAP and, therefore, would not be a significant source of GHG emissions. Therefore, the project's impacts would be less than significant.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ***(Less-Than-Significant Impact)***

California's major initiative for reducing GHG emissions is Assembly Bill (AB) 32, passed by the State legislature on August 31, 2006. This effort aims at reducing GHG emissions to 1990 levels by 2020. In response to AB 32, California began to address climate change by employing a comprehensive, long-term approach to cut the State's GHG emissions to 1990 levels by 2020 and to maintain and continue reductions post 2020. The proposed project was analyzed for consistency with the goals of AB 32 and the AB 32 Scoping Plan. The Scoping Plan has a range of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 implementation fee to fund the program.

In addition, Senate Bill (SB) 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reductions target of at least 40 percent below 1990 levels by 2030 contained in Executive Order B-30-15. SB 32 builds on AB 32 and keeps us on the path toward achieving the State's 2050 objective of reducing emissions to 80 percent below 1990 levels, consistent with an Intergovernmental Panel on Climate Change (IPCC) analysis of the global emissions trajectory that would stabilize atmospheric GHG concentrations at 450 parts per million CO_2e and reduce the likelihood of catastrophic impacts from climate change.

The companion bill to SB 32, AB 197, provides additional direction to the California Air Resource Board (CARB) in the following areas related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 intended to provide easier public access to air emissions data that are collected by CARB was posted in December 2016. The measures applicable to the proposed project include energy efficiency measures, water conservation and efficiency measures, and transportation and motor vehicle measures, as discussed below.

Energy efficient measures are intended to maximize energy efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. The proposed project would be consistent with current CALGreen standards and would be verified as LEED silver as required by the City's Municipal Code. Therefore, the proposed project would comply with applicable energy measures.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. As noted above, the project would be required to comply with the latest CALGreen standards and would be verified as LEED silver as required by the

City's Municipal Code. In addition, the proposed project would be required to comply with the City's water efficient landscape ordinance. Therefore, the proposed project would not conflict with any of the water conservation and efficiency measures.

The goal of transportation and motor vehicle measures is to develop regional GHG emissions reduction targets for passenger vehicles. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all vehicles by 2020. Specific regional emission targets for transportation emissions would not directly apply to the proposed project. However, vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. Therefore, the proposed project would not conflict with the identified transportation and motor vehicle measures.

The proposed project would provide minimum parking, designate a pickup area for ride sharing, and pre-wire parking stalls for electric vehicle charging stations. In addition, with implementation of Mitigation Measure GHG-1, the proposed project would provide unbundled parking and display real-time transit information within the lobby. These measures would help reduce the demand for travel by single occupancy vehicles. In addition, the proposed project would include a new hotel on an infill site that would locate guests and employees near existing residential and commercial uses, which would also help to reduce the demand for travel by single occupancy vehicles.

Therefore, the proposed project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in AB 32 and would be consistent with applicable plans and programs designed to reduce GHG emissions. Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. This impact would be less than significant.

4.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
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?	☐	☒	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

The following discussion is based on the findings from the Phase I Environmental Site Assessment[31] (Phase I ESA) prepared for the proposed project. A copy of the Phase I ESA is included in Appendix D of this report.

*a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **(Less-Than-Significant Impact)***

Although small quantities of commercially-available hazardous materials could be used during project construction activities (e.g., oil, gasoline, paint) and for landscape maintenance within the project site, these materials would not be used in sufficient quantities to pose a threat to human or environmental health. Therefore, development of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

[31] BASELINE Environmental Consulting, 2019. *Phase I Environmental Site Assessment, Milpitas La Quinta Hotel Project, APN # 028-05-015, 1000 Jacklin Road, Milpitas, California.* March 29.

b. Would the project 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? ***(Less-Than-Significant with Mitigation Incorporated)***

There are two main ways that the public and/or the environment could be affected by the release of hazardous materials from the project site into the environment, including 1) exposing workers and/or the public to potentially contaminated soil and groundwater during construction and/or operation of the project; or 2) exposing workers and/or the public to hazardous building materials (e.g., lead paint, asbestos) during demolition of existing structures.

The Phase I ESA prepared for the proposed project identified a potential Recognized Environmental Condition (REC) on the site related to the release of hazardous materials at the gasoline service station north of the project site at 990 Jacklin Road. The Phase I ESA noted that in 1988, piping on one of the underground fuel tanks failed, releasing an unknown amount of gasoline. In 1989, eight vapor monitoring wells and four groundwater monitoring wells were installed at the 990 Jacklin Road site. In September 1993, the case was closed by the Water Board.

The case was reopened in 1997 due to evidence of petroleum hydrocarbons and methyl tertiary butyl ether (MTBE) in soils during dispenser and piping upgrades. Groundwater monitoring results from 2002 identified elevated levels of MTBE (up to 40,000 micrograms per liter) and tertiary butyl alcohol (TBA) in on-site monitoring wells. In response to the detection of elevated MTBE, remediation efforts were initiated in April 2003, which included groundwater extraction from wells MW-2 and MW-3 and from a tank backfill well using a vacuum truck. In 2004, nine soil borings and three groundwater monitoring wells were installed off-site and continued quarterly groundwater monitoring. In 2004, elevated concentrations of MTBE were identified in off-site well MW-5, and weekly groundwater pumping events were initiated in that well. Through the end of 2004, a total of approximately 55,000 gallons of groundwater had been pumped from the wells associated with this Leaking Underground Storage Tank (LUST) site.

Quarterly groundwater monitoring continued through September 2006, and concentrations of total petroleum hydrocarbons as gasoline and volatile organic compounds (VOCs), including MTBE and TBA, were detected in groundwater. The most recent monitoring event (2006) indicates that most of these compounds were present at relatively low concentrations.

The groundwater flow direction at the 990 Jacklin Road property is towards the south, and impacts from VOCs in groundwater have been identified near the northern boundary of the project site and to the southwest of the project site. However, no soil, soil gas, or groundwater sampling was conducted at the project site; therefore potential impacts from VOCs on the project site originating from the hazardous materials releases at the 990 Jacklin Road property, if any, cannot be known with certainty. This represents an environmental concern for the project site. As such, construction activities at the project site have the potential to create a hazard to the public and environment through reasonably foreseeable upset and accident conditions associated with the potential MTBE, TBA, and VOCs in on-site soils. However, compliance with Mitigation Measure HAZ-1, as recommended in the Phase 1 ESA, would ensure that potentially significant impacts associated with the accidental release of hazardous materials into the environment are reduced to a less-than-significant level.

Mitigation Measure HAZ-1: Prior to the issuance of grading permits, a limited soil gas and groundwater investigation shall be conducted at the site to determine whether MTBE, TBA, or other VOCs are present in the site subsurface at levels above established construction worker and residential environmental screening levels. Any soil with MTBE, TBA, or other VOCs concentration levels that exceed California State Title 26 threshold limits would be classified as a hazardous material. Once the soil sampling analysis is complete, a report of the findings shall be provided to the Planning Manager of the City of Milpitas Planning & Neighborhood Services Department for review prior to issuance of grading permits. If contaminated soils are found in concentrations above established thresholds for worker safety, a Site Management Plan (SMP) shall be prepared by a qualified hazardous materials consultant to establish management practices for handling contaminated soil or other materials encountered during construction activities.

As noted in Section 4.7, Geology and Soils, the proposed project would implement the recommendations included in the Geotechnical Investigation, which include the installation a vapor barrier. The vapor barrier would be constructed to cover the crushed rock section of the proposed building's foundation, and would conform to the requirements of ASTM E 1745 Class A, which requires a water vapor transmission rate less than or equal to 0.01 perms. Therefore, implementation of a vapor barrier would ensure that the proposed project would not result in the release of hazardous materials during the operational period.

Therefore, with implementation of Mitigation Measure HAZ-1 and the vapor barrier, as recommended by the Geotechnical Investigation, the proposed project would have a less-than-significant impact related to the release of hazardous materials into the environment during both the construction and operational periods.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ***(Less-Than-Significant with Mitigation Incorporated)***

There are no public schools located within 0.25 miles of the project site. However, the Jacklin Commons KinderCare, a private pre-school, is located adjacent to the site to the east. As noted in Section 4.9.a, development of the proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. As noted in Section 4.9.b, construction activities at the project site have the potential to create a hazard to the public and environment through reasonably foreseeable upset and accident conditions associated with the potential MTBE, TBA, and VOCs in on-site soils. However, compliance with Mitigation Measure HAZ-1, as recommended in the Phase 1 ESA, would ensure that potentially significant impacts associated with the accidental release of hazardous materials into the environment are reduced to a less-than-significant level.

d. Would the project 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? ***(Less-Than-Significant with Mitigation Incorporated)***

As noted in the Phase I ESA, the project site is listed on the Facility Index System (FINDS) database; however, no documented hazardous materials release for the project site was reported. The project site is not included on any other list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, as discussed in Section 4.9.b, soils on the project site likely contain MTBE, TBA, or other VOCs associated with gasoline spills from the adjacent site to the north. However, this impact would be reduced to a less-than-significant level with implementation of Mitigation Measure HAZ-1.

e. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ***(Less-Than-Significant Impact)***

The project site is located approximately 5.5 miles northeast of the San Jose International Airport. The project site is not located within the Airport Safety Zones or Airport Influence Area of the San Jose International Airport.[32] Therefore, the proposed project would not result in a safety hazard or excessive noise for people residing or working in the project area due to the proximity of an airport.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ***(Less-Than-Significant Impact)***

The City of Milpitas Fire Department (Fire Department) Office of Emergency Services coordinates the City's preparedness efforts to mitigate, plan for, respond to and recover from natural and technological disasters. In addition, the County of Santa Clara Office of Emergency Services coordinates county-wide emergency response efforts including the preparation and implementation of the County of Santa Clara Emergency Operations Plan (EOP).[33] However, the EOP does not address specific responses, scenarios, hazards, or threats, within Milpitas. In addition, the EOP does not indicate the emergency evacuation routes within Santa Clara County. Because the proposed project would not alter or block adjacent roadways, implementation of the proposed project would not be expected to impair the function of nearby emergency evacuation routes. Therefore, the proposed project would have a less-than-significant impact on implementation of an adopted emergency response plan or emergency evacuation plan.

[32] Santa Clara County Airport Land Use Commission, 2011. *Comprehensive Land Use Plan, Santa Clara County, Norma Y. Mineta San Jose International Airport*. May 25.

[33] Santa Clara, County of, 2017. *Emergency Operations Plan*. January.

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ***(Less-Than-Significant Impact)***

The project site is in an urban area and is not within or adjacent to a wildland fire hazard area.[34] Therefore, the proposed project would not expose people or structures to a significant loss, injury or death involving wildland fires.

[34] California Department of Forestry and Fire Protection, 2008. Santa Clara County, Very High Fire Hazard Severity Zones in Local Responsibility Area. October 8.

4.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☒	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☒	☐	☐
i. Result in substantial erosion or siltation on- or off-site;	☐	☒	☐	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☒	☐	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☒	☐	☐
iv. Impede or redirect flood flows?	☐	☒	☐	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? ***(Less-Than-Significant with Mitigation Incorporated)***

The State Water Resources Control Board and nine Regional Water Quality Control Boards regulate water quality of surface water and groundwater bodies throughout California. In the Bay Area, including the project site, the San Francisco Bay Regional Water Quality Control Board (Water Board) is responsible for implementation the Water Quality Control Plan (Basin Plan). The Basin Plan establishes beneficial water uses for waterways and water bodies within the region.

Runoff water quality is regulated by the National Pollutant Discharge Elimination System (NPDES) Program (established through the federal Clean Water Act). The NPDES program objective is to control and reduce pollutant discharges to surface water bodies. Compliance with NPDES permits is mandated by State and federal statutes and regulations. Locally, the NPDES Program is administered by the Water Board. According to the water quality control plans of the Water Board, any construction activities, including grading, that would result in the disturbance of 1 acre or more would require compliance with the General Permit for Storm Water Discharges Associated with Construction and

Land Disturbance Activity (Construction General Permit). The proposed project is approximately 1.14 acres and, as such, would be required to comply with the Construction General Permit.

The proposed project would be subject to the Water Board's Municipal Regional Permit (MRP), implemented in November 2015 by Order R2-2015-0049. Provision C.3 of the MRP requires new development and redevelopment projects that would replace more than 10,000 square feet of existing impervious surfaces to include post-construction stormwater control in project designs. Under the C.3 requirements, the preparation and submittal of a Stormwater Control Plan (SCP) would be required for the project site. The purpose of an SCP is to detail the design elements and implementation measures necessary to meet the post-construction stormwater control requirements of the MRP. In particular, SCPs must include Low Impact Development (LID) design measures, which reduce water quality impacts by preserving and recreating natural landscape features, minimizing imperviousness, and using stormwater as a resource, rather than a waste product. The proposed project would also be required to prepare a Stormwater Facility Operation and Maintenance Plan to ensure that stormwater control measures are inspected, maintained, and funded for the life of the project.

The City of Milpitas is a member of the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP), which provides stormwater management for the area including the project site.

As previously discussed, the 1.14-acre project site is currently developed and includes a total of 44,950 square feet (91 percent) of impervious surfaces. The proposed project would result in no changes in impervious surfaces on the project site compared to existing conditions.

Construction activities associated with the proposed project would cause disturbance of soil during excavation work, which could adversely impact water quality. Contaminants from construction vehicles and equipment and sediment from soil erosion could increase the pollutant load in runoff being transported to receiving waters during development. Although surface runoff from the site would likely decrease with the proposed project (due to the proposed stormwater treatment measures), runoff from the proposed landscaped areas may contain residual pesticides and nutrients (associated with landscaping) and sediment and trace metals (associated with atmospheric deposition) during operation of the project. Operation of the proposed project could incrementally contribute to the long-term degradation of runoff water quality and as a result, adversely affect water quality in the receiving waters and San Francisco Bay. The proposed project would be considered a "regulated project" under the MRP, indicating that the State Water Resources Control Board has determined the size and nature of the project has the potential to discharge a significant pollutant load to stormwater runoff and receiving waters. Therefore, the potential discharges associated with the proposed project are considered to be a potentially significant impact.

Implementation of the following two mitigation measures would ensure that the proposed project complies with the Water Board's water quality standards by reducing the potential construction- and operation-period impacts to water quality to a less-than-significant level.

Mitigation Measure HYD-1: Prior to construction, the project applicant shall prepare and implement a SWPPP, meeting Construction General Permit requirements (State Water Resources Control Board Order No. 2009-000–DWQ, as amended) designed to reduce potential adverse impacts to surface water quality through the project construction period. The SWPPP shall be submitted to the City for review and approval prior to the issuance of any permits for ground disturbing activities.

The SWPPP shall be prepared by a Qualified SWPPP Developer in accordance with the requirements of the Construction General Permit. These include: BMPs for erosion and sediment control, site management/housekeeping/waste management, management of non-stormwater discharges, run-on and runoff controls, and BMP inspection/maintenance/repair activities. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction.

The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate (depending on the Risk Level), sampling of the site effluent and receiving waters. A Qualified SWPPP Practitioner shall be responsible for implementing the BMPs at the site and performing all required monitoring and inspection/maintenance/repair activities.

Mitigation Measure HYD-2: The project applicant shall fully comply with the Water Board stormwater permit requirements, including Provision C.3 of the MRP. The project applicant shall prepare and implement a SCP for the project. The SCP shall be submitted to the City for review and approval prior to the issuance of any permits for ground disturbing activities. The SCP would act as the overall program document designed to provide measures to mitigate potential water quality impacts associated with the operation of the proposed project. At a minimum, the SCP for the project shall include:

- An inventory and accounting of existing and proposed impervious areas.

- Low Impact Development (LID) design details incorporated into the project. Specific LID design may include, but is not limited to: using pervious pavements and green roofs, dispersing runoff to landscaped areas, and/or routing runoff to rain gardens, cisterns, swales, and other small-scale facilities distributed throughout the site.

- Measures to address potential stormwater contaminants. These may include measures to cover or control potential sources of stormwater pollutants at the project site.

- A Draft Stormwater Facility Operation and Maintenance Plan for the project site, which will include periodic inspection and maintenance of the storm drainage system. Persons responsible for performing and funding the requirements of this plan shall be identified. This plan must be finalized prior to issuance of building permits for the project.

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ***(Less-Than-Significant Impact)***

The proposed project would include the installation of new water lines on the project site that would connect to the existing 8-inch main located within the driveway west of the project site. Although no use of groundwater is proposed for the proposed project, some dewatering may be required during construction. Any dewatering activities would be expected to be temporary in nature. Therefore, the proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows? ***(Less Than Significant with Mitigation Incorporated)***

The proposed project would not alter the course of a stream or river. The project site is located in a developed area and would not substantially alter the existing drainage patterns in a manner that would result in substantial erosion or siltation on- or offsite. Furthermore, compliance with construction- and operation phase stormwater requirements (Mitigation Measures HYD-1 and HYD-2) would further ensure that development of the project would not result in substantial erosion or siltation on- or off-site. Therefore, this impact would be less than significant.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? ***(Less-Than-Significant Impact)***

The project site is not located within a 100-year flood hazard zone as mapped by FEMA and is not located within a mapped dam failure inundation area.[35] There are no levees protecting the site from flooding and as a result, no risk of failure. The project site and surrounding areas are generally level and would not be subject to mudlfows. The project site is not located within a mapped tsunami area for Milpitas[36] and no seismically induced seiche waves have been documented in the San Francisco Bay throughout history.[37] Therefore, this impact would be less than significant.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? ***(Less-Than-Significant with Mitigation Incorporated)***

As noted in Section 4.10.a, implementation of Mitigation Measures HYD-1 and HYD-2 would require preparation and implementation of both a SWPPP and SCP, and would ensure that the proposed project would have a less-than-significant impact related to stormwater runoff. Therefore, the proposed project would not obstruct implementation of a water quality control plan or sustainable groundwater management plan.

[35] Federal Emergency Management Agency, 2014. FEMA Flood Map Service Center (map). Website: msc.fema.gov/portal/search?AddressQuery=1000%20Jacklin%20Road%2C%20Milpitas#searchresultsanchor (accessed March 26, 2019).

[36] California, State of, 2009. *California Emergency Management Agency. Tsunami Inundation Map for Emergency Planning: Milpitas Quadrangle.* July 31.

[37] Association of Bay Area Governments and Metropolitan Transportation Commission, 2013. *Plan Bay Area.* July 18.

4.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

*a. Would the project physically divide an established community? **(Less-Than-Significant Impact)***

The physical division of an established community typically refers to the construction of a physical feature (such as an interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying area. For instance, the construction of an interstate highway through an existing community may constrain travel from one side of the community to another; similarly, such construction may also impair travel to areas outside the community.

The project site is located in an urban area in the City of Milpitas and is surrounded by commercial, institutional, and residential uses, as well as I-680. The proposed project would include the redevelopment of the project site with a new hotel. The proposed project would not require the construction of any new infrastructure that would divide an established community, and would not remove any means access. The proposed project would not result in a physical division of an established community or adversely affect the continuity of land uses in the vicinity. This impact would be less than significant.

*b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? **(Less-Than-Significant Impact)***

As previously discussed, the City of Milpitas is the Lead Agency for environmental review. The City of Milpitas General Plan Land Use Map designates the project site as HWS and the City's Zoning Map identifies the project site as HS. Hotel uses are conditionally permitted within the HS zone, and therefore a CUP is required. In addition, the HS zoning district permits a maximum FAR of 0.50. The proposed project would have a FAR of 1.30, and therefore would require a CUP to increase the maximum allowable FAR. In addition, the proposed project also requires a shared parking exception that would be obtained through the CUP process to allow for the sharing of parking with the adjacent businesses parking lot and a reduction in the required parking spaces to be provided.

It should be noted that according to CEQA, policy conflicts do not, in and of themselves, constitute a significant environmental impact. Policy conflicts are considered to be environmental impacts only when they would result in direct physical impacts or where those conflicts relate to avoiding or mitigating environmental impacts. As such, associated physical environmental impacts are discussed

in this Initial Study under specific topical sections. The proposed project would not result in any direct physical impacts that cannot be mitigated to a less-than-significant level.

Although the proposed project would require Conditional Use Permits to allow the hotel uses, a FAR increase, and shared parking, the proposed project would not substantially conflict with the intent of the City's General Plan or zoning regulations. Therefore, the proposed project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and this impact would be less than significant.

4.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

*a. Would the project 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? **(No Impact)***

The project site is located within an urban area on a previously developed site and there are no known mineral resources within the vicinity of the project site that would be of value to the region or to the State. The City of Milpitas General Plan identifies four area designated by the State Geologist as containing Regionally Significant Construction Aggregate Resources.[38] However, each of these mineral resource areas are located in the foothills outside City limits. As such, development of the proposed project would not result in the loss of availability of a known mineral resource of value to the region or residents of the State, and there would be no impact related to the availability of mineral resources.

*b. Would the project 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? **(No Impact)***

Refer to Section 3.12. a. The proposed project would not result in the loss of availability of any known locally important mineral resource recovery site. Therefore, no impact related to the availability of a mineral resources recovery site would occur.

[38] Milpitas, City of, 2015.General Plan Open Space & Environmental Conservation Element. Available online at: www.ci.milpitas.ca.gov/_pdfs/plan_plan_general_chapter4.pdf (accessed May 17, 2019).

4.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 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?	☐	☐	☒	☐

The following provides an overview of the characteristics of sound and the regulatory framework that applies to noise within the vicinity of the project site. The existing noise environment in and around the project site is also described.

Characteristics of Sound. Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, or sleep. Several noise measurement scales exist that are used to describe noise in a particular location. A decibel (dB) is a unit of measurement that indicates the relative intensity of a sound. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a ten-fold increase in acoustic energy, while 20 dB is 100 times more intense and 30 dB is 1,000 times more intense. Each 10 dB increase in sound level is perceived as approximately a doubling of loudness; and similarly, each 10 dB decrease in sound level is perceived as half as loud. Sound intensity is normally measured through the A-weighted sound level (dBA). This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. The A-weighted sound level is the basis for 24-hour sound measurements which better represent how humans are more sensitive to sound at night. As noise spreads from a source, it loses energy so that the farther away the noise receiver is from the noise source, the lower the perceived noise level would be. Geometric spreading causes the sound level to attenuate or be reduced, resulting in a 6 dB reduction in the noise level for each doubling of distance from a single point source of noise to the noise sensitive receptor of concern.

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. Equivalent continuous sound level (L_{eq}) is the total sound energy of time varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the L_{eq}, the community noise equivalent level (CNEL), and the day-night average level (L_{dn}) based on A-weighted decibels (dBA). L_{dn}, sometimes denoted as DNL, represents the time varying noise over a 24-hour period, with a 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m.

(defined as sleeping hours). L_{dn} is similar to the CNEL scale, but without the adjustment for events occurring during the evening relaxation hours of 7:00 p.m. to 10:00 p.m.

Regulatory Framework. The City of Milpitas addresses noise in the Noise Element of the General Plan and in Chapter 213 of the City's Municipal Code (Noise Ordinance). The Noise Element of the City's General Plan provides an understanding of existing and future noise conditions within the City, establishes a basis for evaluating potential noise impacts on future development, and includes policy statements to guide public and private planning to attain and maintain acceptable noise levels. The City's Noise Compatibility Standards are shown in Table 4.E below. As shown in Table 4.E, the "normally acceptable" noise level for hotels is 65 dBA L_{dn}, with a "conditionally acceptable" range between 60 dBA and 70 dBA. The "normally unacceptable" noise level is between 70 dBA and 80 dBA L_{dn}. Additionally, the following Implementation Policies from the City's General Plan would be applicable to the proposed project:

- Policy 6-I-2: Require an acoustical analysis for projects located within a "conditionally acceptable" or "normally unacceptable" exterior noise exposure area. Require mitigation measures to reduce noise to acceptable levels.

- Policy 6-I-3: Prohibit new construction where the exterior noise exposure is considered "clearly unacceptable" for the proposed use.

- Policy 6-I-5: All new residential development (single family and multifamily) and lodging facilities must have interior noise levels of 45 dB DNL or less. Mechanical ventilation will be required where use of windows for ventilation will result in higher than 45 dB DNL interior noise levels.

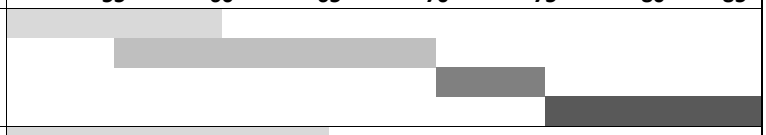
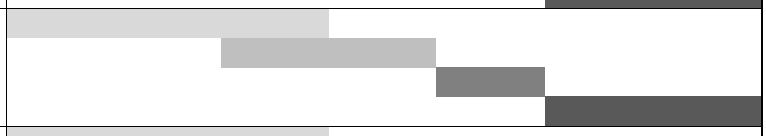
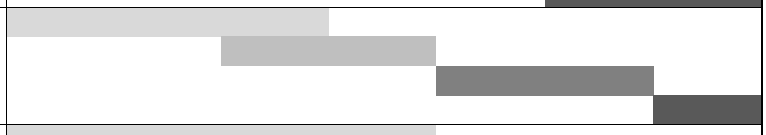
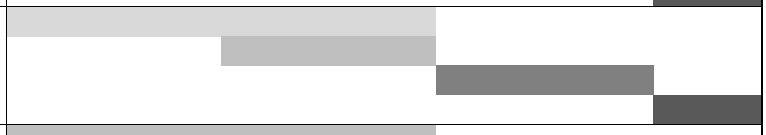
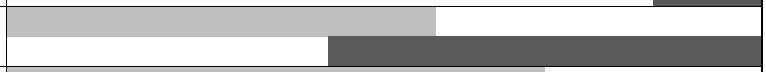
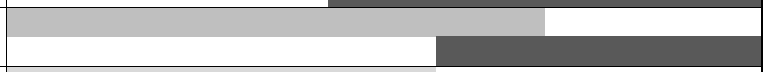
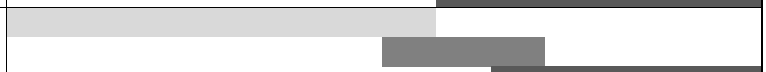
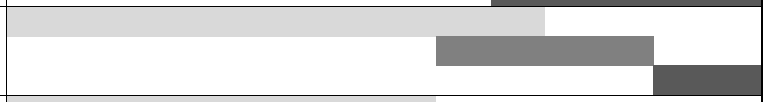
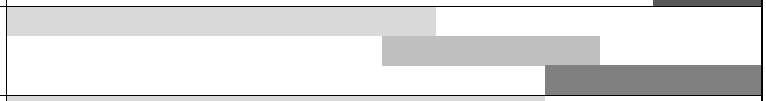
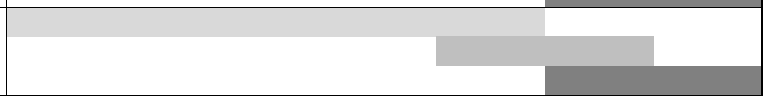
- Policy 6-I-7: Avoid residential DNL exposure increases of more than 3 dB or more than 65 dB at the property line, whichever is more restrictive.

- Policy 6-I-12: New noise-producing facilities introduced near sensitive land uses which may increase noise levels in excess of "acceptable" levels will be evaluated for impact prior to approval; adequate mitigation at the noise source will be required to protect noise-sensitive land uses.

- Policy 6-I-13: Restrict the hours of operation, technique, and equipment used in all public and private construction activities to minimize noise impact. Include noise specifications in requests for bids and equipment information.

Chapter 213 of the City's Municipal Code prohibits construction activities outside of the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and on holidays except during emergencies. The noise ordinance also contains residential zone regulations in Section V-213-3(a). The residential zone regulations stipulate that it is unlawful for any person in any residential zone to make or cause any disturbing noise, such as amplified music, horns, or yelling, that increases the ambient noise level by 3 dB or to greater than 65 dB, whichever is more restrictive. The residential zone regulations also stipulate that it is unlawful for any person in a residential zone to make or cause any disturbing noise that is audible during the hours of 10:00 p.m. to 7:00 a.m. from a distance of 50 feet from the property line of the noise source or 100 feet from any nonstationary noise source.

Table 4.E: City of Milpitas Noise Compatibility Standards

Land Use Category	Community Noise Exposure, L_{dn} or CNEL, dB 55 60 65 70 75 80 85
Residential – Low Density Single Family, Duplex, Mobile Homes	
Residential Multi-Family	
Transient Lodging Motels, Hotels	
Schools, Libraries, Churches, Hospitals, Nursing Homes	
Auditoriums, Concert Halls, Amphitheaters	
Sports Arena, Outdoor Spectator Sports	
Playgrounds, Neighborhood Parks	
Golf Courses, Riding Stables, Water Recreation, Cemeteries	
Office Buildings, Business Commercial and Professional	
Industrial, Manufacturing, Utilities, Agriculture	

Normally Acceptable	Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Buildings are of conventional construction.
Conditionally Acceptable	New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
Normally Unacceptable	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
Clearly Unacceptable	New construction or development should generally not be undertaken.

Source: *City of Milpitas General Plan* (2010).

Existing Noise Conditions. Certain land uses are considered more sensitive to noise than others. Examples of these include residential areas, educational facilities, hospitals, childcare facilities, and senior housing. The project site is located in urban area within the City and is surrounded by a mix of uses, including commercial and residential uses. The closest sensitive receptors are the childcare facility located approximately 40 feet west of the project site along North Hillview Drive, the church located approximately 100 feet northwest of the project site south of Jacklin Road, and single-family residences located approximately 215 feet southwest of the project site along North Hillview Drive.

Existing Ambient Noise Level Measurements. The ambient noise environment in the vicinity of the project site is affected by a variety of noise sources including traffic, aircraft, and commercial use-related noise sources. Two (2) long-term (24-hour) noise measurements (LT-1 and LT-2) were conducted April 11, 2019 through April 12, 2019 and one (1) short-term noise measurement was recorded on April 12, 2019 on the project site to establish the existing ambient noise environment on the project site. Noise measurement data collected during the noise measurements are summarized in Table 4.F. The noise measurements indicate that ambient noise in the project site vicinity ranges from approximately 71.1 dBA to 77.3 dBA L_{dn}. Noise from the traffic on I-680, car wash and gas station operations, and parking lot activities were reported as the primary noise sources. The location of all measurements is shown in Figure 4-1 and noise measurement sheets are provided in Appendix E.

Table 4.F: Long-Term and Short-Term Ambient Noise Level Measurements

Location	Measured Short-Term Noise Level (dBA L_{eq})	Daytime Noise Levels[1] (dBA L_{eq})	Nighttime Noise Levels[2] (dBA L_{eq})	Average Daily Noise Level (dBA L_{dn})
LT-1: Eastern edge of existing building rooftop, at-grade with freeway.	--	68.7 - 75.6	65.0 - 75.2	77.3
LT-2: Northern edge of existing building rooftop, northwest corner of the existing building.	--	63.3 - 69.7	58.6 - 68.5	71.1
ST-1: Eastern edge of property line, at property elevation[3]	66.4	63.0 - 69.4	59.3 - 69.9	71.6

Source: Compiled by LSA. (April 2019).
[1] Daytime Noise Levels = noise levels during the hours of 7:00 a.m. to 7:00 p.m.
[2] Nighttime Noise Levels = noise levels during the hours of 10:00 p.m. to 7:00 a.m.
[3] Hourly and Daily Noise levels at ST-1 were estimated using the noise profile of LT-1.
dBA = A-weighted decibels L_{dn} = Community Noise Equivalent Level L_{eq}=equivalent continuous sound level

Adjacent Car-wash and Vacuum Noise Level Measurements. On April 12, 2019, LSA conducted a variety of reference noise measurements associated with the vacuum and car wash activities from the Shell gas station north of the project site. A description of each reference measurement is provided below. The results of these measurements are shown in Table 4.G.

Table 4.G: Reference Noise Level Measurements – Car Wash

Location Number	Description	Distance (feet)	Duration (mm:ss)	L_{eq} [1] (dBA)	L_{max} [2] (dBA)	Primary Noise Sources
RM-1	Vacuum - no shielding	30	00:40	68.6	78.8	Noise from vacuum steady after start-up
RM-2	Full Run - at exit	13	04:13	81.9	97.1	During beginning of run, brushes and water are audible but not loud over ambient. Dominant sub-source is blowers. Noise level from blowers is approximately 85-87 dBA for about 90 seconds. Blowers are approximately 18 feet from meter.
RM-3	Full Run - at exit -90° off-center	20	04:16	73.7	85.9	During beginning of run, brushes and water are audible but not loud over ambient. Dominant sub-source is blowers. Noise level from blowers is approximately76-78 dBA for about 100 seconds. Blowers are approximately 20 feet from meter (4.5 feet inside door).
RM-4	Blowers Only - at exit	30	02:00	83.0	97.0	Noise level for blowers only, approximately 35 feet from meter.
RM-5	Blowers Only - at exit – 90° off-center	70	02:00	66.0	73.6	Noise level for blowers only approximately 4.5 feet inside door. Ambient dominates everything but blowers.
RM-6	Full Run - at entrance	15	04:12	78.0	91.0	During beginning of run, brushes are dominant approximately 75 dBA at 25 feet from brushes. Noise level from blowers is approximately 80-81.5 dBA for about 90 seconds. Blowers are approximately 75 feet from meter.
RM-7	Full Run - at entrance – 90° off-center	20	04:15	67.2	73.7	During beginning of run, brushes and water are audible but not loud over ambient. Dominant sub-source is blowers. Noise level from blowers is approximately 68-70 dBA for about 100 seconds. Blowers are on opposite end of tunnel.

Source: LSA Associates, Inc., April 12, 2019

[1] L_{eq} represents the average of the sound energy occurring over the 24-hour time period.

[2] L_{max} is the highest sound level measured during the 24-hour time period.

dBA = A-weighted decibels L_{eq}=equivalent continuous sound level L_{max}=maximum sound level

Existing Modeled Traffic Noise Levels. Motor vehicles with their distinctive noise characteristics are the dominant noise source in the project vicinity. The amount of noise varies according to many factors, such as volume of traffic, vehicle mix (percentage of cars and trucks), average traffic speed, and distance from the observer. Existing highway and roadway traffic noise levels in the project vicinity were assessed using the Federal Highway Administration (FHWA) highway traffic noise prediction model (FHWA RD-77-108). This model uses a typical vehicle mix for urban/suburban areas in California and requires parameters, including traffic volumes, vehicle speed, and roadway geometry to compute typical equivalent noise levels during daytime, evening, and nighttime hours. The resultant noise levels are weighted and summed over 24-hour periods to determine the day-night average level (L_{dn}) values. Existing traffic noise levels along modeled roadway segments nearest to the project are shown in Table 4.H below. Appendix F provides the specific assumptions used in developing these noise levels and model printouts.

LSA

LEGEND

Project Boundary

Monitoring Locations:

LT - Long-Term

ST - Short-Term

RM - Reference Measurement

N

0 30 60

FEET

SOURCE: Google Earth

FIGURE 4-1

Milpitas La Quinta Hotel Project IS/MND

Noise Measurement Locations

I:\MLP1805\G\Noise Measurement Locations.cdr (4/23/2019)

This page intentionally left blank

Table 4.H: Existing Traffic Noise Levels

Roadway Segment	Average Daily Traffic Volume (ADT)	Centerline to 70 dBA L_{dn} (feet)	Centerline to 65 dBA L_{dn} (feet)	Centerline to 60 dBA L_{dn} (feet)	L_{dn} (dBA) 50 Feet From Centerline of Outermost Lane
I-680 north of Jacklin Road	144,650	439	940	2,021	80.1
I-680 south of Jacklin Road	148,935	448	958	2,060	80.2
Jacklin Road west of North Hillview Drive	20,297	< 50	77	160	65.3
Jacklin Road between North Hillview Drive and I-680 SB Ramps	22,965	< 50	83	174	65.9
Jacklin Road between I-680 SB Ramps and I-680 NB Ramps	18,921	< 50	74	153	65.0
Jacklin Road east of I-680 NB Ramps	17,000	< 50	70	143	64.5
North Hillview Drive south of Jacklin Road	6,182	< 50	< 50	57	60.1

Source: Compiled by LSA (April 2019).
Notes:
– Traffic data from 2017 Traffic Volumes on California State Highways (Caltrans 2017), 2016 Annual Average Daily Truck Traffic on the California State Highway System (Caltrans 2016), and the Milpitas General Plan Update: Existing Conditions Report (City of Milpitas 2018).
– Traffic noise levels within 50 feet of the roadway centerline are typically calculated manually, with site-specific information, such as topography, included.
Shaded cells indicate road segments directly adjacent to the project.
ADT = average daily traffic dBA = A-weighted decibels L_{dn} = day-night average noise level
I-680 = Interstate 680
NB = Northbound
SB = Southbound

As shown in Table 4.H, the primary source of noise on the project site is existing traffic noise on adjacent roads including I-680 The traffic noise levels from road segments adjacent to the project site range from 60.1 dBA L_{dn} to 80.2 dBA L_{dn} at 50 feet from the centerline of the outermost lane. The road segments directly adjacent to the project are shaded in Table 4.H.

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ***(Less-Than-Significant with Mitigation Incorporated)***

Construction Noise Impacts. Implementation of the proposed project would include construction activities that would result in substantial temporary increase in ambient noise levels in the project site vicinity. Potential impacts are discussed in detail below.

The closest sensitive receptors include the childcare use located approximately 40 feet southwest of the project site. Project construction would result in short-term noise impacts to these receptors. Maximum construction noise would be short-term, generally intermittent depending on the construction phase, and variable depending on receiver distance from the active construction zone. The duration of noise impacts generally would be from one day to several days depending on the phase of construction. Project construction would occur for a total of 12 months. The level and types of noise impacts that would occur during construction are described below.

Short-term noise impacts would occur during grading and site preparation activities. Table 4.I lists maximum noise levels recommended for noise impact assessments for typical construction equipment, based on a distance of 50 feet between the equipment and a noise receptor. Construction-related short-term noise levels would be higher than existing ambient noise levels currently in the project area but would no longer occur once construction of the project is completed.

Table 4.I: Typical Construction Equipment Noise Levels

Equipment Description	Acoustical Usage Factor (%)	Maximum Noise Level (L_{max}) at 50 Feet1
Compressor	40	80
Cranes	16	85
Dozers	40	85
Drill Rig	20	84
Flat Bed Trucks	40	84
Forklift	20	85
Front-end Loaders	40	80
Generator	50	82
Man-lift	20	85
Rollers	20	85
Water Truck	40	84
Welder	40	73

Source: Roadway Construction Noise Model (FHWA 2006).
Note: Noise levels reported in this table are rounded to the nearest whole number.
[1] Maximum noise levels were developed based on Spec 721.560 from the Central Artery/Tunnel (CA/T) program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.
L_{max} = maximum instantaneous sound level

Two types of short-term noise impacts could occur during construction of the proposed project. The first type involves construction crew commutes and the transport of construction equipment and materials to the site for the proposed project, which would incrementally increase noise levels on roads leading to the site. As shown in Table 4.I, there would be a relatively high single-event noise exposure potential at a maximum level of 85 dBA L_{max} with trucks passing at 50 feet.

The second type of short-term noise impact is related to noise generated during excavation, grading, and construction on the project site. Construction is performed in discrete steps, or phases, each with its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

Table 4.I lists maximum noise levels recommended for noise impact assessments for typical construction equipment, based on a distance of 50 feet between the equipment and a noise receptor. Average maximum noise levels range up to 86 dBA L_{max} at 50 feet during the noisiest construction phases. The site preparation phase, including excavation and grading of the site, tends to generate the highest noise levels because earthmoving machinery is the noisiest construction

equipment. Earthmoving equipment includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full-power operation followed by 3 or 4 minutes at lower power settings.

As identified above, the project site is approximately 40 feet from the closest noise-sensitive receptors, located along North Hillview Drive. The reduced distance would increase the noise level by 1.5 dBA compared to the noise level measured at 50 feet from the construction activity. Therefore, the closest noise-sensitive receptors may be subject to short-term construction noise levels of 87.5 dBA L_{max} when construction is occurring at the project site boundary. This noise level would be higher than existing noise levels at the off-site residences. Construction noise is permitted by the Chapter 213 of the City's Municipal Code when activities occur between the hours of 7:00 a.m. and 7:00 p.m.

As discussed above, construction noise could result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Implementation of the following mitigation measure for project construction would reduce potential construction period noise impacts for the indicated sensitive receptors to less-than-significant levels.

Mitigation Measure NOI-1: The project contractor shall implement the following measures during construction of the project:

- Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site.
- Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all project construction.
- Ensure that all general construction related activities are restricted to 7:00 a.m. and 7:00 p.m.
- Designate a "disturbance coordinator" at the City of Milpitas who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem.

Although there would be temporary high intermittent construction noise at times in the project area during project construction, construction of the proposed project would not significantly affect land uses adjacent to the project sites. In addition, construction of the project would comply with the hourly limits specified by the City, as required by Mitigation Measure NOI-1. Therefore, project impacts related to temporary and periodic increases in ambient noise levels would be less than significant.

Long-Term Noise Impacts. The proposed project would generate long-term noise impacts from both traffic and stationary noise sources, as discussed below.

Traffic Noise Impacts. Off-site traffic noise impacts would result a significant impact if traffic noise increased by 3 dBA or more over ambient noise levels without the project. To assess traffic noise impacts, the traffic noise levels along major roadways within the project vicinity were projected using FWHA modeling. The existing traffic volumes along local roadways in the project study area were obtained from the Milpitas General Plan Update: Existing Conditions Report with a 1 percent annual growth rate applied. The existing traffic volumes on I-680 in the vicinity of the site were obtained from the California Department of Transportation (Caltrans) *2017 Traffic Volumes on California State Highways* with a 1 percent annual growth rate applied and vehicle distributions on I-680 were obtained from the Caltrans *2016 Annual Average Daily Truck Traffic on the California State Highway System*.

Project trips and trip distribution were obtained from Traffic Operations Analysis prepared for the proposed project.[39] Table 4.J lists the existing and future traffic noise levels adjacent to roadway segments in the project vicinity. These noise levels represent worst-case scenarios, which assume that no shielding is provided between the traffic and the location where the noise contours are drawn. The increase in project-related traffic noise levels for future conditions would range from 0.0 to 0.1 dBA along the segments in the project vicinity that were analyzed. This noise level increase is well below the City's criteria for noise level increases of 3 dBA or more; therefore, off-site traffic noise impacts would be less than significant and the proposed project would not create a substantial permanent increase in ambient noise levels.

[39] Hexagon Transportation Consultants, Inc., 2019, op. cit.

Table 4.J: Traffic Noise Levels Without and With Project

Roadway Segment	With Project		With Project		
	ADT	L_{dn} (dBA) 50 feet from Centerline of Outermost Lane	ADT	L_{dn} (dBA) 50 feet from Centerline of Outermost Lane	Increase from Baseline Conditions
I-680 north of Jacklin Road	178,265	81.0	178,314	81.0	0.0
I-680 south of Jacklin Road	183,546	81.2	183,644	81.2	0.0
Jacklin Road west of North Hillview Drive	25,014	66.2	25,235	66.3	0.1
Jacklin Road between North Hillview Drive and I-680 SB Ramps	28,302	66.8	28,523	66.8	0.0
Jacklin Road between I-680 SB Ramps and I-680 NB Ramps	23,318	65.9	23,441	65.9	0.0
Jacklin Road east of I-680 NB Ramps	20,951	65.5	21,025	65.5	0.0
North Hillview Drive south of Jacklin Road	7,619	61.0	7,742	61.0	0.0

Source: LSA (April 2019).
Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information.
– Traffic data from the Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel prepared by Hexagon Transportation Consultants, Inc., (2019), 2017 Traffic Volumes on California State Highways (Caltrans 2017), 2016 Annual Average Daily Truck Traffic on the California State Highway System (Caltrans 2016), and the Milpitas General Plan Update: Existing Conditions Report (City of Milpitas 2018).
Shaded cells indicate roadway segments adjacent to the Project site.
ADT = average daily traffic
L_{dn} = day-night average noise level
dBA = A-weighted decibels
I-680 = Interstate 680
NB = Northbound
SB = Southbound

Stationary Source Noise. Stationary noise sources associated with the project could include occasional truck deliveries and heating, ventilation, and air conditioning (HVAC) mechanical equipment operations.

Of the on-site stationary noise sources during operation of the project, noise generated by delivery truck activity would generate the highest maximum noise levels resulting in maximum noise levels of 75 dBA L_{max} at 50 feet based on measurements previously conducted by LSA.

Precise details of loading areas, including future location, are unknown; therefore, this analysis assumes a worst case scenario of loading areas located at the project site boundary nearest to the homes. At 40 feet, loading dock and delivery noise would approach 76 dBA L_{max} at the childcare facility, the closest off-site receptor. At 200 feet, loading dock and delivery noise would approach 66 dBA L_{max} at the closest residential receptor. However, peak noise levels from loading and unloading would be intermittent and when averaged over one hour, these sources would not exceed the City's normally acceptable noise level standard for single-family residential land uses.

Additionally, when averaged over the 24-hour period, loading activities would not cause an increase in noise levels of more than 3 dBA. Therefore it is not expected that the proposed project would substantially increase noise levels over existing conditions and this impact would be less than significant.

Land Use Compatibility. The dominant sources of noise in the project vicinity are traffic noise from I-680, the associated on-ramp, and carwash operations at the Shell gas station to the north.

Exterior Noise Assessment. As shown in Table 4.F, the existing measured noise levels on the project site range from 71.1 dBA to 77.3 dBA Ldn. The City sets forth normally acceptable noise level standards for land use compatibility and interior noise exposure of new development. The normally acceptable exterior noise level for hotels is 65 dBA Ldn. Noise levels of 60 to 70 dBA Ldn are considered conditionally acceptable when a detailed analysis of noise reduction requirements and noise insulation features are included in the design to meet the interior noise standard. Noise levels of 70 to 80 dBA Ldn are considered normally unacceptable; however, the proposed project does not include any exterior noise-sensitive areas and design features would be implemented to ensure that interior noise levels comply with City standards. The normally acceptable interior noise level for hotels is 45 dB Ldn or less and mechanical ventilation is required where use of windows for ventilation will result in higher than 45 dBA Ldn interior noise levels.

Based on the results of the existing noise levels measurement and reference noise monitoring gathered for car was operations in Table 4.F and Table 4.G, specifically a comparison of RM-5 and LT-2, traffic noise on I-680 overshadows noise level impacts produced by car wash operations. While the blowers associated with the drying operations may potentially be audible at the northern façade of the proposed hotel, when viewed as a daily noise level, traffic from the adjacent freeway is clearly the dominant noise source.

As presented above in Table 4.F, existing noise levels at the western façade and northern facade of the proposed building are 77.3 dBA L_{dn} and 71.1 dBA L_{dn}, respectively. In order to calculate the future traffic noise levels for the Year 2040 conditions, the following equation was utilized:

$$(\Delta) = 10\log\left(\frac{a}{b}\right)$$

where: (Δ) = change in noise level (dBA) due to traffic volume increase
a = future ADT volume assuming a 1% per year growth factor
b = existing ADT volume

The results of the calculation show an increase of 0.9 dBA L_{dn} for future conditions. Based on a review of the proposed project plans, the hotel rooms would have windows facing either due north or due south, thus having only a 90-degree angle of view of I-680. With a reduced angle of view, the overall noise levels are reduced by 3 dBA $L_{dn.}$ Table 4.K presents the future exterior noise levels at each building façade. To be conservative, an exterior noise level of 75.2 dBA L_{dn} is assumed for the exterior noise level at all guest rooms.

Table 4.K: Summary of On-Site Traffic Noise Levels from I-680

Location	Existing Measured Nosie Level (dBA L_{dn})	Noise Increase for Traffic Growth (dBA L_{dn})	Building Shielding (dBA L_{dn})	Future Exterior Noise Level (dBA L_{dn})
Northeastern / Southeastern Building Corner	77.3	0.9	-3.0	75.2
Northwestern / Southwestern Building Corner	71.1	0.9	-3.0	69.0

Source: LSA (April 2019).
L_{dn} = day-night average noise level
dBA = A-weighted decibels
I-680 = Interstate 680

Interior Noise Assessment. As presented above, the City's interior noise level standard of 45 dBA L_{dn} or less is required for all noise-sensitive rooms, specifically hotel guestrooms. Based on a review of the project plans, the hotel guest room will each have a form of mechanical ventilation and inoperable fixed windows.

Calculations were completed for a typical guestroom with typical stucco construction, standard windows, and one wall exposed to traffic noise based on the architectural plans for the proposed project. These calculations (shown in Appendix G) assume a wall rating of STC-46[40] and window rating of STC-28.[41] The results of the analysis show an approximate 34.0 dBA exterior-to-interior noise reduction. With windows closed, interior noise levels at the guest rooms would be approximately 41.2 dBA (i.e., 75.2 dBA – 34 dBA = 41.2 dBA), which is below the 45 dBA CNEL interior noise standard with windows closed for noise-sensitive land uses. Therefore, with standard building construction, central air conditioning allowing windows to remain closed, and fixed windows with a minimum Sound Transmission Class (STC) rating of 28 or higher, noise impacts associated with traffic would be less than significant.

At this time, the specific window supplier has yet to be chosen; therefore, this analysis utilizes window data gathered by LSA for comparison purposes. Based on research completed by LSA, most window companies currently produce windows with minimum STC ratings of 27. Mitigation Measure NOI-2 below requires the installation of specific design features to ensure that the proposed project would comply with the City's noise and land use compatibility standards.

40 Harris, David A, 1997. *Noise Control Manual for Residential Buildings.* July.
41 Milgard, 2008. *Sound Transmission Loss Test Report No. TL08-149*. February.

Mitigation Measure NOI-2: In order to comply with the City's noise and land use compatibility standards, the following measures shall be implemented:

- The proposed project shall include the installation of air conditioning which would allow hotel room windows to remain closed.
- Standard building construction requirements consisting of windows and doors with a minimum rating of STC-28 are incorporated.

Therefore, with implementation of Mitigation Measure NOI-2, the project would meet the City's land use compatibility standards.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels? ***(Less-Than-Significant Impact)***

Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors. Vibration energy propagates from a source, through intervening soil and rock layers, to the foundations of nearby buildings. The vibration then propagates from the foundation throughout the remainder of the structure. Building vibration may be perceived by the occupants as the motion of building surfaces, rattling of items on shelves or hanging on walls, or as a low-frequency rumbling noise. The rumbling noise is caused by the vibrating walls, floors, and ceilings radiating sound waves. Annoyance from vibration often occurs when the vibration exceeds the threshold of perception by 10 dB or less. This is an order of magnitude below the damage threshold for normal buildings.

Common sources of groundborne vibration and noise include trains and construction activities such as blasting, pile driving and operating heavy earthmoving equipment. Construction of the proposed project would involve grading, site preparation, and construction activities but would not involve the use of construction equipment that would result in substantial groundborne vibration or groundborne noise on properties adjacent to the project site. No pile driving, blasting, or substantial grading activities are proposed. Furthermore, operation of the proposed project would not generate substantial groundborne noise and vibration. Therefore, the project would not result in the exposure of persons to or generation of excessive ground-borne noise and vibration.

c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 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? ***(Less-Than-Significant Impact)***

The proposed project site is not located within the vicinity of a private airstrip. The closest private airport to the proposed project is the Regional Medical Center heliport (88CA), located approximately 6.3 miles southeast of the project site.

The proposed project site is not within an airport land use plan, or within 2 miles of a public airport or public use airport. The closest airport to the project site is the Norman Y. Mineta San Jose International Airport, located approximately 5 miles southwest of the project site. The project site is not within the 65 dBA CNEL noise contours of this or any other airport.[42] Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels and impacts would be less than significant.

[42] Santa Clara County Airport Land Use Commission, 2016. *Comprehensive Land Use Plan for Norman Y Mineta San Jose International Airport.* November 16.

4.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned 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)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Would the project induce substantial unplanned 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)? ***(Less-Than-Significant Impact)***

The proposed project includes the demolition of the existing commercial building on the project site and the construction of a new hotel. The proposed project does not include housing and is located in a developed urban area. As noted in Section 2.0, Project Description, a total of approximately 40 employees, including 30 full-time and 10 part-time staff would be employed by the proposed hotel. The project site is designated as HWS, which is intended to provide for motels, among other uses. Therefore, because it is anticipated that uses within the HWS designation would provide employment, the proposed project would not induce substantial unplanned population growth in the area, and this impact would be less than significant.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ***(No Impact)***

The project site is currently developed with a commercial building and no housing is located on the project site. Therefore, the proposed project would not result in the displacement of people or housing and would not require the construction of replacement housing elsewhere, and there would be no impact.

4.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

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 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: Fire protection, police protection, schools, parks, other public facilities? ***(Less-Than-Significant Impact)***

Fire Protection. Fire suppression, emergency medical and rescue services, and other life safety services are provided to the project area and the site by the Milpitas Fire Department (Fire Department). There are four fire stations within the City, with the closest to the project site being Fire Station 3 at 45 Midwick Drive, approximately 1.3 miles west of the project site.

Development of the new hotel would increase the daytime and nighttime population of the project site and incrementally increase the demand for emergency fire services and emergency medical services. However, the proposed project would be required to comply with all applicable codes for fire safety and emergency access. In addition, the Fire Department would also review the site plans and Fire Access Plan for the proposed project to ensure that adequate emergency access is provided prior to issuance of a building permit.

The Fire Department would continue providing services to the project site and would not require additional firefighters to serve the proposed project. The construction of a new or expanded fire station would also not be required. The proposed project would not result in a significant impact on the physical environment due to the incremental increase in demand for fire protection and life safety services, and the potential increase in demand for service is not expected to adversely affect existing response times to the site or within the City. Therefore, construction and operation of the proposed project would have a less-than-significant impact on fire protection and safety services and facilities.

Police Protection. The Milpitas Police Department (Police Department) provides police protection to the project area and project site. The Police Department headquarters are located at 1275 N. Milpitas Boulevard, approximately 1.3 miles northwest of the project site. Development of the proposed project would increase the daytime and nighttime population on the project site and incrementally increase demand for emergency police services to the project site. However, the Police Department would continue to provide service to the project site and would not require additional officers to serve the project site. The construction of new or expanded police facilities would not be required. Therefore, the proposed project would not result in a substantial adverse impact associated with the provision of additional police facilities or services, and impacts to police services represent a less-than-significant impact.

Schools. The Milpitas Unified School District (MUSD) operates 16 schools, including a child development center, 10 elementary schools (grades K-5), 2 middle schools (grades 6-8), one high school (grades 9-12), one continuation high school, and one adult education school.[43] The proposed project does not include any residential uses, and therefore would not directly affect student population. A fraction of the employees of the proposed hotel may move to Milpitas solely for employment, but this growth would only result in an incremental increase in student population, and would be spread amongst the whole school district, depending upon place of residence. Therefore, the proposed project would not result in a substantial increase in the number of school-age children in the area, and this impact would be less than significant.

Parks. The proposed project would include the development of a new hotel on a previously developed site. The proposed project does not include any residential uses and would not generate a direct need for additional park space. As noted above, a fraction of employees of the proposed hotel may move to Milpitas. However, this growth would only result in an incremental increase in demand for parks, and would be spread throughout the City, depending on place of residence. Therefore, the proposed project would have a less-than-significant impact related to parks.

Other Public Facilities. Development of the proposed project would not increase demand for other public service including libraries, community centers, and public health care facilities. As previously discussed, the proposed project does not include development of residential uses and would therefore not result in an increased demand for public facilities, and this impact would be less than significant.

[43] Milpitas Unified School District, 2018. Website: www.musd.org/about.html (accessed April 3, 2019).

4.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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? ***(No Impact)***

The proposed project would include the development of a new hotel, the primary use of which would be for temporary lodging rather than permanent residential uses. As such, the proposed project would not generate population growth that would result in an increase in the use existing neighborhood and regional parks or other recreational facilities. Therefore, no impacts to parks or recreational facilities would occur as a result of the proposed project.

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? ***(No Impact)***

Refer to Section 3.16. a. In addition, the proposed project would include indoor recreational facilities for use by hotel guests. The proposed project would not require the expansion of existing recreational facilities or construction of additional recreational facilities elsewhere. Therefore, the proposed project would have a less-than-significant impact on existing recreational facilities.

4.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☒	☐	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

The following section is based on information provided in the Traffic Operations Analysis[44] (TOA) prepared for the proposed project by Hexagon Transportation Consultants. The TOA evaluates the transportation impacts that could result from the proposed project, including impacts associated with traffic congestion, transit services, and pedestrian and bicycle circulation. The TOA is included as Appendix H of this report.

*a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? **(Less-Than-Significant Impact)***

The TOA prepared for the proposed project was conducted according to the City of Milpitas, the Valley Transportation Authority (VTA), and the County of Santa Clara. The VTA administers the Congestion Management Plan (CMP) of Santa Clara County.

The magnitude of traffic produced by a new development and the locations where that traffic would appear were estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. In determining project trip generation, the magnitude of traffic entering and exiting the site was estimated for the weekday AM and PM peak hours. As part of the project trip distribution step, an estimate was made of the directions to and from which the project trips would travel. In the project trip assignment step, the project trips were assigned to the project driveways.

Through empirical research, data have been collected that correlate common land uses to their propensity for producing traffic. Thus, for the most common land uses there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. Project trip generation was estimated by applying to the size and uses of the proposed development to the appropriate trip generation rates published by the Institute of Transportation Engineers (ITE) in the Trip Generation Manual, 10th Edition, as shown below in Table 4.L.

[44] Hexagon Transportation Consultants, 2019, op. cit.

Table 4.L: Trip Generation

Land Use	Size	Daily Rate	Daily Trips	AM Peak Hour				PM Peak Hour			
				Rate	Total	In	Out	Rate	Total	In	Out
Business Hotel [a]	122 units	4.02	490	0.39	48	20	28	0.32	39	21	18

Source: Hexagon Transportation Consultants (2019).
[a] Rates based on ITE Trip Generation, 10th Edition for Business Hotel (ITE 312)

Based on trip generation rates applicable to the proposed business hotel use, it is estimated that the proposed project would generate 490 trips per day, with 48 trips occurring during the AM peak hour and 39 trips occurring during the PM peak hour. Therefore, because the proposed project would generate fewer than 100 net new trips during the AM and PM peak hours, a full traffic impact study is not necessary per VTA Transportation Impact Analysis guidelines. Therefore, the proposed project would not conflict with the CMP for Santa Clara County, and this impact would be less than significant.

b. Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)? ***(No Impact)***

Effective December 28, 2018, the CEQA Guidelines were updated and require the evaluation of vehicle miles transportation (VMT) as the criteria for analyzing transportation impacts for land use projects. As noted in CEQA Guidelines Section 15064.3(c), the provisions of CEQA Guidelines Section 15064.3 shall apply prospectively as described in CEQA Guidelines Section 15007. A lead agency may elect to be governed by the provisions of CEQA Guidelines Section 15064.3 immediately; however, beginning on July 1, 2020, the provisions of this section shall apply statewide. The City of Milpitas, as lead agency, has not yet elected to be governed by the provisions of CEQA Guidelines Section 15064.3. Therefore, the proposed project would neither conflict nor be inconsistent with CEQA Guidelines Section 15064.3, and there would be no impact.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ***(Less-Than-Significant with Mitigation Incorporated)***

The proposed project would utilize four existing shared driveways: two shared driveways on Jacklin Road and two shared driveways on North Hillview Drive. The driveways on Jacklin Road provide right-in/right-out access only due to the existing median. Inbound vehicles from westbound Jacklin Road would either make U-turns at the North Hillview Drive/Jacklin Road intersection and use driveways on Jacklin Road or make left turns at the intersection and use driveways on North Hillview Drive, in order to reach the project site. Outbound vehicles wishing to go westbound on Jacklin Road would use one of the existing driveways on North Hillview Drive and then turn left onto westbound Jacklin Road at the signalized intersection. With several driveways surrounding the project site, project users would have multiple routes to access the site.

Based on field observations, traffic at the site driveways was relatively light during the peak periods. It is anticipated that even under project conditions, vehicles entering and exiting the site driveways would experience minimal delays and vehicle queues would rarely exceed one or two vehicles. Both the west driveway (Driveway 1) and the east driveway (Driveway 2) on Jacklin Road have a throat depth of approximately 25 feet (or one vehicle), beyond which vehicle queues exiting the driveway would block accesses to one of the internal drive aisles of the gas station. However, the vehicles queuing at these locations would mostly be brief and the onsite queues would generally not interfere with traffic operations on Jacklin Road.

There are two existing driveways on North Hillview Drive to the west of the project site. These two driveways share accesses with the buildings adjacent to the project site and provide alternate access to Jacklin Road via North Hillview Drive. The north and south driveways on North Hillview Drive have a throat depth of approximately 90 feet (or 4 vehicles) and 50 feet (or 2 vehicles), respectively, beyond which vehicle queues would block the internal drive aisles. The vehicle queues at these locations could easily be accommodated in the storage space provided, and the onsite queues would generally not interfere with traffic operations on North Hillview Drive.

Upon entering from Jacklin Road at Driveway 1, vehicles would travel on the main north-south drive aisle that leads directly to the pedestrian loading area in front of the hotel building. This north-south drive aisle would also connect to the surface lot and the basement parking garage.

Overall, the internal circulation system which includes the main north-south drive aisle connected to Driveway 1, the drive aisle that connects the back of the surface lot with Driveway 2, the two east-west feeder drive aisles at the surface lot, and the four site driveways on Jacklin Road and North Hillview Drive would provide for reasonably efficient vehicular circulation.

The onsite parking layout includes a surface parking lot and a basement level parking garage. The basement garage would be accessed via its entrance located on the west side of the hotel building adjacent to the main north-south drive aisle connected to Jacklin Road via Driveway 1. The proposed surface parking lot is similar to the existing parking layout except that there would be two east-west feeder parking aisles instead of one from the existing parking layout.

Sight distance at the shared site driveways was evaluated in the field and determined to be adequate. At the basement garage entrance, the sight distance for vehicles ascending from the garage is restricted by the building corner on the right side, and a short wall on the left side. Therefore, it may be difficult for drivers exiting the garage to see vehicles or pedestrians approaching from the main drive aisle. Mitigation Measure TRA-1, described below, would reduce this impact to a less-than-significant level.

Mitigation Measure TRA-1: The project applicant shall implement one of the following measures to ensure adequate sight distance at the basement garage entrance: (1) setting back the building facing the main drive aisle; (2) using a see-through metal fence instead of the proposed short wall; (3) installing convex mirrors; or (4) installing audible and flashing lights warning system to alert vehicles on the main drive aisle of vehicles exiting the basement parking garage. The City shall confirm implementation of one of these measures prior to issuance of a building permit.

Both the surface lot and the basement parking garage follow a standard 90-degree parking layout. The parking aisles are 26 feet wide, which meets the City's standard for 90-degree parking. The widths of the garage entrance and the ramp are 20 feet as shown on the site plan. There are altogether 103 parking spaces provided onsite, with 66 spaces in the surface lot (previously Zone A) and 37 spaces in the basement garage. Approximately 39 percent (40 spaces) of all the parking spaces are compact, which is within the maximum 40 percent allowable per City parking code. The dimensions of the parking spaces are 9 feet by 18 feet for standard stalls and 8 feet by 16 feet for compact stalls, which meet the City parking code standards. However, the project site plan is still conceptual. Therefore, implementation of Mitigation Measure TRA-2, described below, would be required to ensure this impact would be reduced to a less-than-significant level.

Mitigation Measure TRA-2: Prior to final design and issuance of a building permit, the site plan shall be reviewed by City staff to assess the adequacy of the garage entrance and ramp dimensions. Specifically, the ramp shall be able to accommodate two vehicles traveling in opposite directions simultaneously and shall provide adequate sight distance.

Inside the basement garage, the drive aisle terminates at the far end with two 90-degree parking stalls. Dead-end aisles are not generally recommended because, should parking in the garage be full, vehicles must be able to turn around to exit the garage. Implementation of Mitigation Measure TRA-3, as describe below, would ensure this impact would be less than significant.

Mitigation Measure TRA-3: Prior to issuance of a building permit, the City shall confirm that the proposed project garage either (1) provides a vehicle turn around area at the end of the dead-end aisle or (2) shall be used for assigned parking only.

Pedestrian access to the garage is provided by one elevator and two stairwells: one located at the northwest corner and another located at the northeast corner of the building. The site plan does not show any pedestrian access paths to the site from existing sidewalks on either Jacklin Road or North Park Victoria Drive. However, due to the location of the project site being surrounded by other adjacent buildings with shared driveway accesses, providing a new pedestrian path connected to the sidewalk system on public streets would require improvements by other surrounding parcels. Onsite, the volume and speed of vehicular traffic would be low enough such that shared use of the drive aisles between pedestrians, bicycles, and vehicles would be feasible.

A bicycle parking room is proposed inside the basement parking garage as shown on the site plan. The site plan does not specify the number of bicycle parking spaces provided in the room. However, the room is large enough to accommodate the minimum number of bicycle parking spaces as stated in Section XI-10-53.09 of the City's Municipal Code, which requires at least five percent of the vehicle parking to be bike parking (or approximately seven bike parking spaces).

The site plan includes one trash enclosure located at the northeast corner of the surface parking lot. This location allows for efficient circulation of garbage trucks in and out of the project site. Garbage trucks and emergency vehicles could be accommodated onsite as demonstrated on the project site plans.

With implementation of Mitigation Measures TRA-1 through TRA-3, the proposed project would not result in any substantially increased hazards due to a geometric design feature or incompatible uses, and this impact would be less than significant.

d. Would the project result in inadequate emergency access? ***(Less-Than-Significant Impact)***

The design, construction, and maintenance of project access locations and on-site roads would be in compliance with the City's Municipal Code and would meet all emergency access standards. The Milpitas Fire Department would also review the proposed site plan and Fire Access Plan and would provide input on final design in relation to emergency access prior to issuance of a building permit. As noted in Section 4.17.c, the proposed project would be able to accommodate emergency vehicles. Additionally, as noted in Section 4.17.a, the proposed project would not result in a significant increase in the amount of traffic volume on the local roadway network. Therefore, the project would have a less-than-significant impact on emergency access.

4.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. ***(Less-Than-Significant Impact)***

Assembly Bill 52 (AB 52), which became law on January 1, 2015, provides for consultation with California Native American tribes during the CEQA environmental review process, and equates significant impacts to "tribal cultural resources" with significant environmental impacts. Public Resources Code (PRC) Section 21074 states that "tribal cultural resources" are:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and are one of the following:
    - Included or determined to be eligible for inclusion in the California Register of Historical Resources.

- Included in a local register of historical resources as defined in subdivision (k) of PRC Section 5020.1.

- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

A "historical resource" (PRC Section 21084.1), a "unique archaeological resource" (PRC Section 21083.2(g)), or a "nonunique archaeological resource" (PRC Section 21083.2 (h)) may also be a tribal cultural resource if it is included or determined to be eligible for inclusion in the California Register.

The consultation provisions of the law require that a public agency consult with local Native American tribes that have requested placement on that agency's notification list for CEQA projects. Within 14 days of determining that a project application is complete, or a decision by a public agency to undertake a project, the lead agency must notify tribes of the opportunity to consult on the project, should a tribe have previously requested to be on the agency's notification list. California Native American tribes must be recognized by the California Native American Heritage Commission as traditionally and culturally affiliated with the project site, and must have previously requested that the lead agency notify them of projects. Tribes have 30 days following notification of a project to request consultation with the lead agency.

The purpose of consultation is to inform the lead agency in its identification and determination of the significance of tribal cultural resources. If a project is determined to result in a significant impact on an identified tribal cultural resource, the consultation process must occur and conclude prior to adoption of a Negative Declaration or Mitigated Negative Declaration, or certification of an Environmental Impact Report (PRC Sections 21080.3.1, 21080.3.2, 21082.3).

The City sent letters describing the project and maps depicting the project site via certified mail on May 2, 2019, to Native American contacts that had previously requested to be contacted by the City for potential consultation pursuant to AB 52. The City did not receive any requests for consultation during the 30-day notification period. Therefore, the City considers the AB 52 consultation process to be concluded.

4.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. 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?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

*a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? **(Less-Than-Significant Impact)***

The City of Milpitas maintains existing sanitary sewer lines within the vicinity of the site, including a 12-inch line within the driveway west of the project site. The proposed project includes the installation of a new on-site 6-inch wastewater line that would connect to the City's existing line. The new sanitary sewer line would be constructed in conformance with City standards, and its construction would not cause significant environmental effects.

The City's potable water supply is provided by the San Francisco Public Utilities Commission (SFPUC) and the SCVWD.[45] The project site is served by water provided by the SCVWD. The City's potable water system has 245 miles of water mains, 5 water tanks, 5 pump stations, 16 pressure regulating valves, an emergency supply well and emergency interties. The City also operates and maintains a recycled water system owned by the City of San Jose South Bay Water Recycling (SBWR) program.[46] The current SCVWD water supply delivered to the City is limited to surface water largely purchased by SCVWD from the State Water Project and Central Valley Project, however, SCVWD's overall water supply comes from a variety of sources. Specifically, nearly half of SCVWD's water comes from local

[45] Milpitas, City of, 2016. *2015 Urban Water Management Plan*. Available online at: www.ci.milpitas.ca.gov/wp-content/uploads/2015/07/Adopted-2015-Milpitas-UWMP-Revised-6-27-16.pdf (accessed March 20, 2019). June.

[46] Ibid.

groundwater aquifers and more than half is imported from the Sierra Nevada through pumping stations in the Sacramento-San Joaquin River Delta.

The City updated its Urban Water Management Plan (UWMP) in 2015, which was adopted in 2016. According to the UWMP, the annual water use in 2015 was 8,774 acre-feet. As discussed in Section 4.19.b, the proposed project would not substantially increase demand for water and would therefore not exceed the capacity of existing water treatment facilities. The proposed project would not require the construction of new water treatment facilities, or the expansion of existing facilities, other than those already planned as part of the City's Water Master Plan. The proposed project would include the installation of new water lines connecting to the existing 8-inch water service line located within the driveway west of the project site. The proposed project would connect directly to existing mains, which have sufficient capacity to accommodate the proposed project. Therefore, the impact of the proposed project on water infrastructure would be less than significant.

The proposed storm drainage infrastructure would drain towards the center of the site into a new 12-inch storm drain. From there stormwater would drain from a new 12-inch storm drain to the existing 12-inch storm drain within the driveway west of the project site. Bioretention areas would also be incorporated into the landscape design of the proposed project to provide appropriate vegetation and water quality treatment in vegetated areas. In addition, on-site drainage would be designed consistent with the Santa Clara County National Pollutant Discharge Elimination System (NPDES) C.3 requirements for Low Impact Development (LID). Therefore, the impact of the proposed project on stormwater infrastructure would be less than significant.

An existing transformer is located in the southwest corner of the project site. This transformer, which would either remain or by replaced as requested by PG&E, would provide electricity to the project site. In addition, the project site is currently served by telecommunication facilities, and would any new construction for telecommunication service.

Therefore, because the proposed project would connect to existing utility services within or adjacent to the project site, the relocation or reconstruction of new or expanded water, wastewater treatment or stormwater drainage, electric power, or telecommunications facilities would not be required, and this impact would be less than significant.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? ***(Less-Than-Significant Impact)***

The City of Milpitas provides water to the project site. Currently, the source of domestic water used in Milpitas includes the SFPUC and SCVWD. SFPUC water is primarily used for residential areas in the City and the SCVWD water is used to supply industrial areas, including the project site. The City's 2016 UWMP describes the existing and planned sources of water available in the water system service area over the next 20 years, in 5-year increments.

The City has determined that existing water supply entitlements are sufficient and no additional water supply entitlements are necessary. The UWMP, which identifies water system improvements necessary to meet future water demand, did not identify any deficiencies in the vicinity of the

project site. The existing water system infrastructure has adequate capacity to serve the proposed project. In addition, the proposed project would be required to use recycled water to the maximum extent feasible and coordinate with the City of Milpitas Fire Department to assess fire flow requirements and comply with them as part of the project. Based on the above, the City would have sufficient water supply to support the proposed project and implementation of the project would not require new or expanded entitlements for water supplies, and impacts related to water supply would be less than significant.

c. Would the project 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? ***(Less-Than-Significant Impact)***

The City of Milpitas owns and operates its municipal wastewater collection system containing of 175 miles of gravity pipe and 5 miles of force main. The system also includes two pump stations: the Venus Station which lifts wastewater from the low-lying Pines neighborhood and the Main Sewer Pump Station which pumps all City sewage through dual 2.5 mile force mains to the San Jose/Santa Clara Pollution Control Plant (WPCP) located in San Jose at 700 Los Esteros Road for treatment.[47] The WPCP treats an average of 110 million gallons of wastewater per day (mgd), about 65 percent of its 167 mgd capacity, which includes service to the project site.[48]

The proposed project would generate domestic wastewater, treated by the WPCP. The City has sufficient capacity to serve the proposed project. The City does require the applicant to complete sewer system modeling to demonstrate adequate conveyance capacity based on the current discharge allocation, and this would need to be completed prior to project approval. Therefore, wastewater generated from the proposed project would not cause the WPCP to violate any wastewater treatment requirements and this impact would be less than significant.

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ***(Less-Than-Significant Impact)***

Solid waste and recycling pickup and disposal in the City of Milpitas is provided by Republic Services. The solid waste is disposed of at the Newby Island Landfill and recycling facility which is located approximately 3 miles west of the project site on Dixon Landing Road. The facility recycled materials, operates a construction and demolition material processing facility, and a landfill that accepts industrial wastes, grit, screenings, wastewater treatment sludge, contaminated soils, clean soils, and

47 Milpitas, City of, 2014. *Sewer System Management Plan 2014 Update*. June.

48 San Jose, City of, 2016. *San Jose-Santa Clara Regional Wastewater Facility Fact Sheet*. Website: www.sanjoseca.gov/DocumentCenter/View/34681 (accessed March 20, 2019). April 25.

municipal solid waste.[49] The Newby Island Landfill has a capacity of 57.5 million cubic yards and a remaining capacity of 21.2 million cubic yards, and can accept 4,000 tons per day.[50]

On average, hotel uses generate approximately 2 pounds per day of garbage per room. Based on these rates, the proposed hotel would generate approximately 244 pounds per day of solid waste. As noted above, the Newby Island Landfill has adequate capacity to serve the proposed project. As such, the project would be served by a landfill with sufficient capacity to accommodate the project's waste disposal needs, and impacts associated with the disposition of solid waste would be less than significant.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ***(Less-Than-Significant Impact)***

The proposed project would comply with all federal, State, and local solid waste statutes and/or regulations related to solid waste. Also refer to Section 4.19.d. Therefore, the proposed project would result in a less-than-significant impact related to solid waste regulations.

4.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

[49] Republic Services, 2017. Newby Island Resource Recovery Park. Website: local.republicservices.com/site/newby-island (accessed March 20, 2019).

[50] CalRecycle, 2019. SWIS Facility Detail. Newby Island Sanitary Landfill (43-AN-0003). Website: www2.calrecycle.ca.gov/swfacilities/Directory/43-AN-0003 (accessed March 20, 2019).

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan? ***(Less-Than-Significant Impact)***

The project site is not located within any state responsibility areas (SRA) for fire service,[51] and is not within a very high fire hazard severity zone.[52] In addition, as noted in Section 4.9.f, the proposed project would not impair the implementation of, or physically interfere with, and adopted emergency response plan. Therefore, this impact would be less than significant.

b. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ***(Less-Than-Significant Impact)***

Refer to Section 4.20.a. Additionally, as noted in Section 2.0, Project Description, the project is generally level, and is bound by existing development on all sides. Therefore, the proposed project would not exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, and this impact would be less than significant.

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ***(Less-Than-Significant Impact)***

Refer to Section 4.20.a. The proposed project is not located within an SRA for fire service and is not within a very high fire hazard severity zone. Therefore, the proposed project would not require the installation or maintenance of associated infrastructure, and this impact would be less than significant.

d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? ***(Less-Than-Significant Impact)***

Refer to Section 4.20.a and 4.20.b. The project site is generally level and is not located within an SRA for fire service or a very high fire hazard severity zone. Therefore, the proposed project would not expose people or structures to significant risks as a result of post-fire slope instability or drainage and runoff changes.

---

51 California, State of, 2007. Santa Clara County Fire Hazard Severity Zones in SRA (map). Available at: frap.fire.ca.gov/webdata/maps/santa_clara/fhszs_map.43.pdf (accessed March 20, 2019).

52 Milpitas, City of, 2018, op. cit.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?	☐	☒	☐	☐
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.)	☐	☒	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a. Does the project have the potential to substantially 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, substantially 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? ***(Less-Than-Significant with Mitigation Incorporated)***

Implementation of Mitigation Measures CULT-1a through CULT-2 and GEO-1 would ensure that potential impacts to historic, archaeological, tribal and paleontological resources that could be uncovered during construction activities would be reduced to a less-than-significant level. Implementation of Mitigation Measure BIO-1 would ensure that potential impacts to nesting birds are reduced to a less-than-significant level. Therefore, with the incorporation of mitigation measures, development of the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife species population to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history.

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)? ***(Less-Than-Significant with Mitigation Incorporated)***

The proposed project's impacts would be individually limited and not cumulatively considerable. The potentially significant impacts that can be reduced to a less-than-significant level with implementation of recommended mitigation measures include the topics of aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and hydrology and water quality, and noise. These impacts would primarily be related to construction-period activities, would be temporary in nature, and would not substantially contribute to any potential cumulative impacts associated with these topics. For the topic of aesthetics, potentially significant light and glare impacts would be reduced to less-than-significant levels with implementation of Mitigation Measure AES-1. For the topic of air quality, potentially significant impacts to air quality standards associated with project construction would be reduced to less-than-significant levels with implementation of Mitigation Measure AIR-1. For the topic of biological resources, implementation of Mitigation Measure BIO-1 would ensure that impacts to special status-species are reduced to a less-than-significant level. For the topic of cultural resources, potentially significant impacts to archaeological resources would be reduced to less-than-significant levels with implementation of Mitigation Measures CULT-1a, CULT-1b, CULT-1c, and CULT-2. For the topic of geology and soils, potentially significant impacts related to paleontological resources would be reduced to less-than-significant levels with implementation of Mitigation Measure GEO-1. For the topic of hazards and hazardous materials, implementation of Mitigation Measure HAZ-1 would ensure that potential impacts associated with the release of hazardous materials, which could in turn degrade the quality of the environment, would be reduced to a less-than-significant level. For the topic of hydrology and water quality, implementation of Mitigation Measures HYD-1 and HYD-2 would ensure that potential water quality impacts are reduced to a less-than-significant level. For the topic of transportation, potentially significant impacts related to site design hazards would be reduced to less-than-significant impacts with implementation of Mitigation Measures TRA-1 through TRA-3.

For the topics of agricultural and forestry resources, greenhouse gas emissions, land use and planning, mineral resources, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire, the project would have no impacts or less-than-significant impacts, and therefore, the project would not substantially contribute to any potential cumulative impacts for these topics. All environmental impacts that could occur as a result of the proposed project would be reduced to a less-than-significant level through the implementation of the mitigation measures recommended in this document.

Implementation of these measures would ensure that the impacts of the project would be below established thresholds of significance and that these impacts would not combine with the impacts of other cumulative projects to result in a cumulatively considerable impact on the environment as a result of project development. Therefore, this impact would be less than significant.

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

The proposed project would not result in any environmental effects that would cause substantial direct or indirect adverse effects to human beings.

5.0 LIST OF PREPARERS

LSA Associates, Inc.
157 Park Place
Pt. Richmond, CA 94801

Theresa Wallace, AICP, Principal in Charge
Matthew Wiswell, Project Manager
Amy Fischer, Principal/Air Quality and Noise Specialist
JT Stephens, Associate/Senior Noise Specialist
Cara Carlucci, Planner/Air Quality and Noise Specialist
Andrew Pulcheon, AICP, CEP, Principal/Archaeologist
Lora Holland, Senior Cultural Resources Manager
Patty Linder, Graphics and Production
Norma Molina, Document Management
Charis Hanshaw, Document Management

This page intentionally left blank

6.0 REFERENCES

Association of Bay Area Governments and Metropolitan Transportation Commission. 2013. *Plan Bay Area.* July 18.

BASELINE Environmental Consulting. 2019. *Phase I Environmental Site Assessment, Milpitas La Quinta Hotel Project, APN # 028-05-015, 1000 Jacklin Road, Milpitas, California.* March 29.

Basin Research Associates. 2000. *Historic Properties Affected or Potentially Affected by the South Bay Water Recycling Program Phase 2 Facilities.*

Bay Area Air Quality Management District. 2017. *Clean Air Plan*. April 19.

California Department of Conservation. 2016. Division of Land Resource Protection, Farmland Mapping and Monitoring Program. Santa Clara County Williamson Act Lands (map). Available online at: ftp.consrv.ca.gov/pub/dlrp/WA/SantaClara_15_16_WA.pdf (accessed February 15, 2019).

California Department of Conservation. 2016. Division of Land Use Resource Protection. California Important Farmland Finder. Website: maps.conservation.ca.gov/dlrp/ciff (accessed March 19, 2019).

California Department of Forestry and Fire Protection. 2008. Santa Clara County, Very High Fire Hazard Severity Zones in Local Responsibility Area. October 8.

California Energy Commission. 2017. *2017 Integrated Energy Policy Report.* California Energy Commission. Publication Number: CEC-100-2017-001-CMF.

California Energy Commission. 2017. California Gasoline Data, Facts, and Statistics. Website: www.energy.ca.gov/almanac/transportation_data/gasoline (accessed April 2019).

California Energy Commission. 2017. Energy Consumption Data Management Service. Electricity Consumption by County. Available online at: www.ecdms.energy.ca.gov/elecbycounty.aspx (accessed April 2019).

California Energy Commission. 2017. Energy Consumption Data Management Service. Gas Consumption by County. Available online at: www.ecdms.energy.ca.gov/gasbycounty.aspx (accessed April 2019).

California State Mining and Geology Board. 2014. Surface Mining Reclamation Act Regulations. California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1.

California, State of. 2007. Santa Clara County Fire Hazard Severity Zones in SRA (map). Available at: frap.fire.ca.gov/webdata/maps/santa_clara/fhszs_map.43.pdf (accessed March 20, 2019).

California, State of. 2009. *California Emergency Management Agency. Tsunami Inundation Map for Emergency Planning: Milpitas Quadrangle.* July 31.

California, State of. 2011. Department of Transportation. California Scenic Highway System. Website: www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways (accessed March 13, 2019).

CalRecycle. 2019. SWIS Facility Detail. Newby Island Sanitary Landfill (43-AN-0003). Website: www2.calrecycle.ca.gov/swfacilities/Directory/43-AN-0003 (accessed March 20, 2019).

Federal Emergency Management Agency. 2014. FEMA Flood Map Service Center (map). Website: msc.fema.gov/portal/search?AddressQuery=1000%20Jacklin%20Road%2C%20Milpitas#searchresultsanchor (accessed March 26, 2019).

Gmoser, G., et al. 1999. Archaeological Survey of the I-680 Corridor between Dublin and Milpitas in Alameda and Santa Clara Counties for the "Sunol Grade" Southbound Improvement Project.

Harris, D.A. 1997. *Noise Control Manual for Residential Buildings*. July.

Hexagon Transportation Consultants. 2019. *Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel*. March 26.

Hexagon Transportation Consultants. 2019. *Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel*. March 26.

Hexagon Transportation Consultants, Inc. 2019. *Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel.* March 26.

Historic Resources Associates. 2003. *Cultural Resources Study of the Proposed AT&T Wireless Project Site NO. Milpitas 4/732 1000 Jacklin Road, Milpitas, California 95035*.

ICF International. 2012. *Final Santa Clara Valley Habitat Plan*. Website: scv-habitatagency.org/DocumentCenter/Home/View/143 (accessed March 15, 2019). August.

LSA. 2019. Cultural and Tribal Cultural Resources Study for the La Quinta Hotel Project. April 19.

Milgard. 2008. *Sound Transmission Loss Test Report No. TL08-149*. February.

Milpitas Unified School District. 2018. Website: www.musd.org/about.html (accessed April 3, 2019).

Milpitas, City of, 2012. General Plan Land Use Map, Figure 2-1. Available online at: www.ci.milpitas.ca.gov/_pdfs/plan_map_general_plan_land_use.pdf (accessed February 15, 2019). October.

Milpitas, City of, 2013. *City of Milpitas Climate Action Plan. A Qualified Greenhouse Gas Reduction Strategy*. May 7.

Milpitas, City of, 2014. *Sewer System Management Plan 2014 Update*. June.

Milpitas, City of, 2015. *Milpitas General Plan*. April.

Milpitas, City of, 2015. *Ordinance No. 238.4.* December 18.

Milpitas, City of, 2015. Zoning Map. January.

Milpitas, City of, 2015. *General Plan Open Space & Environmental Conservation Element*. Available online at: www.ci.milpitas.ca.gov/_pdfs/plan_plan_general_chapter4.pdf (accessed May 17, 2019).

Milpitas, City of. 2016. *2015 Urban Water Management Plan*. Available online at: www.ci.milpitas.ca.gov/wp-content/uploads/2015/07/Adopted-2015-Milpitas-UWMP-Revised-6-27-16.pdf (accessed March 20, 2019). June.

Milpitas, City of. 2018. *Milpitas General Plan Update Existing Conditions Report.* June.

Republic Services. 2017. Newby Island Resource Recovery Park. Website: local.republicservices.com/site/newby-island (accessed March 20, 2019).

Roming Engineers, Inc. 2018. *Geotechnical Investigation La Quinta Hotel 1000 Jacklin Road Milpitas, California 95035*. December.

San Jose, City of. 2016. *San Jose-Santa Clara Regional Wastewater Facility Fact Sheet*. Website: www.sanjoseca.gov/DocumentCenter/View/34681 (accessed March 20, 2019). April 25.

Santa Clara County Airport Land Use Commission, 2011. *Comprehensive Land Use Plan, Santa Clara County, Norma Y. Mineta San Jose International Airport*. May 25.

Santa Clara County Airport Land Use Commission, 2016. *Comprehensive Land Use Plan for Norman Y Mineta San Jose International Airport.* November 16.

Santa Clara, County of, 2017. *Emergency Operations Plan*. January.

U.S. Department of Transportation. "Table 4-23: Average Fuel Efficiency of U.S. Light Duty Vehicles." Website: www.bts.gov/archive/publications/national_transportation_statistics/table_04_23 (accessed April 2019).

U.S. Fish and Wildlife Service. 2019. National Wetlands Inventory (Map). Website: www.fws.gov/wetlands/data/mapper.html (accessed March 15, 2019).

This page intentionally left blank

APPENDIX A

CALEEMOD OUTPUT SHEETS

This page intentionally left blank

Milpitas La Quinta Hotel

Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	122.00	Room	1.00	81,250.00	0
Unenclosed Parking with Elevator	37.00	Space	0.00	14,800.00	0
Parking Lot	66.00	Space	0.14	26,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2020
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	328.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor based on 5-year average, PG&E, 2015

Land Use - Total project site is 1.14 acres

Construction Phase - Project construction would commence October 2019 and would occur for approximately 12 months.

Grading - Project would require approximately 4,500 cubic yards of soil off haul

Demolition - Project would demolish existing 24,000-square-foot building

Trips and VMT - Project would require approximately 450 truck trips to haul the cut soils off site

Vehicle Trips - Trip generation based on Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	2.00	5.00
tblConstructionPhase	PhaseEndDate	9/14/2020	10/2/2020
tblConstructionPhase	PhaseEndDate	8/17/2020	8/28/2020
tblConstructionPhase	PhaseEndDate	11/11/2019	11/22/2019
tblConstructionPhase	PhaseEndDate	8/31/2020	9/11/2020
tblConstructionPhase	PhaseEndDate	11/5/2019	11/8/2019
tblConstructionPhase	PhaseStartDate	9/1/2020	9/14/2020
tblConstructionPhase	PhaseStartDate	11/12/2019	11/25/2019
tblConstructionPhase	PhaseStartDate	11/6/2019	11/11/2019
tblConstructionPhase	PhaseStartDate	8/18/2020	8/31/2020
tblGrading	AcresOfGrading	3.75	1.50
tblGrading	AcresOfGrading	2.50	1.00
tblGrading	MaterialExported	0.00	4,500.00
tblLandUse	LandUseSquareFeet	177,144.00	81,250.00
tblLandUse	LotAcreage	4.07	1.00
tblLandUse	LotAcreage	0.33	0.00
tblLandUse	LotAcreage	0.59	0.14
tblProjectCharacteristics	CO2IntensityFactor	641.35	328.8
tblTripsAndVMT	HaulingTripNumber	563.00	450.00
tblVehicleTrips	ST_TR	8.19	4.02
tblVehicleTrips	SU_TR	5.95	4.02
tblVehicleTrips	WD_TR	8.17	4.02

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0720	0.6954	0.4337	1.0200e-003	0.0626	0.0317	0.0943	0.0253	0.0300	0.0553	0.0000	91.3742	91.3742	0.0151	0.0000	91.7526
2020	0.6359	1.5445	1.3609	2.8200e-003	0.0473	0.0732	0.1206	0.0129	0.0707	0.0835	0.0000	241.6357	241.6357	0.0343	0.0000	242.4922
Maximum	**0.6359**	**1.5445**	**1.3609**	**2.8200e-003**	**0.0626**	**0.0732**	**0.1206**	**0.0253**	**0.0707**	**0.0835**	**0.0000**	**241.6357**	**241.6357**	**0.0343**	**0.0000**	**242.4922**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.0720	0.6954	0.4337	1.0200e-003	0.0626	0.0317	0.0943	0.0253	0.0300	0.0553	0.0000	91.3741	91.3741	0.0151	0.0000	91.7525
2020	0.6359	1.5445	1.3609	2.8200e-003	0.0473	0.0732	0.1206	0.0129	0.0707	0.0835	0.0000	241.6355	241.6355	0.0343	0.0000	242.4920
Maximum	**0.6359**	**1.5445**	**1.3609**	**2.8200e-003**	**0.0626**	**0.0732**	**0.1206**	**0.0253**	**0.0707**	**0.0835**	**0.0000**	**241.6355**	**241.6355**	**0.0343**	**0.0000**	**242.4920**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	10-7-2019	1-6-2020	0.7621	0.7621
2	1-7-2020	4-6-2020	0.6344	0.6344
3	4-7-2020	7-6-2020	0.6324	0.6324
4	7-7-2020	9-30-2020	0.7706	0.7706
		Highest	0.7706	0.7706

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3634	2.0000e-005	2.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0200e-003	4.0200e-003	1.0000e-005	0.0000	4.2900e-003
Energy	0.0194	0.1765	0.1482	1.0600e-003		0.0134	0.0134		0.0134	0.0134	0.0000	290.1170	290.1170	0.0123	5.3100e-003	292.0076
Mobile	0.1335	0.6136	1.4027	4.3000e-003	0.3465	4.8400e-003	0.3513	0.0930	4.5500e-003	0.0976	0.0000	394.4217	394.4217	0.0163	0.0000	394.8302
Waste						0.0000	0.0000		0.0000	0.0000	13.5598	0.0000	13.5598	0.8014	0.0000	33.5938
Water						0.0000	0.0000		0.0000	0.0000	0.9818	2.6770	3.6588	0.1011	2.4300e-003	6.9099
Total	**0.5163**	**0.7901**	**1.5530**	**5.3600e-003**	**0.3465**	**0.0183**	**0.3648**	**0.0930**	**0.0180**	**0.1110**	**14.5416**	**687.2196**	**701.7612**	**0.9311**	**7.7400e-003**	**727.3458**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3634	2.0000e-005	2.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0200e-003	4.0200e-003	1.0000e-005	0.0000	4.2900e-003
Energy	0.0194	0.1765	0.1482	1.0600e-003		0.0134	0.0134		0.0134	0.0134	0.0000	290.1170	290.1170	0.0123	5.3100e-003	292.0076
Mobile	0.1355	0.6292	1.4489	4.4900e-003	0.3633	5.0400e-003	0.3684	0.0975	4.7400e-003	0.1023	0.0000	411.9638	411.9638	0.0169	0.0000	412.3853
Waste						0.0000	0.0000		0.0000	0.0000	13.5598	0.0000	13.5598	0.8014	0.0000	33.5938
Water						0.0000	0.0000		0.0000	0.0000	0.9818	2.6770	3.6588	0.1011	2.4300e-003	6.9099
Total	**0.5184**	**0.8057**	**1.5993**	**5.5500e-003**	**0.3633**	**0.0185**	**0.3818**	**0.0975**	**0.0182**	**0.1157**	**14.5416**	**704.7618**	**719.3034**	**0.9316**	**7.7400e-003**	**744.9009**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**-0.39**	**-1.98**	**-2.98**	**-3.54**	**-4.86**	**-1.10**	**-4.67**	**-4.86**	**-1.06**	**-4.24**	**0.00**	**-2.55**	**-2.50**	**-0.06**	**0.00**	**-2.41**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/7/2019	11/1/2019	5	20	
2	Site Preparation	Site Preparation	11/2/2019	11/8/2019	5	5	
3	Grading	Grading	11/11/2019	11/22/2019	5	10	
4	Building Construction	Building Construction	11/25/2019	8/28/2020	5	200	
5	Paving	Paving	8/31/2020	9/11/2020	5	10	
6	Architectural Coating	Architectural Coating	9/14/2020	10/2/2020	5	15	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.14

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 121,875; Non-Residential Outdoor: 40,625; Striped Parking Area: 2,472 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	109.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	450.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	51.00	20.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0118	0.0000	0.0118	1.7900e-003	0.0000	1.7900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0230	0.2268	0.1489	2.4000e-004		0.0129	0.0129		0.0120	0.0120	0.0000	21.4161	21.4161	5.4500e-003	0.0000	21.5524
Total	**0.0230**	**0.2268**	**0.1489**	**2.4000e-004**	**0.0118**	**0.0129**	**0.0247**	**1.7900e-003**	**0.0120**	**0.0138**	**0.0000**	**21.4161**	**21.4161**	**5.4500e-003**	**0.0000**	**21.5524**

3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-004	0.0171	3.3300e-003	4.0000e-005	9.2000e-004	6.0000e-005	9.9000e-004	2.5000e-004	6.0000e-005	3.2000e-004	0.0000	4.2212	4.2212	2.2000e-004	0.0000	4.2268
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.5000e-004	3.5600e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0300e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9292	0.9292	2.0000e-005	0.0000	0.9298
Total	**9.7000e-004**	**0.0174**	**6.8900e-003**	**5.0000e-005**	**1.9500e-003**	**7.0000e-005**	**2.0200e-003**	**5.2000e-004**	**7.0000e-005**	**6.0000e-004**	**0.0000**	**5.1504**	**5.1504**	**2.4000e-004**	**0.0000**	**5.1566**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0118	0.0000	0.0118	1.7900e-003	0.0000	1.7900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0230	0.2268	0.1489	2.4000e-004		0.0129	0.0129		0.0120	0.0120	0.0000	21.4161	21.4161	5.4500e-003	0.0000	21.5524
Total	**0.0230**	**0.2268**	**0.1489**	**2.4000e-004**	**0.0118**	**0.0129**	**0.0247**	**1.7900e-003**	**0.0120**	**0.0138**	**0.0000**	**21.4161**	**21.4161**	**5.4500e-003**	**0.0000**	**21.5524**

3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-004	0.0171	3.3300e-003	4.0000e-005	9.2000e-004	6.0000e-005	9.9000e-004	2.5000e-004	6.0000e-005	3.2000e-004	0.0000	4.2212	4.2212	2.2000e-004	0.0000	4.2268
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.5000e-004	3.5600e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0300e-003	2.7000e-004	1.0000e-005	2.8000e-004	0.0000	0.9292	0.9292	2.0000e-005	0.0000	0.9298
Total	**9.7000e-004**	**0.0174**	**6.8900e-003**	**5.0000e-005**	**1.9500e-003**	**7.0000e-005**	**2.0200e-003**	**5.2000e-004**	**7.0000e-005**	**6.0000e-004**	**0.0000**	**5.1504**	**5.1504**	**2.4000e-004**	**0.0000**	**5.1566**

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0137	0.0000	0.0137	7.3000e-003	0.0000	7.3000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.2800e-003	0.0487	0.0197	4.0000e-005		2.2100e-003	2.2100e-003		2.0300e-003	2.0300e-003	0.0000	3.8667	3.8667	1.2200e-003	0.0000	3.8973
Total	**4.2800e-003**	**0.0487**	**0.0197**	**4.0000e-005**	**0.0137**	**2.2100e-003**	**0.0159**	**7.3000e-003**	**2.0300e-003**	**9.3300e-003**	**0.0000**	**3.8667**	**3.8667**	**1.2200e-003**	**0.0000**	**3.8973**

3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-005	5.0000e-005	5.5000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1430	0.1430	0.0000	0.0000	0.1431
Total	**7.0000e-005**	**5.0000e-005**	**5.5000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1430**	**0.1430**	**0.0000**	**0.0000**	**0.1431**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0137	0.0000	0.0137	7.3000e-003	0.0000	7.3000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.2800e-003	0.0487	0.0197	4.0000e-005		2.2100e-003	2.2100e-003		2.0300e-003	2.0300e-003	0.0000	3.8667	3.8667	1.2200e-003	0.0000	3.8973
Total	**4.2800e-003**	**0.0487**	**0.0197**	**4.0000e-005**	**0.0137**	**2.2100e-003**	**0.0159**	**7.3000e-003**	**2.0300e-003**	**9.3300e-003**	**0.0000**	**3.8667**	**3.8667**	**1.2200e-003**	**0.0000**	**3.8973**

3.3 Site Preparation - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-005	5.0000e-005	5.5000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1430	0.1430	0.0000	0.0000	0.1431
Total	**7.0000e-005**	**5.0000e-005**	**5.5000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1430**	**0.1430**	**0.0000**	**0.0000**	**0.1431**

3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0236	0.0000	0.0236	0.0125	0.0000	0.0125	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1000e-003	0.0802	0.0330	7.0000e-005		3.6800e-003	3.6800e-003		3.3900e-003	3.3900e-003	0.0000	6.3339	6.3339	2.0000e-003	0.0000	6.3840
Total	**7.1000e-003**	**0.0802**	**0.0330**	**7.0000e-005**	**0.0236**	**3.6800e-003**	**0.0273**	**0.0125**	**3.3900e-003**	**0.0159**	**0.0000**	**6.3339**	**6.3339**	**2.0000e-003**	**0.0000**	**6.3840**

3.4 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0500e-003	0.0705	0.0138	1.8000e-004	3.8000e-003	2.7000e-004	4.0700e-003	1.0500e-003	2.6000e-004	1.3000e-003	0.0000	17.4271	17.4271	9.2000e-004	0.0000	17.4501
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.1000e-003	0.0000	3.2000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2859	0.2859	1.0000e-005	0.0000	0.2861
Total	**2.2000e-003**	**0.0706**	**0.0149**	**1.8000e-004**	**4.1200e-003**	**2.7000e-004**	**4.3900e-003**	**1.1300e-003**	**2.6000e-004**	**1.3900e-003**	**0.0000**	**17.7130**	**17.7130**	**9.3000e-004**	**0.0000**	**17.7362**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0236	0.0000	0.0236	0.0125	0.0000	0.0125	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1000e-003	0.0802	0.0330	7.0000e-005		3.6800e-003	3.6800e-003		3.3900e-003	3.3900e-003	0.0000	6.3339	6.3339	2.0000e-003	0.0000	6.3840
Total	**7.1000e-003**	**0.0802**	**0.0330**	**7.0000e-005**	**0.0236**	**3.6800e-003**	**0.0273**	**0.0125**	**3.3900e-003**	**0.0159**	**0.0000**	**6.3339**	**6.3339**	**2.0000e-003**	**0.0000**	**6.3840**

3.4 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0500e-003	0.0705	0.0138	1.8000e-004	3.8000e-003	2.7000e-004	4.0700e-003	1.0500e-003	2.6000e-004	1.3000e-003	0.0000	17.4271	17.4271	9.2000e-004	0.0000	17.4501
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.1000e-003	0.0000	3.2000e-004	0.0000	3.2000e-004	8.0000e-005	0.0000	9.0000e-005	0.0000	0.2859	0.2859	1.0000e-005	0.0000	0.2861
Total	**2.2000e-003**	**0.0706**	**0.0149**	**1.8000e-004**	**4.1200e-003**	**2.7000e-004**	**4.3900e-003**	**1.1300e-003**	**2.6000e-004**	**1.3900e-003**	**0.0000**	**17.7130**	**17.7130**	**9.3000e-004**	**0.0000**	**17.7362**

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0307	0.2157	0.1821	3.0000e-004		0.0124	0.0124		0.0119	0.0119	0.0000	24.7147	24.7147	4.7500e-003	0.0000	24.8335
Total	**0.0307**	**0.2157**	**0.1821**	**3.0000e-004**		**0.0124**	**0.0124**		**0.0119**	**0.0119**	**0.0000**	**24.7147**	**24.7147**	**4.7500e-003**	**0.0000**	**24.8335**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2800e-003	0.0342	8.7700e-003	7.0000e-005	1.7700e-003	2.3000e-004	2.0100e-003	5.1000e-004	2.2000e-004	7.4000e-004	0.0000	7.1152	7.1152	3.9000e-004	0.0000	7.1250
Worker	2.5000e-003	1.8500e-003	0.0189	5.0000e-005	5.4400e-003	4.0000e-005	5.4800e-003	1.4500e-003	3.0000e-005	1.4800e-003	0.0000	4.9212	4.9212	1.3000e-004	0.0000	4.9245
Total	**3.7800e-003**	**0.0360**	**0.0276**	**1.2000e-004**	**7.2100e-003**	**2.7000e-004**	**7.4900e-003**	**1.9600e-003**	**2.5000e-004**	**2.2200e-003**	**0.0000**	**12.0364**	**12.0364**	**5.2000e-004**	**0.0000**	**12.0495**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0307	0.2157	0.1821	3.0000e-004		0.0124	0.0124		0.0119	0.0119	0.0000	24.7147	24.7147	4.7500e-003	0.0000	24.8335
Total	**0.0307**	**0.2157**	**0.1821**	**3.0000e-004**		**0.0124**	**0.0124**		**0.0119**	**0.0119**	**0.0000**	**24.7147**	**24.7147**	**4.7500e-003**	**0.0000**	**24.8335**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2800e-003	0.0342	8.7700e-003	7.0000e-005	1.7700e-003	2.3000e-004	2.0100e-003	5.1000e-004	2.2000e-004	7.4000e-004	0.0000	7.1152	7.1152	3.9000e-004	0.0000	7.1250
Worker	2.5000e-003	1.8500e-003	0.0189	5.0000e-005	5.4400e-003	4.0000e-005	5.4800e-003	1.4500e-003	3.0000e-005	1.4800e-003	0.0000	4.9212	4.9212	1.3000e-004	0.0000	4.9245
Total	**3.7800e-003**	**0.0360**	**0.0276**	**1.2000e-004**	**7.2100e-003**	**2.7000e-004**	**7.4900e-003**	**1.9600e-003**	**2.5000e-004**	**2.2200e-003**	**0.0000**	**12.0364**	**12.0364**	**5.2000e-004**	**0.0000**	**12.0495**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1756	1.2792	1.1408	1.9100e-003		0.0689	0.0689		0.0665	0.0665	0.0000	157.0340	157.0340	0.0292	0.0000	157.7627
Total	**0.1756**	**1.2792**	**1.1408**	**1.9100e-003**		**0.0689**	**0.0689**		**0.0665**	**0.0665**	**0.0000**	**157.0340**	**157.0340**	**0.0292**	**0.0000**	**157.7627**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.6900e-003	0.1996	0.0502	4.7000e-004	0.0113	9.7000e-004	0.0123	3.2800e-003	9.3000e-004	4.2100e-003	0.0000	45.2948	45.2948	2.3400e-003	0.0000	45.3532
Worker	0.0146	0.0105	0.1084	3.4000e-004	0.0349	2.3000e-004	0.0351	9.2700e-003	2.2000e-004	9.4900e-003	0.0000	30.5400	30.5400	7.4000e-004	0.0000	30.5584
Total	**0.0213**	**0.2101**	**0.1585**	**8.1000e-004**	**0.0462**	**1.2000e-003**	**0.0474**	**0.0126**	**1.1500e-003**	**0.0137**	**0.0000**	**75.8347**	**75.8347**	**3.0800e-003**	**0.0000**	**75.9116**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1756	1.2792	1.1408	1.9100e-003		0.0689	0.0689		0.0665	0.0665	0.0000	157.0338	157.0338	0.0292	0.0000	157.7625
Total	**0.1756**	**1.2792**	**1.1408**	**1.9100e-003**		**0.0689**	**0.0689**		**0.0665**	**0.0665**	**0.0000**	**157.0338**	**157.0338**	**0.0292**	**0.0000**	**157.7625**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.6900e-003	0.1996	0.0502	4.7000e-004	0.0113	9.7000e-004	0.0123	3.2800e-003	9.3000e-004	4.2100e-003	0.0000	45.2948	45.2948	2.3400e-003	0.0000	45.3532
Worker	0.0146	0.0105	0.1084	3.4000e-004	0.0349	2.3000e-004	0.0351	9.2700e-003	2.2000e-004	9.4900e-003	0.0000	30.5400	30.5400	7.4000e-004	0.0000	30.5584
Total	**0.0213**	**0.2101**	**0.1585**	**8.1000e-004**	**0.0462**	**1.2000e-003**	**0.0474**	**0.0126**	**1.1500e-003**	**0.0137**	**0.0000**	**75.8347**	**75.8347**	**3.0800e-003**	**0.0000**	**75.9116**

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.2000e-003	0.0423	0.0444	7.0000e-005		2.3500e-003	2.3500e-003		2.1600e-003	2.1600e-003	0.0000	5.8829	5.8829	1.8600e-003	0.0000	5.9295
Paving	1.8000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.3800e-003**	**0.0423**	**0.0444**	**7.0000e-005**		**2.3500e-003**	**2.3500e-003**		**2.1600e-003**	**2.1600e-003**	**0.0000**	**5.8829**	**5.8829**	**1.8600e-003**	**0.0000**	**5.9295**

3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.5000e-004	1.6000e-003	0.0000	5.1000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4500	0.4500	1.0000e-005	0.0000	0.4503
Total	**2.2000e-004**	**1.5000e-004**	**1.6000e-003**	**0.0000**	**5.1000e-004**	**0.0000**	**5.2000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4500**	**0.4500**	**1.0000e-005**	**0.0000**	**0.4503**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.2000e-003	0.0423	0.0444	7.0000e-005		2.3500e-003	2.3500e-003		2.1600e-003	2.1600e-003	0.0000	5.8828	5.8828	1.8600e-003	0.0000	5.9295
Paving	1.8000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**4.3800e-003**	**0.0423**	**0.0444**	**7.0000e-005**		**2.3500e-003**	**2.3500e-003**		**2.1600e-003**	**2.1600e-003**	**0.0000**	**5.8828**	**5.8828**	**1.8600e-003**	**0.0000**	**5.9295**

3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	1.5000e-004	1.6000e-003	0.0000	5.1000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4500	0.4500	1.0000e-005	0.0000	0.4503
Total	**2.2000e-004**	**1.5000e-004**	**1.6000e-003**	**0.0000**	**5.1000e-004**	**0.0000**	**5.2000e-004**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**0.4500**	**0.4500**	**1.0000e-005**	**0.0000**	**0.4503**

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4323					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8200e-003	0.0126	0.0137	2.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	1.9149	1.9149	1.5000e-004	0.0000	1.9187
Total	**0.4341**	**0.0126**	**0.0137**	**2.0000e-005**		**8.3000e-004**	**8.3000e-004**		**8.3000e-004**	**8.3000e-004**	**0.0000**	**1.9149**	**1.9149**	**1.5000e-004**	**0.0000**	**1.9187**

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.8000e-004	1.8400e-003	1.0000e-005	5.9000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5192	0.5192	1.0000e-005	0.0000	0.5195
Total	**2.5000e-004**	**1.8000e-004**	**1.8400e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**6.0000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.5192**	**0.5192**	**1.0000e-005**	**0.0000**	**0.5195**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4323					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8200e-003	0.0126	0.0137	2.0000e-005		8.3000e-004	8.3000e-004		8.3000e-004	8.3000e-004	0.0000	1.9149	1.9149	1.5000e-004	0.0000	1.9186
Total	**0.4341**	**0.0126**	**0.0137**	**2.0000e-005**		**8.3000e-004**	**8.3000e-004**		**8.3000e-004**	**8.3000e-004**	**0.0000**	**1.9149**	**1.9149**	**1.5000e-004**	**0.0000**	**1.9186**

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.8000e-004	1.8400e-003	1.0000e-005	5.9000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5192	0.5192	1.0000e-005	0.0000	0.5195
Total	**2.5000e-004**	**1.8000e-004**	**1.8400e-003**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**6.0000e-004**	**1.6000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.5192**	**0.5192**	**1.0000e-005**	**0.0000**	**0.5195**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

Limit Parking Supply

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1355	0.6292	1.4489	4.4900e-003	0.3633	5.0400e-003	0.3684	0.0975	4.7400e-003	0.1023	0.0000	411.9638	411.9638	0.0169	0.0000	412.3853
Unmitigated	0.1335	0.6136	1.4027	4.3000e-003	0.3465	4.8400e-003	0.3513	0.0930	4.5500e-003	0.0976	0.0000	394.4217	394.4217	0.0163	0.0000	394.8302

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	489.95	489.95	489.95	930,875	976,115
Parking Lot	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	489.95	489.95	489.95	930,875	976,115

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Unenclosed Parking with	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hotel	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812
Parking Lot	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812
Unenclosed Parking with Elevator	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	97.9972	97.9972	8.6400e-003	1.7900e-003	98.7462
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	97.9972	97.9972	8.6400e-003	1.7900e-003	98.7462
NaturalGas Mitigated	0.0194	0.1765	0.1482	1.0600e-003		0.0134	0.0134		0.0134	0.0134	0.0000	192.1197	192.1197	3.6800e-003	3.5200e-003	193.2614
NaturalGas Unmitigated	0.0194	0.1765	0.1482	1.0600e-003		0.0134	0.0134		0.0134	0.0134	0.0000	192.1197	192.1197	3.6800e-003	3.5200e-003	193.2614

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	3.60019e+006	0.0194	0.1765	0.1482	1.0600e-003		0.0134	0.0134		0.0134	0.0134	0.0000	192.1197	192.1197	3.6800e-003	3.5200e-003	193.2614
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0194**	**0.1765**	**0.1482**	**1.0600e-003**		**0.0134**	**0.0134**		**0.0134**	**0.0134**	**0.0000**	**192.1197**	**192.1197**	**3.6800e-003**	**3.5200e-003**	**193.2614**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	3.60019e+006	0.0194	0.1765	0.1482	1.0600e-003		0.0134	0.0134		0.0134	0.0134	0.0000	192.1197	192.1197	3.6800e-003	3.5200e-003	193.2614
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0194**	**0.1765**	**0.1482**	**1.0600e-003**		**0.0134**	**0.0134**		**0.0134**	**0.0134**	**0.0000**	**192.1197**	**192.1197**	**3.6800e-003**	**3.5200e-003**	**193.2614**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	619125	92.3370	8.1400e-003	1.6800e-003	93.0428
Parking Lot	9240	1.3781	1.2000e-004	3.0000e-005	1.3886
Unenclosed Parking with Elevator	28712	4.2821	3.8000e-004	8.0000e-005	4.3149
Total		**97.9972**	**8.6400e-003**	**1.7900e-003**	**98.7462**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	619125	92.3370	8.1400e-003	1.6800e-003	93.0428
Parking Lot	9240	1.3781	1.2000e-004	3.0000e-005	1.3886
Unenclosed Parking with Elevator	28712	4.2821	3.8000e-004	8.0000e-005	4.3149
Total		**97.9972**	**8.6400e-003**	**1.7900e-003**	**98.7462**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3634	2.0000e-005	2.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0200e-003	4.0200e-003	1.0000e-005	0.0000	4.2900e-003
Unmitigated	0.3634	2.0000e-005	2.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0200e-003	4.0200e-003	1.0000e-005	0.0000	4.2900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0432					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3200					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0200e-003	4.0200e-003	1.0000e-005	0.0000	4.2900e-003
Total	**0.3634**	**2.0000e-005**	**2.0800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.0200e-003**	**4.0200e-003**	**1.0000e-005**	**0.0000**	**4.2900e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0432					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3200					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.0800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.0200e-003	4.0200e-003	1.0000e-005	0.0000	4.2900e-003
Total	**0.3634**	**2.0000e-005**	**2.0800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**4.0200e-003**	**4.0200e-003**	**1.0000e-005**	**0.0000**	**4.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.6588	0.1011	2.4300e-003	6.9099
Unmitigated	3.6588	0.1011	2.4300e-003	6.9099

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	3.09475 / 0.343861	3.6588	0.1011	2.4300e-003	6.9099
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**3.6588**	**0.1011**	**2.4300e-003**	**6.9099**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	3.09475 / 0.343861	3.6588	0.1011	2.4300e-003	6.9099
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**3.6588**	**0.1011**	**2.4300e-003**	**6.9099**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	13.5598	0.8014	0.0000	33.5938
Unmitigated	13.5598	0.8014	0.0000	33.5938

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	66.8	13.5598	0.8014	0.0000	33.5938
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**13.5598**	**0.8014**	**0.0000**	**33.5938**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	66.8	13.5598	0.8014	0.0000	33.5938
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**13.5598**	**0.8014**	**0.0000**	**33.5938**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Milpitas La Quinta Hotel

Bay Area AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	122.00	Room	1.00	81,250.00	0
Unenclosed Parking with Elevator	37.00	Space	0.00	14,800.00	0
Parking Lot	66.00	Space	0.14	26,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2020
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	328.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor based on 5-year average, PG&E, 2015

Land Use - Total project site is 1.14 acres

Construction Phase - Project construction would commence October 2019 and would occur for approximately 12 months.

Grading - Project would require approximately 4,500 cubic yards of soil off haul

Demolition - Project would demolish existing 24,000-square-foot building

Trips and VMT - Project would require approximately 450 truck trips to haul the cut soils off site

Vehicle Trips - Trip generation based on Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	2.00	5.00
tblConstructionPhase	PhaseEndDate	9/14/2020	10/2/2020
tblConstructionPhase	PhaseEndDate	8/17/2020	8/28/2020
tblConstructionPhase	PhaseEndDate	11/11/2019	11/22/2019
tblConstructionPhase	PhaseEndDate	8/31/2020	9/11/2020
tblConstructionPhase	PhaseEndDate	11/5/2019	11/8/2019
tblConstructionPhase	PhaseStartDate	9/1/2020	9/14/2020
tblConstructionPhase	PhaseStartDate	11/12/2019	11/25/2019
tblConstructionPhase	PhaseStartDate	11/6/2019	11/11/2019
tblConstructionPhase	PhaseStartDate	8/18/2020	8/31/2020
tblGrading	AcresOfGrading	3.75	1.50
tblGrading	AcresOfGrading	2.50	1.00
tblGrading	MaterialExported	0.00	4,500.00
tblLandUse	LandUseSquareFeet	177,144.00	81,250.00
tblLandUse	LotAcreage	4.07	1.00
tblLandUse	LotAcreage	0.33	0.00
tblLandUse	LotAcreage	0.59	0.14
tblProjectCharacteristics	CO2IntensityFactor	641.35	328.8
tblTripsAndVMT	HaulingTripNumber	563.00	450.00
tblVehicleTrips	ST_TR	8.19	4.02
tblVehicleTrips	SU_TR	5.95	4.02
tblVehicleTrips	WD_TR	8.17	4.02

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.5588	29.8533	15.6177	0.0510	5.5784	1.2934	6.4299	2.9368	1.2086	3.7489	0.0000	5,332.9152	5,332.9152	0.6415	0.0000	5,348.9522
2020	57.9118	17.1748	15.1001	0.0318	0.5543	0.8098	1.3642	0.1501	0.7820	0.9321	0.0000	3,003.1716	3,003.1716	0.4137	0.0000	3,013.4293
Maximum	**57.9118**	**29.8533**	**15.6177**	**0.0510**	**5.5784**	**1.2934**	**6.4299**	**2.9368**	**1.2086**	**3.7489**	**0.0000**	**5,332.9152**	**5,332.9152**	**0.6415**	**0.0000**	**5,348.9522**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.5588	29.8533	15.6177	0.0510	5.5784	1.2934	6.4299	2.9368	1.2086	3.7489	0.0000	5,332.9152	5,332.9152	0.6415	0.0000	5,348.9522
2020	57.9118	17.1748	15.1001	0.0318	0.5543	0.8098	1.3642	0.1501	0.7820	0.9321	0.0000	3,003.1716	3,003.1716	0.4137	0.0000	3,013.4293
Maximum	**57.9118**	**29.8533**	**15.6177**	**0.0510**	**5.5784**	**1.2934**	**6.4299**	**2.9368**	**1.2086**	**3.7489**	**0.0000**	**5,332.9152**	**5,332.9152**	**0.6415**	**0.0000**	**5,348.9522**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.9924	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Energy	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
Mobile	0.8427	3.2691	7.8743	0.0250	1.9780	0.0265	2.0045	0.5293	0.0249	0.5542		2,529.2888	2,529.2888	0.0990		2,531.7638
Total	**2.9414**	**4.2363**	**8.7097**	**0.0308**	**1.9780**	**0.1001**	**2.0781**	**0.5293**	**0.0985**	**0.6278**		**3,689.7531**	**3,689.7531**	**0.1214**	**0.0213**	**3,699.1271**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.9924	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Energy	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
Mobile	0.8541	3.3499	8.1606	0.0262	2.0741	0.0277	2.1018	0.5550	0.0260	0.5810		2,641.9854	2,641.9854	0.1023		2,644.5431
Total	**2.9529**	**4.3171**	**8.9960**	**0.0320**	**2.0741**	**0.1012**	**2.1753**	**0.5550**	**0.0996**	**0.6546**		**3,802.4496**	**3,802.4496**	**0.1247**	**0.0213**	**3,811.9064**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**-0.39**	**-1.91**	**-3.29**	**-3.63**	**-4.86**	**-1.14**	**-4.68**	**-4.86**	**-1.09**	**-4.27**	**0.00**	**-3.05**	**-3.05**	**-2.73**	**0.00**	**-3.05**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/7/2019	11/1/2019	5	20	
2	Site Preparation	Site Preparation	11/2/2019	11/8/2019	5	5	
3	Grading	Grading	11/11/2019	11/22/2019	5	10	
4	Building Construction	Building Construction	11/25/2019	8/28/2020	5	200	
5	Paving	Paving	8/31/2020	9/11/2020	5	10	
6	Architectural Coating	Architectural Coating	9/14/2020	10/2/2020	5	15	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.14

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 121,875; Non-Residential Outdoor: 40,625; Striped Parking Area: 2,472 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	109.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	450.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	51.00	20.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1812	0.0000	1.1812	0.1789	0.0000	0.1789			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017		2,360.7198	2,360.7198	0.6011		2,375.7475
Total	**2.2950**	**22.6751**	**14.8943**	**0.0241**	**1.1812**	**1.2863**	**2.4675**	**0.1789**	**1.2017**	**1.3806**		**2,360.7198**	**2,360.7198**	**0.6011**		**2,375.7475**

3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0492	1.6712	0.3222	4.3900e-003	0.0952	6.4400e-003	0.1017	0.0261	6.1700e-003	0.0323		468.5463	468.5463	0.0240		469.1454
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0494	0.0310	0.3876	1.1100e-003	0.1068	7.1000e-004	0.1075	0.0283	6.5000e-004	0.0290		110.1643	110.1643	2.9300e-003		110.2375
Total	**0.0986**	**1.7021**	**0.7098**	**5.5000e-003**	**0.2020**	**7.1500e-003**	**0.2092**	**0.0544**	**6.8200e-003**	**0.0612**		**578.7106**	**578.7106**	**0.0269**		**579.3830**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1812	0.0000	1.1812	0.1789	0.0000	0.1789			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017	0.0000	2,360.7197	2,360.7197	0.6011		2,375.7475
Total	**2.2950**	**22.6751**	**14.8943**	**0.0241**	**1.1812**	**1.2863**	**2.4675**	**0.1789**	**1.2017**	**1.3806**	**0.0000**	**2,360.7197**	**2,360.7197**	**0.6011**		**2,375.7475**

3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0492	1.6712	0.3222	4.3900e-003	0.0952	6.4400e-003	0.1017	0.0261	6.1700e-003	0.0323		468.5463	468.5463	0.0240		469.1454
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0494	0.0310	0.3876	1.1100e-003	0.1068	7.1000e-004	0.1075	0.0283	6.5000e-004	0.0290		110.1643	110.1643	2.9300e-003		110.2375
Total	**0.0986**	**1.7021**	**0.7098**	**5.5000e-003**	**0.2020**	**7.1500e-003**	**0.2092**	**0.0544**	**6.8200e-003**	**0.0612**		**578.7106**	**578.7106**	**0.0269**		**579.3830**

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.4814	0.0000	5.4814	2.9194	0.0000	2.9194			0.0000			0.0000
Off-Road	1.7123	19.4821	7.8893	0.0172		0.8824	0.8824		0.8118	0.8118		1,704.9189	1,704.9189	0.5394		1,718.4044
Total	**1.7123**	**19.4821**	**7.8893**	**0.0172**	**5.4814**	**0.8824**	**6.3638**	**2.9194**	**0.8118**	**3.7311**		**1,704.9189**	**1,704.9189**	**0.5394**		**1,718.4044**

3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0304	0.0191	0.2386	6.8000e-004	0.0657	4.4000e-004	0.0662	0.0174	4.0000e-004	0.0178		67.7934	67.7934	1.8000e-003		67.8385
Total	**0.0304**	**0.0191**	**0.2386**	**6.8000e-004**	**0.0657**	**4.4000e-004**	**0.0662**	**0.0174**	**4.0000e-004**	**0.0178**		**67.7934**	**67.7934**	**1.8000e-003**		**67.8385**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.4814	0.0000	5.4814	2.9194	0.0000	2.9194			0.0000			0.0000
Off-Road	1.7123	19.4821	7.8893	0.0172		0.8824	0.8824		0.8118	0.8118	0.0000	1,704.9189	1,704.9189	0.5394		1,718.4044
Total	**1.7123**	**19.4821**	**7.8893**	**0.0172**	**5.4814**	**0.8824**	**6.3638**	**2.9194**	**0.8118**	**3.7311**	**0.0000**	**1,704.9189**	**1,704.9189**	**0.5394**		**1,718.4044**

3.3 Site Preparation - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0304	0.0191	0.2386	6.8000e-004	0.0657	4.4000e-004	0.0662	0.0174	4.0000e-004	0.0178		67.7934	67.7934	1.8000e-003		67.8385
Total	**0.0304**	**0.0191**	**0.2386**	**6.8000e-004**	**0.0657**	**4.4000e-004**	**0.0662**	**0.0174**	**4.0000e-004**	**0.0178**		**67.7934**	**67.7934**	**1.8000e-003**		**67.8385**

3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7265	0.0000	4.7265	2.5076	0.0000	2.5076			0.0000			0.0000
Off-Road	1.4197	16.0357	6.6065	0.0141		0.7365	0.7365		0.6775	0.6775		1,396.3909	1,396.3909	0.4418		1,407.4359
Total	**1.4197**	**16.0357**	**6.6065**	**0.0141**	**4.7265**	**0.7365**	**5.4630**	**2.5076**	**0.6775**	**3.1851**		**1,396.3909**	**1,396.3909**	**0.4418**		**1,407.4359**

3.4 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4059	13.7985	2.6604	0.0362	0.7861	0.0532	0.8393	0.2154	0.0509	0.2663		3,868.7309	3,868.7309	0.1979		3,873.6777
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0304	0.0191	0.2386	6.8000e-004	0.0657	4.4000e-004	0.0662	0.0174	4.0000e-004	0.0178		67.7934	67.7934	1.8000e-003		67.8385
Total	**0.4363**	**13.8176**	**2.8989**	**0.0369**	**0.8518**	**0.0537**	**0.9055**	**0.2329**	**0.0513**	**0.2842**		**3,936.5244**	**3,936.5244**	**0.1997**		**3,941.5162**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7265	0.0000	4.7265	2.5076	0.0000	2.5076			0.0000			0.0000
Off-Road	1.4197	16.0357	6.6065	0.0141		0.7365	0.7365		0.6775	0.6775	0.0000	1,396.3909	1,396.3909	0.4418		1,407.4359
Total	**1.4197**	**16.0357**	**6.6065**	**0.0141**	**4.7265**	**0.7365**	**5.4630**	**2.5076**	**0.6775**	**3.1851**	**0.0000**	**1,396.3909**	**1,396.3909**	**0.4418**		**1,407.4359**

3.4 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4059	13.7985	2.6604	0.0362	0.7861	0.0532	0.8393	0.2154	0.0509	0.2663		3,868.7309	3,868.7309	0.1979		3,873.6777
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0304	0.0191	0.2386	6.8000e-004	0.0657	4.4000e-004	0.0662	0.0174	4.0000e-004	0.0178		67.7934	67.7934	1.8000e-003		67.8385
Total	**0.4363**	**13.8176**	**2.8989**	**0.0369**	**0.8518**	**0.0537**	**0.9055**	**0.2329**	**0.0513**	**0.2842**		**3,936.5244**	**3,936.5244**	**0.1997**		**3,941.5162**

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846		2,018.0224	2,018.0224	0.3879		2,027.7210
Total	**2.2721**	**15.9802**	**13.4870**	**0.0220**		**0.9158**	**0.9158**		**0.8846**	**0.8846**		**2,018.0224**	**2,018.0224**	**0.3879**		**2,027.7210**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0928	2.4979	0.6099	5.5500e-003	0.1354	0.0173	0.1527	0.0390	0.0165	0.0555		587.1102	587.1102	0.0311		587.8863
Worker	0.1940	0.1215	1.5207	4.3400e-003	0.4190	2.7700e-003	0.4217	0.1111	2.5600e-003	0.1137		432.1831	432.1831	0.0115		432.4703
Total	**0.2867**	**2.6193**	**2.1307**	**9.8900e-003**	**0.5543**	**0.0201**	**0.5744**	**0.1501**	**0.0191**	**0.1692**		**1,019.2933**	**1,019.2933**	**0.0425**		**1,020.3566**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846	0.0000	2,018.0224	2,018.0224	0.3879		2,027.7210
Total	**2.2721**	**15.9802**	**13.4870**	**0.0220**		**0.9158**	**0.9158**		**0.8846**	**0.8846**	**0.0000**	**2,018.0224**	**2,018.0224**	**0.3879**		**2,027.7210**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0928	2.4979	0.6099	5.5500e-003	0.1354	0.0173	0.1527	0.0390	0.0165	0.0555		587.1102	587.1102	0.0311		587.8863
Worker	0.1940	0.1215	1.5207	4.3400e-003	0.4190	2.7700e-003	0.4217	0.1111	2.5600e-003	0.1137		432.1831	432.1831	0.0115		432.4703
Total	**0.2867**	**2.6193**	**2.1307**	**9.8900e-003**	**0.5543**	**0.0201**	**0.5744**	**0.1501**	**0.0191**	**0.1692**		**1,019.2933**	**1,019.2933**	**0.0425**		**1,020.3566**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688		2,001.1595	2,001.1595	0.3715		2,010.4467
Total	**2.0305**	**14.7882**	**13.1881**	**0.0220**		**0.7960**	**0.7960**		**0.7688**	**0.7688**		**2,001.1595**	**2,001.1595**	**0.3715**		**2,010.4467**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0758	2.2793	0.5437	5.5100e-003	0.1354	0.0112	0.1466	0.0390	0.0107	0.0497		583.4161	583.4161	0.0287		584.1344
Worker	0.1773	0.1073	1.3684	4.2000e-003	0.4190	2.7100e-003	0.4217	0.1111	2.5000e-003	0.1136		418.5960	418.5960	0.0101		418.8482
Total	**0.2531**	**2.3866**	**1.9120**	**9.7100e-003**	**0.5543**	**0.0139**	**0.5682**	**0.1501**	**0.0132**	**0.1633**		**1,002.0121**	**1,002.0121**	**0.0388**		**1,002.9826**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688	0.0000	2,001.1595	2,001.1595	0.3715		2,010.4467
Total	**2.0305**	**14.7882**	**13.1881**	**0.0220**		**0.7960**	**0.7960**		**0.7688**	**0.7688**	**0.0000**	**2,001.1595**	**2,001.1595**	**0.3715**		**2,010.4467**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0758	2.2793	0.5437	5.5100e-003	0.1354	0.0112	0.1466	0.0390	0.0107	0.0497		583.4161	583.4161	0.0287		584.1344
Worker	0.1773	0.1073	1.3684	4.2000e-003	0.4190	2.7100e-003	0.4217	0.1111	2.5000e-003	0.1136		418.5960	418.5960	0.0101		418.8482
Total	**0.2531**	**2.3866**	**1.9120**	**9.7100e-003**	**0.5543**	**0.0139**	**0.5682**	**0.1501**	**0.0132**	**0.1633**		**1,002.0121**	**1,002.0121**	**0.0388**		**1,002.9826**

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328		1,296.9461	1,296.9461	0.4111		1,307.2246
Paving	0.0367					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8768**	**8.4514**	**8.8758**	**0.0135**		**0.4695**	**0.4695**		**0.4328**	**0.4328**		**1,296.9461**	**1,296.9461**	**0.4111**		**1,307.2246**

3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0452	0.0274	0.3488	1.0700e-003	0.1068	6.9000e-004	0.1075	0.0283	6.4000e-004	0.0290		106.7010	106.7010	2.5700e-003		106.7652
Total	**0.0452**	**0.0274**	**0.3488**	**1.0700e-003**	**0.1068**	**6.9000e-004**	**0.1075**	**0.0283**	**6.4000e-004**	**0.0290**		**106.7010**	**106.7010**	**2.5700e-003**		**106.7652**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328	0.0000	1,296.9461	1,296.9461	0.4111		1,307.2246
Paving	0.0367					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8768**	**8.4514**	**8.8758**	**0.0135**		**0.4695**	**0.4695**		**0.4328**	**0.4328**	**0.0000**	**1,296.9461**	**1,296.9461**	**0.4111**		**1,307.2246**

3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0452	0.0274	0.3488	1.0700e-003	0.1068	6.9000e-004	0.1075	0.0283	6.4000e-004	0.0290		106.7010	106.7010	2.5700e-003		106.7652
Total	**0.0452**	**0.0274**	**0.3488**	**1.0700e-003**	**0.1068**	**6.9000e-004**	**0.1075**	**0.0283**	**6.4000e-004**	**0.0290**		**106.7010**	**106.7010**	**2.5700e-003**		**106.7652**

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	57.6348					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	**57.8770**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**		**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0348	0.0210	0.2683	8.2000e-004	0.0822	5.3000e-004	0.0827	0.0218	4.9000e-004	0.0223		82.0777	82.0777	1.9800e-003		82.1271
Total	**0.0348**	**0.0210**	**0.2683**	**8.2000e-004**	**0.0822**	**5.3000e-004**	**0.0827**	**0.0218**	**4.9000e-004**	**0.0223**		**82.0777**	**82.0777**	**1.9800e-003**		**82.1271**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	57.6348					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	**57.8770**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**	**0.0000**	**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0348	0.0210	0.2683	8.2000e-004	0.0822	5.3000e-004	0.0827	0.0218	4.9000e-004	0.0223		82.0777	82.0777	1.9800e-003		82.1271
Total	**0.0348**	**0.0210**	**0.2683**	**8.2000e-004**	**0.0822**	**5.3000e-004**	**0.0827**	**0.0218**	**4.9000e-004**	**0.0223**		**82.0777**	**82.0777**	**1.9800e-003**		**82.1271**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

Limit Parking Supply

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8541	3.3499	8.1606	0.0262	2.0741	0.0277	2.1018	0.5550	0.0260	0.5810		2,641.9854	2,641.9854	0.1023		2,644.5431
Unmitigated	0.8427	3.2691	7.8743	0.0250	1.9780	0.0265	2.0045	0.5293	0.0249	0.5542		2,529.2888	2,529.2888	0.0990		2,531.7638

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	489.95	489.95	489.95	930,875	976,115
Parking Lot	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	489.95	489.95	489.95	930,875	976,115

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Unenclosed Parking with	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hotel	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812
Parking Lot	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812
Unenclosed Parking with Elevator	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
NaturalGas Unmitigated	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	9863.53	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1064**	**0.9670**	**0.8123**	**5.8000e-003**		**0.0735**	**0.0735**		**0.0735**	**0.0735**		**1,160.4150**	**1,160.4150**	**0.0222**	**0.0213**	**1,167.3108**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	9.86353	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1064**	**0.9670**	**0.8123**	**5.8000e-003**		**0.0735**	**0.0735**		**0.0735**	**0.0735**		**1,160.4150**	**1,160.4150**	**0.0222**	**0.0213**	**1,167.3108**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9924	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Unmitigated	1.9924	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2369					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.1700e-003	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Total	**1.9924**	**2.1000e-004**	**0.0231**	**0.0000**		**8.0000e-005**	**8.0000e-005**		**8.0000e-005**	**8.0000e-005**		**0.0492**	**0.0492**	**1.3000e-004**		**0.0525**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2369					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.1700e-003	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Total	**1.9924**	**2.1000e-004**	**0.0231**	**0.0000**		**8.0000e-005**	**8.0000e-005**		**8.0000e-005**	**8.0000e-005**		**0.0492**	**0.0492**	**1.3000e-004**		**0.0525**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Milpitas La Quinta Hotel

Bay Area AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	122.00	Room	1.00	81,250.00	0
Unenclosed Parking with Elevator	37.00	Space	0.00	14,800.00	0
Parking Lot	66.00	Space	0.14	26,400.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2020
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	328.8	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor based on 5-year average, PG&E, 2015

Land Use - Total project site is 1.14 acres

Construction Phase - Project construction would commence October 2019 and would occur for approximately 12 months.

Grading - Project would require approximately 4,500 cubic yards of soil off haul

Demolition - Project would demolish existing 24,000-square-foot building

Trips and VMT - Project would require approximately 450 truck trips to haul the cut soils off site

Vehicle Trips - Trip generation based on Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblConstructionPhase	NumDays	2.00	5.00
tblConstructionPhase	PhaseEndDate	9/14/2020	10/2/2020
tblConstructionPhase	PhaseEndDate	8/17/2020	8/28/2020
tblConstructionPhase	PhaseEndDate	11/11/2019	11/22/2019
tblConstructionPhase	PhaseEndDate	8/31/2020	9/11/2020
tblConstructionPhase	PhaseEndDate	11/5/2019	11/8/2019
tblConstructionPhase	PhaseStartDate	9/1/2020	9/14/2020
tblConstructionPhase	PhaseStartDate	11/12/2019	11/25/2019
tblConstructionPhase	PhaseStartDate	11/6/2019	11/11/2019
tblConstructionPhase	PhaseStartDate	8/18/2020	8/31/2020
tblGrading	AcresOfGrading	3.75	1.50
tblGrading	AcresOfGrading	2.50	1.00
tblGrading	MaterialExported	0.00	4,500.00
tblLandUse	LandUseSquareFeet	177,144.00	81,250.00
tblLandUse	LotAcreage	4.07	1.00
tblLandUse	LotAcreage	0.33	0.00
tblLandUse	LotAcreage	0.59	0.14
tblProjectCharacteristics	CO2IntensityFactor	641.35	328.8
tblTripsAndVMT	HaulingTripNumber	563.00	450.00
tblVehicleTrips	ST_TR	8.19	4.02
tblVehicleTrips	SU_TR	5.95	4.02
tblVehicleTrips	WD_TR	8.17	4.02

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.5743	30.2073	15.6192	0.0503	5.5784	1.2936	6.4299	2.9368	1.2087	3.7489	0.0000	5,263.9825	5,263.9825	0.6520	0.0000	5,280.2823
2020	57.9138	17.2256	15.0952	0.0313	0.5543	0.8100	1.3644	0.1501	0.7822	0.9323	0.0000	2,955.4073	2,955.4073	0.4135	0.0000	2,965.7072
Maximum	**57.9138**	**30.2073**	**15.6192**	**0.0503**	**5.5784**	**1.2936**	**6.4299**	**2.9368**	**1.2087**	**3.7489**	**0.0000**	**5,263.9825**	**5,263.9825**	**0.6520**	**0.0000**	**5,280.2823**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.5743	30.2073	15.6192	0.0503	5.5784	1.2936	6.4299	2.9368	1.2087	3.7489	0.0000	5,263.9825	5,263.9825	0.6520	0.0000	5,280.2823
2020	57.9138	17.2256	15.0952	0.0313	0.5543	0.8100	1.3644	0.1501	0.7822	0.9323	0.0000	2,955.4073	2,955.4073	0.4135	0.0000	2,965.7072
Maximum	**57.9138**	**30.2073**	**15.6192**	**0.0503**	**5.5784**	**1.2936**	**6.4299**	**2.9368**	**1.2087**	**3.7489**	**0.0000**	**5,263.9825**	**5,263.9825**	**0.6520**	**0.0000**	**5,280.2823**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.9924	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Energy	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
Mobile	0.7298	3.4317	8.1485	0.0234	1.9780	0.0267	2.0047	0.5293	0.0252	0.5544		2,365.4252	2,365.4252	0.1021		2,367.9766
Total	**2.8285**	**4.3989**	**8.9839**	**0.0292**	**1.9780**	**0.1003**	**2.0783**	**0.5293**	**0.0987**	**0.6280**		**3,525.8894**	**3,525.8894**	**0.1244**	**0.0213**	**3,535.3399**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.9924	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Energy	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
Mobile	0.7410	3.5209	8.4040	0.0245	2.0741	0.0279	2.1020	0.5550	0.0262	0.5812		2,471.0212	2,471.0212	0.1052		2,473.6511
Total	**2.8398**	**4.4881**	**9.2394**	**0.0303**	**2.0741**	**0.1015**	**2.1756**	**0.5550**	**0.0998**	**0.6548**		**3,631.4855**	**3,631.4855**	**0.1276**	**0.0213**	**3,641.0144**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**-0.40**	**-2.03**	**-2.84**	**-3.59**	**-4.86**	**-1.14**	**-4.68**	**-4.86**	**-1.08**	**-4.27**	**0.00**	**-2.99**	**-2.99**	**-2.52**	**0.00**	**-2.99**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/7/2019	11/1/2019	5	20	
2	Site Preparation	Site Preparation	11/2/2019	11/8/2019	5	5	
3	Grading	Grading	11/11/2019	11/22/2019	5	10	
4	Building Construction	Building Construction	11/25/2019	8/28/2020	5	200	
5	Paving	Paving	8/31/2020	9/11/2020	5	10	
6	Architectural Coating	Architectural Coating	9/14/2020	10/2/2020	5	15	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0.14

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 121,875; Non-Residential Outdoor: 40,625; Striped Parking Area: 2,472 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	109.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	450.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	51.00	20.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1812	0.0000	1.1812	0.1789	0.0000	0.1789			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017		2,360.7198	2,360.7198	0.6011		2,375.7475
Total	**2.2950**	**22.6751**	**14.8943**	**0.0241**	**1.1812**	**1.2863**	**2.4675**	**0.1789**	**1.2017**	**1.3806**		**2,360.7198**	**2,360.7198**	**0.6011**		**2,375.7475**

3.2 Demolition - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0506	1.7135	0.3489	4.3100e-003	0.0952	6.5800e-003	0.1018	0.0261	6.2900e-003	0.0324		460.8449	460.8449	0.0253		461.4761
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0523	0.0383	0.3660	1.0200e-003	0.1068	7.1000e-004	0.1075	0.0283	6.5000e-004	0.0290		101.4822	101.4822	2.7600e-003		101.5511
Total	**0.1028**	**1.7518**	**0.7149**	**5.3300e-003**	**0.2020**	**7.2900e-003**	**0.2093**	**0.0544**	**6.9400e-003**	**0.0614**		**562.3270**	**562.3270**	**0.0280**		**563.0272**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.1812	0.0000	1.1812	0.1789	0.0000	0.1789			0.0000			0.0000
Off-Road	2.2950	22.6751	14.8943	0.0241		1.2863	1.2863		1.2017	1.2017	0.0000	2,360.7197	2,360.7197	0.6011		2,375.7475
Total	**2.2950**	**22.6751**	**14.8943**	**0.0241**	**1.1812**	**1.2863**	**2.4675**	**0.1789**	**1.2017**	**1.3806**	**0.0000**	**2,360.7197**	**2,360.7197**	**0.6011**		**2,375.7475**

3.2 Demolition - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0506	1.7135	0.3489	4.3100e-003	0.0952	6.5800e-003	0.1018	0.0261	6.2900e-003	0.0324		460.8449	460.8449	0.0253		461.4761
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0523	0.0383	0.3660	1.0200e-003	0.1068	7.1000e-004	0.1075	0.0283	6.5000e-004	0.0290		101.4822	101.4822	2.7600e-003		101.5511
Total	**0.1028**	**1.7518**	**0.7149**	**5.3300e-003**	**0.2020**	**7.2900e-003**	**0.2093**	**0.0544**	**6.9400e-003**	**0.0614**		**562.3270**	**562.3270**	**0.0280**		**563.0272**

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.4814	0.0000	5.4814	2.9194	0.0000	2.9194			0.0000			0.0000
Off-Road	1.7123	19.4821	7.8893	0.0172		0.8824	0.8824		0.8118	0.8118		1,704.9189	1,704.9189	0.5394		1,718.4044
Total	**1.7123**	**19.4821**	**7.8893**	**0.0172**	**5.4814**	**0.8824**	**6.3638**	**2.9194**	**0.8118**	**3.7311**		**1,704.9189**	**1,704.9189**	**0.5394**		**1,718.4044**

3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0322	0.0236	0.2252	6.3000e-004	0.0657	4.4000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.4506	62.4506	1.7000e-003		62.4930
Total	**0.0322**	**0.0236**	**0.2252**	**6.3000e-004**	**0.0657**	**4.4000e-004**	**0.0662**	**0.0174**	**4.0000e-004**	**0.0178**		**62.4506**	**62.4506**	**1.7000e-003**		**62.4930**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.4814	0.0000	5.4814	2.9194	0.0000	2.9194			0.0000			0.0000
Off-Road	1.7123	19.4821	7.8893	0.0172		0.8824	0.8824		0.8118	0.8118	0.0000	1,704.9189	1,704.9189	0.5394		1,718.4044
Total	**1.7123**	**19.4821**	**7.8893**	**0.0172**	**5.4814**	**0.8824**	**6.3638**	**2.9194**	**0.8118**	**3.7311**	**0.0000**	**1,704.9189**	**1,704.9189**	**0.5394**		**1,718.4044**

3.3 Site Preparation - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0322	0.0236	0.2252	6.3000e-004	0.0657	4.4000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.4506	62.4506	1.7000e-003		62.4930
Total	**0.0322**	**0.0236**	**0.2252**	**6.3000e-004**	**0.0657**	**4.4000e-004**	**0.0662**	**0.0174**	**4.0000e-004**	**0.0178**		**62.4506**	**62.4506**	**1.7000e-003**		**62.4930**

3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7265	0.0000	4.7265	2.5076	0.0000	2.5076			0.0000			0.0000
Off-Road	1.4197	16.0357	6.6065	0.0141		0.7365	0.7365		0.6775	0.6775		1,396.3909	1,396.3909	0.4418		1,407.4359
Total	**1.4197**	**16.0357**	**6.6065**	**0.0141**	**4.7265**	**0.7365**	**5.4630**	**2.5076**	**0.6775**	**3.1851**		**1,396.3909**	**1,396.3909**	**0.4418**		**1,407.4359**

3.4 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4175	14.1480	2.8810	0.0356	0.7861	0.0543	0.8404	0.2154	0.0520	0.2674		3,805.1411	3,805.1411	0.2085		3,810.3534
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0322	0.0236	0.2252	6.3000e-004	0.0657	4.4000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.4506	62.4506	1.7000e-003		62.4930
Total	**0.4497**	**14.1716**	**3.1062**	**0.0363**	**0.8518**	**0.0547**	**0.9066**	**0.2329**	**0.0524**	**0.2852**		**3,867.5917**	**3,867.5917**	**0.2102**		**3,872.8463**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7265	0.0000	4.7265	2.5076	0.0000	2.5076			0.0000			0.0000
Off-Road	1.4197	16.0357	6.6065	0.0141		0.7365	0.7365		0.6775	0.6775	0.0000	1,396.3909	1,396.3909	0.4418		1,407.4359
Total	**1.4197**	**16.0357**	**6.6065**	**0.0141**	**4.7265**	**0.7365**	**5.4630**	**2.5076**	**0.6775**	**3.1851**	**0.0000**	**1,396.3909**	**1,396.3909**	**0.4418**		**1,407.4359**

3.4 Grading - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4175	14.1480	2.8810	0.0356	0.7861	0.0543	0.8404	0.2154	0.0520	0.2674		3,805.1411	3,805.1411	0.2085		3,810.3534
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0322	0.0236	0.2252	6.3000e-004	0.0657	4.4000e-004	0.0662	0.0174	4.0000e-004	0.0178		62.4506	62.4506	1.7000e-003		62.4930
Total	**0.4497**	**14.1716**	**3.1062**	**0.0363**	**0.8518**	**0.0547**	**0.9066**	**0.2329**	**0.0524**	**0.2852**		**3,867.5917**	**3,867.5917**	**0.2102**		**3,872.8463**

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846		2,018.0224	2,018.0224	0.3879		2,027.7210
Total	**2.2721**	**15.9802**	**13.4870**	**0.0220**		**0.9158**	**0.9158**		**0.8846**	**0.8846**		**2,018.0224**	**2,018.0224**	**0.3879**		**2,027.7210**

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0972	2.5317	0.6963	5.4100e-003	0.1354	0.0176	0.1529	0.0390	0.0168	0.0558		572.5040	572.5040	0.0336		573.3447
Worker	0.2050	0.1502	1.4359	4.0000e-003	0.4190	2.7700e-003	0.4217	0.1111	2.5600e-003	0.1137		398.1223	398.1223	0.0108		398.3926
Total	**0.3023**	**2.6818**	**2.1322**	**9.4100e-003**	**0.5543**	**0.0203**	**0.5747**	**0.1501**	**0.0194**	**0.1695**		**970.6263**	**970.6263**	**0.0444**		**971.7372**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2721	15.9802	13.4870	0.0220		0.9158	0.9158		0.8846	0.8846	0.0000	2,018.0224	2,018.0224	0.3879		2,027.7210
Total	**2.2721**	**15.9802**	**13.4870**	**0.0220**		**0.9158**	**0.9158**		**0.8846**	**0.8846**	**0.0000**	**2,018.0224**	**2,018.0224**	**0.3879**		**2,027.7210**

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0972	2.5317	0.6963	5.4100e-003	0.1354	0.0176	0.1529	0.0390	0.0168	0.0558		572.5040	572.5040	0.0336		573.3447
Worker	0.2050	0.1502	1.4359	4.0000e-003	0.4190	2.7700e-003	0.4217	0.1111	2.5600e-003	0.1137		398.1223	398.1223	0.0108		398.3926
Total	**0.3023**	**2.6818**	**2.1322**	**9.4100e-003**	**0.5543**	**0.0203**	**0.5747**	**0.1501**	**0.0194**	**0.1695**		**970.6263**	**970.6263**	**0.0444**		**971.7372**

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688		2,001.1595	2,001.1595	0.3715		2,010.4467
Total	**2.0305**	**14.7882**	**13.1881**	**0.0220**		**0.7960**	**0.7960**		**0.7688**	**0.7688**		**2,001.1595**	**2,001.1595**	**0.3715**		**2,010.4467**

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0798	2.3047	0.6220	5.3700e-003	0.1354	0.0114	0.1467	0.0390	0.0109	0.0498		568.6545	568.6545	0.0311		569.4314
Worker	0.1875	0.1326	1.2851	3.8700e-003	0.4190	2.7100e-003	0.4217	0.1111	2.5000e-003	0.1136		385.5934	385.5934	9.4300e-003		385.8291
Total	**0.2673**	**2.4373**	**1.9071**	**9.2400e-003**	**0.5543**	**0.0141**	**0.5684**	**0.1501**	**0.0134**	**0.1635**		**954.2478**	**954.2478**	**0.0405**		**955.2605**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688	0.0000	2,001.1595	2,001.1595	0.3715		2,010.4467
Total	**2.0305**	**14.7882**	**13.1881**	**0.0220**		**0.7960**	**0.7960**		**0.7688**	**0.7688**	**0.0000**	**2,001.1595**	**2,001.1595**	**0.3715**		**2,010.4467**

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0798	2.3047	0.6220	5.3700e-003	0.1354	0.0114	0.1467	0.0390	0.0109	0.0498		568.6545	568.6545	0.0311		569.4314
Worker	0.1875	0.1326	1.2851	3.8700e-003	0.4190	2.7100e-003	0.4217	0.1111	2.5000e-003	0.1136		385.5934	385.5934	9.4300e-003		385.8291
Total	**0.2673**	**2.4373**	**1.9071**	**9.2400e-003**	**0.5543**	**0.0141**	**0.5684**	**0.1501**	**0.0134**	**0.1635**		**954.2478**	**954.2478**	**0.0405**		**955.2605**

3.6 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328		1,296.9461	1,296.9461	0.4111		1,307.2246
Paving	0.0367					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8768**	**8.4514**	**8.8758**	**0.0135**		**0.4695**	**0.4695**		**0.4328**	**0.4328**		**1,296.9461**	**1,296.9461**	**0.4111**		**1,307.2246**

3.6 Paving - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0478	0.0338	0.3276	9.9000e-004	0.1068	6.9000e-004	0.1075	0.0283	6.4000e-004	0.0290		98.2885	98.2885	2.4000e-003		98.3486
Total	**0.0478**	**0.0338**	**0.3276**	**9.9000e-004**	**0.1068**	**6.9000e-004**	**0.1075**	**0.0283**	**6.4000e-004**	**0.0290**		**98.2885**	**98.2885**	**2.4000e-003**		**98.3486**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8402	8.4514	8.8758	0.0135		0.4695	0.4695		0.4328	0.4328	0.0000	1,296.9461	1,296.9461	0.4111		1,307.2246
Paving	0.0367					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.8768**	**8.4514**	**8.8758**	**0.0135**		**0.4695**	**0.4695**		**0.4328**	**0.4328**	**0.0000**	**1,296.9461**	**1,296.9461**	**0.4111**		**1,307.2246**

3.6 Paving - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0478	0.0338	0.3276	9.9000e-004	0.1068	6.9000e-004	0.1075	0.0283	6.4000e-004	0.0290		98.2885	98.2885	2.4000e-003		98.3486
Total	**0.0478**	**0.0338**	**0.3276**	**9.9000e-004**	**0.1068**	**6.9000e-004**	**0.1075**	**0.0283**	**6.4000e-004**	**0.0290**		**98.2885**	**98.2885**	**2.4000e-003**		**98.3486**

3.7 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	57.6348					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9928
Total	**57.8770**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**		**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0368	0.0260	0.2520	7.6000e-004	0.0822	5.3000e-004	0.0827	0.0218	4.9000e-004	0.0223		75.6065	75.6065	1.8500e-003		75.6528
Total	**0.0368**	**0.0260**	**0.2520**	**7.6000e-004**	**0.0822**	**5.3000e-004**	**0.0827**	**0.0218**	**4.9000e-004**	**0.0223**		**75.6065**	**75.6065**	**1.8500e-003**		**75.6528**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	57.6348					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9928
Total	**57.8770**	**1.6838**	**1.8314**	**2.9700e-003**		**0.1109**	**0.1109**		**0.1109**	**0.1109**	**0.0000**	**281.4481**	**281.4481**	**0.0218**		**281.9928**

3.7 Architectural Coating - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0368	0.0260	0.2520	7.6000e-004	0.0822	5.3000e-004	0.0827	0.0218	4.9000e-004	0.0223		75.6065	75.6065	1.8500e-003		75.6528
Total	**0.0368**	**0.0260**	**0.2520**	**7.6000e-004**	**0.0822**	**5.3000e-004**	**0.0827**	**0.0218**	**4.9000e-004**	**0.0223**		**75.6065**	**75.6065**	**1.8500e-003**		**75.6528**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

Limit Parking Supply

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7410	3.5209	8.4040	0.0245	2.0741	0.0279	2.1020	0.5550	0.0262	0.5812		2,471.0212	2,471.0212	0.1052		2,473.6511
Unmitigated	0.7298	3.4317	8.1485	0.0234	1.9780	0.0267	2.0047	0.5293	0.0252	0.5544		2,365.4252	2,365.4252	0.1021		2,367.9766

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	489.95	489.95	489.95	930,875	976,115
Parking Lot	0.00	0.00	0.00		
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	489.95	489.95	489.95	930,875	976,115

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Unenclosed Parking with	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hotel	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812
Parking Lot	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812
Unenclosed Parking with Elevator	0.573139	0.040894	0.193976	0.114604	0.017740	0.005371	0.017133	0.024527	0.002545	0.002442	0.005942	0.000877	0.000812

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
NaturalGas Unmitigated	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	9863.53	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1064**	**0.9670**	**0.8123**	**5.8000e-003**		**0.0735**	**0.0735**		**0.0735**	**0.0735**		**1,160.4150**	**1,160.4150**	**0.0222**	**0.0213**	**1,167.3108**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	9.86353	0.1064	0.9670	0.8123	5.8000e-003		0.0735	0.0735		0.0735	0.0735		1,160.4150	1,160.4150	0.0222	0.0213	1,167.3108
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.1064**	**0.9670**	**0.8123**	**5.8000e-003**		**0.0735**	**0.0735**		**0.0735**	**0.0735**		**1,160.4150**	**1,160.4150**	**0.0222**	**0.0213**	**1,167.3108**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9924	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Unmitigated	1.9924	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2369					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.1700e-003	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Total	**1.9924**	**2.1000e-004**	**0.0231**	**0.0000**		**8.0000e-005**	**8.0000e-005**		**8.0000e-005**	**8.0000e-005**		**0.0492**	**0.0492**	**1.3000e-004**		**0.0525**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2369					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.1700e-003	2.1000e-004	0.0231	0.0000		8.0000e-005	8.0000e-005		8.0000e-005	8.0000e-005		0.0492	0.0492	1.3000e-004		0.0525
Total	**1.9924**	**2.1000e-004**	**0.0231**	**0.0000**		**8.0000e-005**	**8.0000e-005**		**8.0000e-005**	**8.0000e-005**		**0.0492**	**0.0492**	**1.3000e-004**		**0.0525**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX B

CULTURAL RESOURCES BACKGROUND RESEARCH MEMORANDUM

This page intentionally left blank

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: April 19, 2019

TO: Lillian Hua, Associate Planner, City of Milpitas

FROM: Lora Holland, M.A., RPA, Archaeologist/Senior Cultural Resources Manager, LSA

SUBJECT: Focused Background Research Results for the La Quinta Hotel Project, Milpitas, Santa Clara County, CA (LSA Project #MLP1805)

This memorandum documents the results of focused background research conducted by LSA for the above-referenced project. This background research included a records search at the Northwest Information Center (NWIC) and a review of the Sacred Lands File at the Native American Heritage Commission (NAHC). The purpose of the background research is to provide information regarding the presence and nature of possible cultural resources in and adjacent to the project site, and to the degree to which the project site has been previously studied. The methods and results of these tasks are summarized below.

PROJECT DESCRIPTION AND LOCATION

The approximately 1.14-acre project site is located at 1000 Jacklin Road in the city of Milpitas in Santa Clara County (Assessor's Parcel Number [APN] 028-05-015). The project site is in northern Milpitas, in an area consisting primarily of residential, institutional, and commercial uses. The site is bounded by a gas station to the north, Interstate 680 (I-680) to the east, commercial and institutional uses to the south, and commercial uses to the east (Figures 1 and 2).

The project proposes the demolition of the existing building constructed in the early 1980s, and the construction of a five-story (73 feet high), approximately 81,250-square-foot building. The building would serve as a 122-room hotel with a single level of underground parking. In addition to the guest rooms, the proposed building would include a meeting room, lounge area with a bar and seating space, office space, fitness center, and indoor pool and spa, all of which would be located on the first floor.

NWIC RECORDS SEARCH

LSA completed a records search at the NWIC on March 27, 2019, for the proposed project. The NWIC, an affiliate of the State of California Office of Historic Preservation, is the official State repository of cultural resources records and reports for Santa Clara County. The records search consisted of a review of cultural resource records and reports within the project site and a 0.25-mile radius.

157 Park Place, Pt. Richmond, California 94801 510.236.6810 www.lsa.net

The NWIC database indicates that no cultural resources are recorded in or within 0.25-miles of the project site. One previous study was conducted within and three were conducted adjacent to the project site. These studies included records searches, field reviews, and surveys.

Table A: Previous Archaeological Studies within and Adjacent to the Project Site

Author, Title, Year	Study Type	Location of Study	Results/Recommendations
Historic Resources Associates; *Cultural Resources Study of the Proposed AT&T Wireless Project Site NO. Milpitas 4/732 1000 Jacklin Road, Milpitas, California 95035*; 2003	Records search, literature review, and field survey	Within the project site.	No cultural resources were identified and the study determined the project site had a low sensitivity for cultural resources due to previous disturbance.
Basin Research Associates; *Historic Properties Affected or Potentially Affected by the South Bay Water Recycling Program Phase 2 Facilities*; 2000	Records search, literature review, and field survey	200 feet west of the current project site.	No cultural resources were identified near the project site and no further study was recommended.
Glenn Gmoser; Jeff Rosenthal; William Hildebrant, Pat Mikkelsen; Archaeological Survey of the *I-680 Corridor between Dublin and Milpitas in Alameda and Santa Clara Counties for the "Sunol Grade" Southbound Improvement Project;1999*	Records search, literature review, field survey, and limited subsurface testing not within the current project site.	100 feet east of the current project site.	No cultural resources were identified near the project site and no further study was recommended.

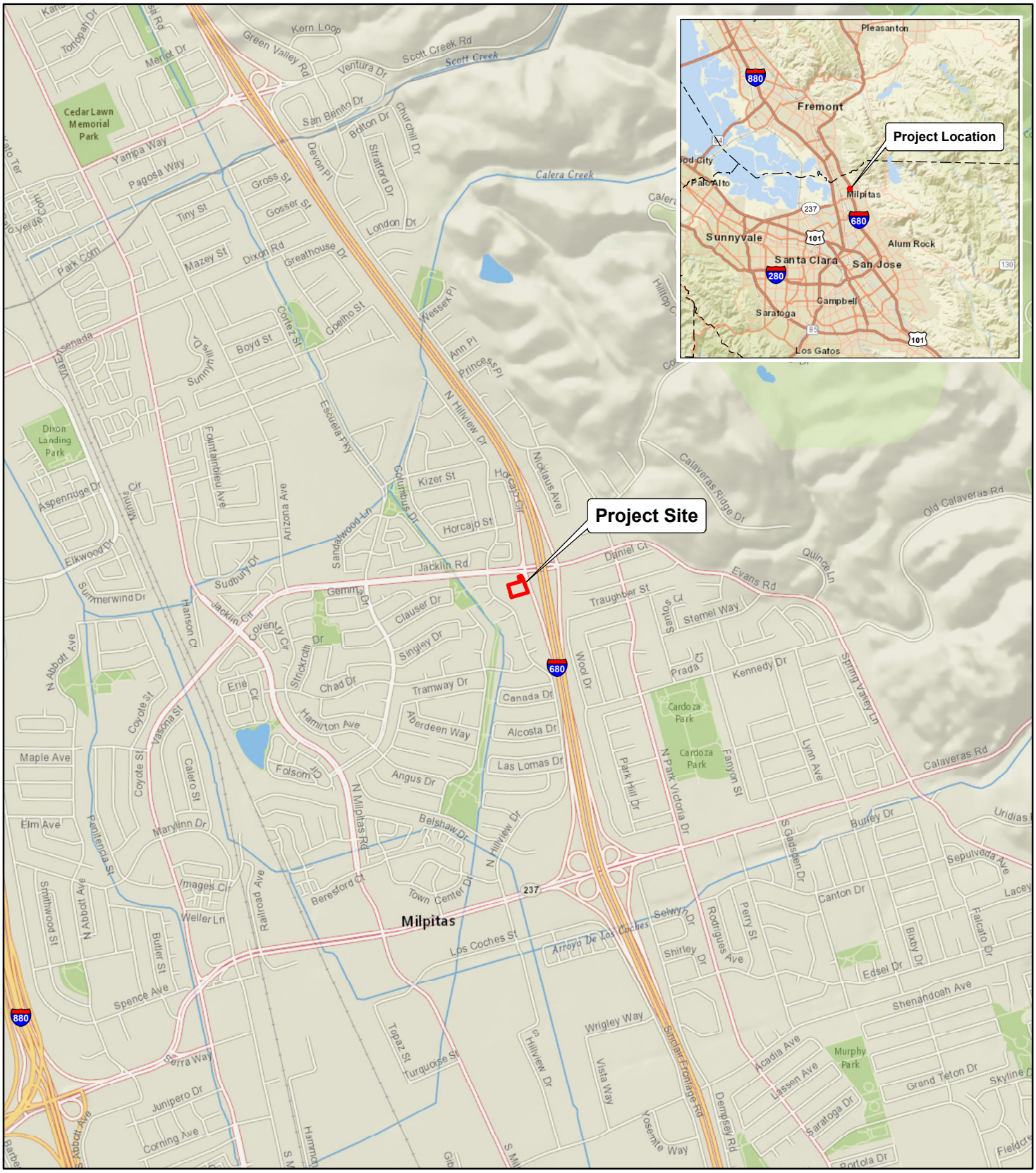
NAHC SACRED LANDS FILE

On March 27, 2019, LSA submitted a request to the NAHC to review its Sacred Lands File for the project site. The NAHC is the official State repository of Native American sacred site location records in California. On March 28, 2019, NAHC Associate Governmental Program Analyst, Gayle Totton, responded in a letter sent to the City via email that stated *"The results of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative however the area is sensitive for cultural resources."*

SUMMARY

The NWIC records search identified no previously recorded cultural resources in or within 0.25-miles of the project site. One previous study was conducted within and three were conducted adjacent to the project site. The NAHC SLF search stated that the project site was negative for tribal cultural resources; however, it also stated that the area was sensitive for resources.

Enclosures: Project Figures



LSA

FIGURE 1

N

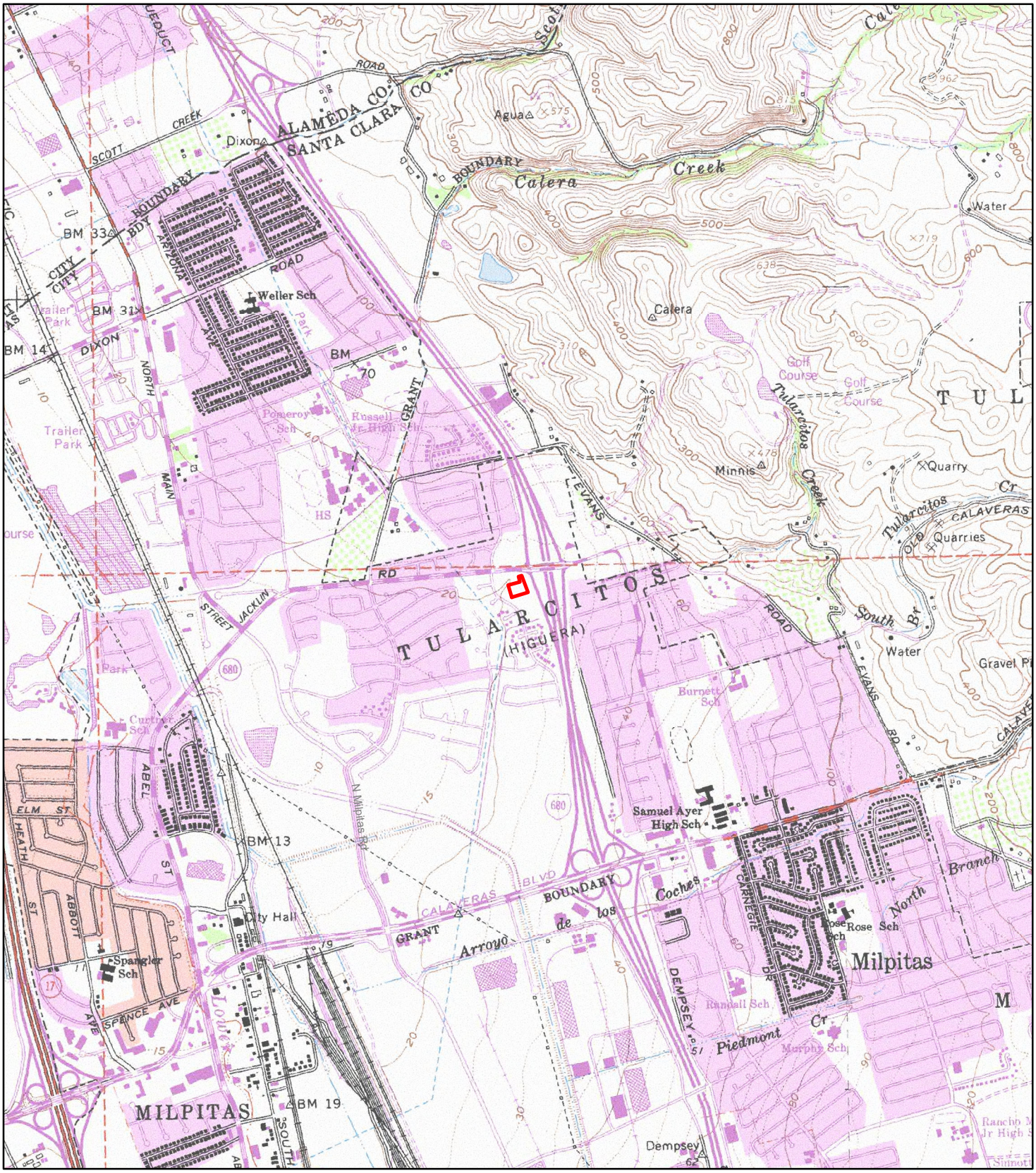
0 1000 2000
FEET

SOURCE: National Geographic (c) 2018; Esri World Street Map (c) 2018.

I:\MLP1805-01\GIS\Maps\Figure 2-1_Project Location and Regional Vicinity Map.mxd (2/19/2019)

Milpitas La Quinta Hotel Project

Project Location and Regional Vicinity Map



LSA

LEGEND

Project Site

FIGURE 2

N

0 1000 2000

FEET

SOURCE: USGS 7.5-minute Topo Quads - *Milpitas, Calif.* (1980), *Cupertino, Calif.* (1995), *Calaveras Reservoir, Calif.* (1980).

I:\MLP1805-01\GIS\Maps\Cultural\Figure 1_Project Location.mxd (3/21/2019)

Milpitas La Quinta Hotel Project
Milpitas, Santa Clara County, California
Project Site

This page intentionally left blank

APPENDIX C

CLIMATE ACTION PLAN DEVELOPMENT CHECKLIST

This page intentionally left blank

APPENDIX C: DEVELOPMENT CHECKLIST

DEVELOPMENT CHECKLIST

The following checklist has been developed to assist project applicants and City staff to determine whether a proposed project complies with the Climate Action Plan.

If the proposed project's expected GHG emissions were not considered in the GHG emissions 2020 and 2035 forecast included in **Appendix A** of the CAP, this checklist is provided for informational use but may not preclude preparation of separate GHG analysis for the project. Examples of projects that may not be incorporated into the City's forecast include stationary source emissions regulated by the Bay Area Air Quality Management District, General Plan amendments, new specific plans that exceed the City's proposed population and job growth forecasts, and GHG emissions used in specific manufacturing processes that are not easily tracked at a community-wide level.

PROJECT DESCRIPTION/CHARACTERISTICS

Please identify the applicable land uses included in the proposed project and provide a brief description of the proposed project (or the project description to be used for the associated environmental document).

Identify the applicable land uses:

☐ Residential ■ Commercial ☐ Industrial ☐ Manufacturing ☐ Other

Project Description:

Scope to include demolishing an existing two-story fitness center along with selective site demolition including existing utilities. New scope will include a new La Quinta with 5 stories to include 122 guest rooms and a partial below grade parking garage. The new hotel will have a footprint of approximately 13,436 Square Feet, and be positioned within the same location as the previous fitness center. The hotel will include amenities on the first floor including a fitness room along with a pool.

APPENDIX C: DEVELOPMENT CHECKLIST

AMENDMENTS REQUESTED

Does the project require an amendment to any of the following planning documents?

General Plan:	☐ Yes	■ No	☐ Not Sure
Midtown Specific Plan:	☐ Yes	■ No	☐ Not Sure
Transit Area Specific Plan:	☐ Yes	■ No	☐ Not Sure

GHG EMISSIONS INCORPORATED WITHIN CITY GHG FORECAST

Was this project, and its potential GHG emissions sources, considered in the City's GHG inventory and forecast?

☐ Yes ■ No ☐ To be determined by staff

PROJECT SOURCES OF GHG EMISSIONS CONSIDERED IN CITY INVENTORY

Identify the activities and sources of GHG emissions anticipated by the proposed project during either the construction or operational phases of the project.

Potential GHG Emissions Sources:		
■ Electricity Use	☐ Res./Comm./Ind. Waste	☐ Gasoline or Diesel Use
■ Natural Gas Use	■ Wastewater Disposal	■ Transportation (On-Road)
☐ Const. & Demolition Waste	■ Water Use	☐ Off-Road Equipment
☐ Other _____		

APPLICABLE MEASURES/COMPLIANCE

Identify in the checklist below the applicable measures that will be implemented as part of the proposed project to demonstrate consistency with the City's Climate Action Plan.

Required Measures

This list includes measures and actions included in the CAP that are (1) required to be included in the project design and implementation and(2) currently being implemented by the City. By following these

two conditions and meeting the requirements identified below, the project demonstrates consistency with the CAP. As the City implements additional CAP measures, they will be added to this list.

Measure	Action	Applicability	Compliance*
Measure 1.5	D	Will use passive solar collection system.	■ Yes ☐ No ☐ N/A
Measure 1.6	A	Will use smart grid appliances.	■ Yes ☐ No ☐ N/A
Measure 1.8	A	Will provide smart grid energy monitoring.	■ Yes ☐ No ☐ N/A
Measure 2.1	B	Will achieve LEED silver due to size of project.	■ Yes ☐ No ☐ N/A
Measure 3.1	B	Will install solar roof system.	■ Yes ☐ No ☐ N/A
Measure 4.1	C	Will use water efficient irrigation system.	■ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

** All measures that are considered applicable on this list are required to be implemented in order to demonstrate consistency with the CAP.*

RECOMMENDED MEASURES

This list includes measures and actions identified in the CAP, or programs and regulations that have yet to be adopted by the City, which would apply to a project of this type. These measures should be included in the project design as feasible and, once implemented or adopted by the City, be included in the list of required measures above.

Measure	Action	Applicability	Compliance*
Measure 8.2	A	Will designate pick up area for ride sharing.	■ Yes ☐ No ☐ N/A
Measure 9.2	A	Will reduce minimum parking requirement.	■ Yes ☐ No ☐ N/A
Measure 10.1	E	Will pre-wire parking stalls for electric charging stations.	■ Yes ☐ No ☐ N/A
Measure 11.1	E	Will partner with Milpitas sanitation to reduce solid waste.	■ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

** All measures considered applicable on this list should be considered for implementation in order to demonstrate consistency with the CAP.*

APPENDIX C: DEVELOPMENT CHECKLIST

OTHER GHG REDUCTION MEASURES IMPLEMENTED

List and describe any additional measures that this project will incorporate to reduce GHG emissions that are not included in the CAP. If available, provide the estimated GHG reductions that would occur on an annual basis from implementing the measure, in $MTCO_2e$.

Additional Measure	Estimated Annual GHG Reductions ($MTCO_2e$)
Provide high efficiency HVAC system for common areas and for guest rooms.	Not Available
Provide high efficiency domestic water heating system.	Not Available
Provide low flow aerators for lavatories and sinks.	Not Available
Provide low flush water closets and low flush/waterless urinals.	Not Available

Measures start on page 30 of this pdf on page labeled "4-7".

CLIMATE ACTION PLAN

A QUALIFIED GREENHOUSE GAS REDUCTION STRATEGY

CITY OF MILPITAS
CALIFORNIA
INCORPORATED
JANUARY 26, 1954

Adopted

May 7, 2013

City of Milpitas

CLIMATE ACTION PLAN AND QUALIFIED GREENHOUSE GAS REDUCTION STRATEGY

Adopted May 7, 2013

Prepared by:

PMC™

500 12th Street Oakland, Suite 250

Oakland, CA 94607

www.pmcworld.com

Supported by funding from:

Santa Clara Valley Transportation Authority, Community Design & Transportation Program

TABLE OF CONTENTS

TABLE OF CONTENTS

1. Introduction 1-1

Purpose and Scope 1-1

California Legislative Framework 1-1

Planning Process 1-1

How to Use This Plan 1-3

Relationship to the General Plan and California Environmental Quality Act 1-4

Relationship to Bay Area Air Quality Management District CEQA Air Quality Guidelines 1-5

2. Inventorying and Forecasting Greenhouse Gas Emissions 2-1

Inventory Purpose and Background 2-1

Emissions Sources 2-1

2005 Baseline Inventory 2-2

Greenhouse Gas Emissions Forecast 2-4

Business-as-Usual Forecast 2-4

Adjusted Business-as-Usual Forecast 2-5

Impact of State Reduction Programs 2-6

3. Identifying a Greenhouse Gas Reduction Target 3-1

Purpose of the Greenhouse Gas Reduction Target 3-1

Guidance for local targets 3-1

Milpitas Target Greenhouse Gas Emissions Level 3-2

4. Reducing Greenhouse Gas Emissions 4-1

Greenhouse Gas Reduction Measures 4-1

Related Terms 4-1

Summary of Reductions 4-2

Activities Since Baseline 4-5

Measures and Actions 4-6

Energy 4-7

Water 4-15

Transportation and Land Use 4-16

Solid Waste 4-27

Off-Road Equipment 4-28

TABLE OF CONTENTS

5. Reviewing Projects 5-1
Applicability 5-1
Development Checklist 5-1
6. Monitoring Progress 6-1
Monitoring Progress 6-1
Assessing Implementation 6-1
Implementation Programs 6-1
Evaluating the Plan 6-4
Implementation and Monitoring Tool 6-10
7. Glossary 7-1
8. References 8-1
Appendix A: Greenhouse Gas Inventory A-1
Appendix B: Reduction Measure Methods and Sources B-1
Appendix C: Development Checklist C-1
Appendix D: City Council Resolution Adopting the CAP D-1

LIST OF TABLES

Table 2-1: Baseline Greenhouse Gas Emissions By Sector 2-2
Table 2-2: Jurisdictional Baseline Greenhouse Gas Emissions by Sector 2-3
Table 2-3: Business-as-Usual Emissions Forecast, 2020 2-4
Table 2-4: Summary of Adjusted Business-as-Usual Emissions Forecast 2-6
Table 3-1: Greenhouse Gas Emissions Target and Necessary Local Reduction 3-2
Table 4-1: Summary of Total Greenhouse Gas Reductions and Progress Toward Target 4-2
Table 4-2: Greenhouse Gas Reductions by Goal Topic 4-3
Table 4-3: Greenhouse Gas Reduction Summary for Existing Activities, 2020 4-6
Table 6-1: Implementation Metrics 6-4

TABLE OF CONTENTS

LIST OF FIGURES

Figure 1-1: California Regulatory Framework Summary 1-2
Figure 2-1: Jurisdictional Baseline Emissions by Sector 2-3
Figure 2-2: Business-as-Usual Emissions Forecast, 2020 2-5
Figure 3-1: Greenhouse Gas Emissions Target and Necessary Local Reduction 3-2
Figure 4-1: Greenhouse Gas Reductions by Goal 4-4
Figure 4-2: Total Reductions to Reach 2020 Reduction Target 4-4
Figure 4-3: Goals, Measures, and Actions 4-6

ABBREVIATIONS

Acronym	Term
AB	Assembly Bill
ABAG	Association of Bay Area Governments
BAAQMD	Bay Area Air Quality Management District
BAU	business-as-usual
BGR	Milpitas Green Building Regulations
BMP	Bikeways Master Plan
C&D	construction and demolition waste
CALGreen	California Green Building Standards
CAP	Climate Action Plan
CARB	California Air Resources Board
CBTP	Community Based Transportation Plan
CCR	Title 24 of the California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CH_4	methane
CO_2	carbon dioxide
CSI	California Solar Initiative
EDP	Milpitas Economic Development Plan 2005
EIR	environmental impact report
GBR	Milpitas Green Building Regulations
GHG	greenhouse gas
HE	General Plan Housing Element
HERS	Home Energy Rating System
kW	kilowatts
kWh	kilowatt-hours
LCFS	Low Carbon Fuel Standard
LEED	Leadership in Energy Efficiency and Design

ABBREVIATIONS

Acronym	Term
LUE	General Plan Land Use Element
MPO	Metropolitan Planning Organization
MSP	Midtown Specific Plan
$MTCO_2e$	metric tons of carbon dioxide equivalent
MTFM	Milpitas Travel Forecasting Model
N_2O	nitrous oxide
OSECE	General Plan Open Space & Environmental Conservation Element
PG&E	Pacific Gas and Electric
Plant	San Jose/Santa Clara Water Pollution Control Plant
PPA	Power Purchase Agreement
RDA	Amended and Restated Redevelopment Plan for Project Area No. I
RIP	2005–2010 Redevelopment Implementation Plan: Mid-Cycle Update
RPS	Renewables Portfolio Standard
SB	Senate Bill
SCS	Sustainable Communities Strategy
SFBAAB	San Francisco Bay Area Air Basin
SV-REP	Silicon Valley Collaborative Renewable Energy Procurement
TASP	Transit Area Specific Plan
TDM	Transportation Demand Management
TOD	transit-oriented development
VMT	vehicle miles traveled
VTA	Santa Clara Valley Transit Authority
ZEV	zero-emissions vehicle

1. INTRODUCTION

PURPOSE AND SCOPE

This Climate Action Plan (CAP) is designed to streamline environmental review of future development projects in the City of Milpitas consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5(b) and the Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines. The CAP identifies a strategy, reduction measures, and implementation strategies the City will use to achieve the State-recommended greenhouse gas (GHG) emissions reduction target of 15% below 2005 emissions levels by 2020.

The City has a long-standing commitment to achieving environmental stewardship. The CAP allows City decision-makers and the broader community to understand the sources and magnitude of local GHG emissions, establish goals to reduce GHG emissions, and prioritize steps to achieve emissions reduction targets. The CAP establishes goals, measures, and actions in the energy, water, transportation, solid waste, and off-road equipment sectors. It also establishes implementation programs and a framework to monitor and report progress.

CALIFORNIA LEGISLATIVE FRAMEWORK

The State of California has addressed energy and climate issues for nearly 40 years, and recent legislation is a driving force behind the City's CAP. A summary of recent state legislation by topic is provided in **Figure 1-1**.

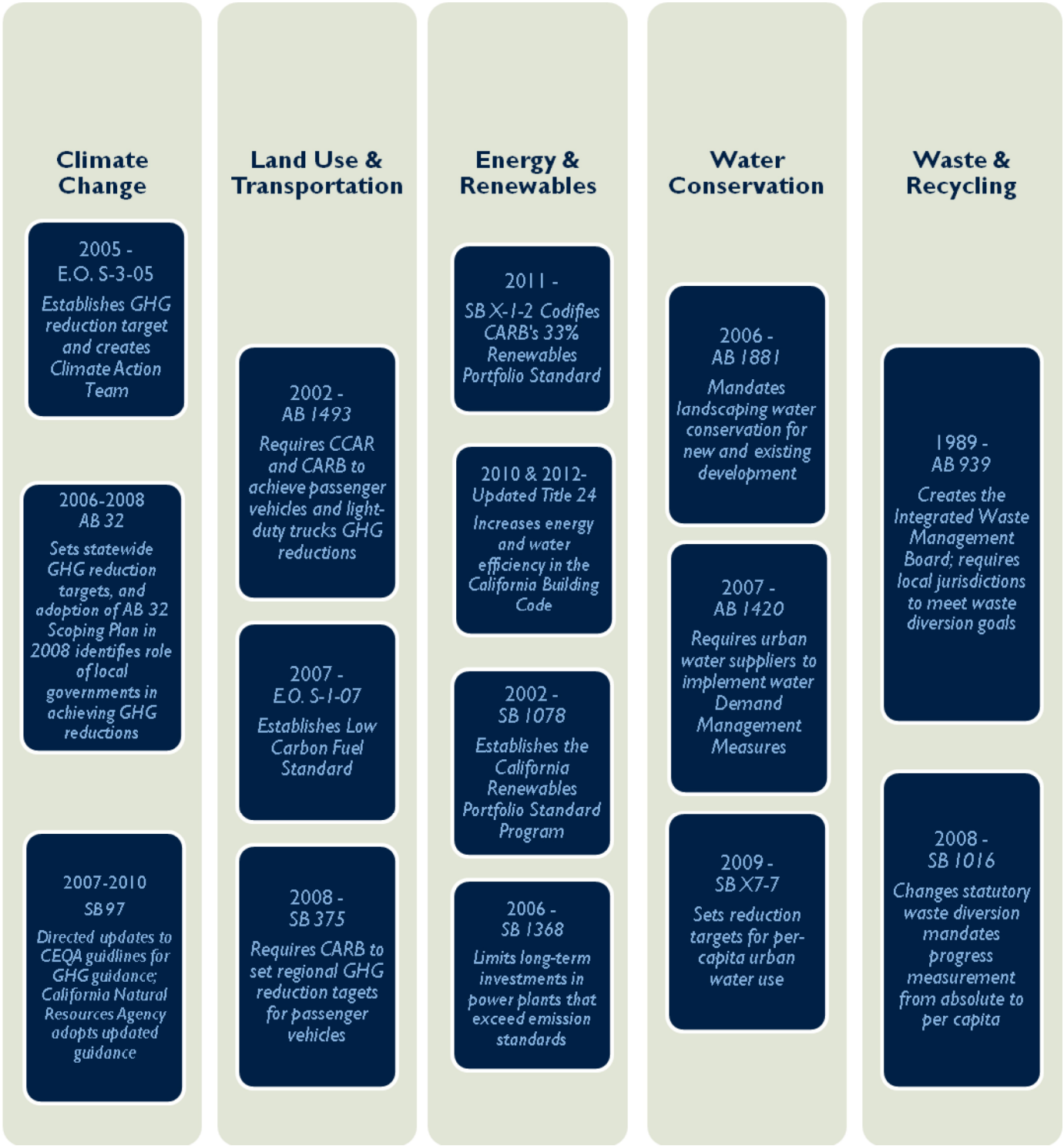
PLANNING PROCESS

The City used a highly collaborative process to develop the CAP. The City held a joint community workshop and Planning Commission work session on August 24, 2011, to identify key opportunities for the CAP. At the workshop, the City introduced the CAP to the community, discussed Milpitas's current sustainability initiatives, and identified sustainability priorities. The City also collected input on potential CAP measures and actions. The City and the consultant presented technical information, and reviewed and discussed a series of posters summarizing existing sustainability policies and programs in Milpitas. Workshop participants shared their vision for a more sustainable Milpitas and the challenges and strategies for achieving that vision. Key priorities identified by participants included the need for innovative renewable energy financing programs, expansion of recycled water use and tree planting in new development, and more energy efficient development. Participants also identified pedestrian-oriented development and more efficient land use patterns as important priorities.

Public Workshop, August 24, 2011

1. INTRODUCTION

Figure 1-1: California Regulatory Framework Summary



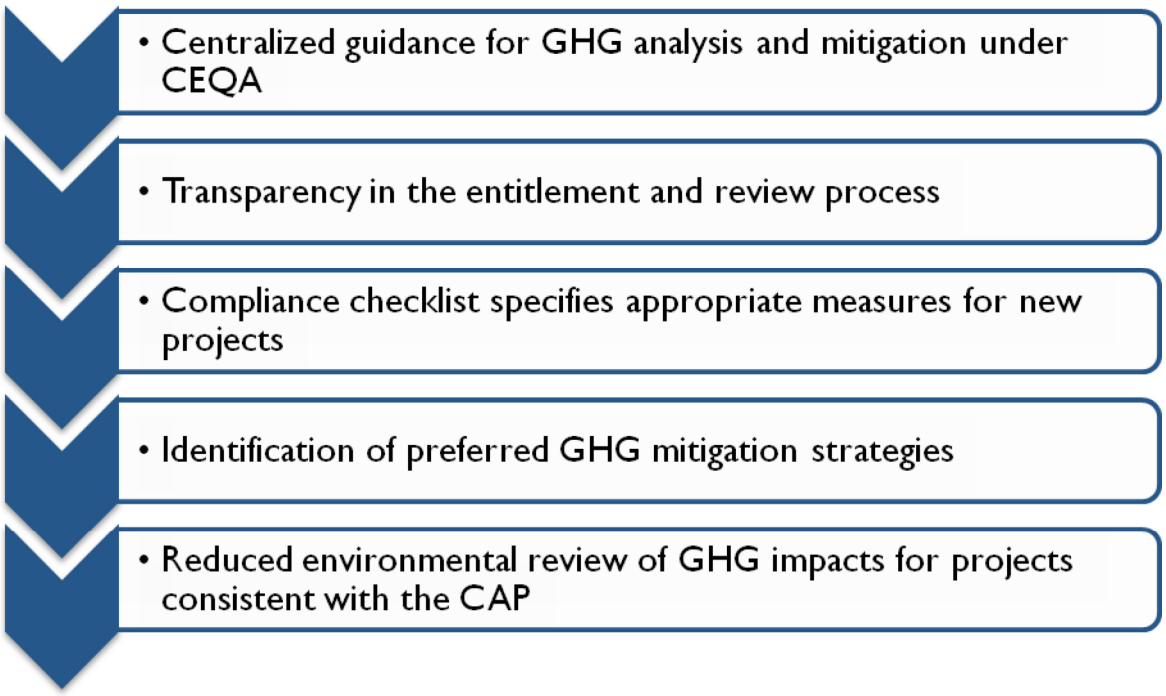
1. Introduction

Climate Action Plan Benefits

The CAP provides a policy framework for the City to reduce community-wide GHG emissions, while also simplifying the environmental review process for new development. Through the CAP, the City establishes predictability regarding mitigation strategies to address climate change. The City has completed environmental review of this CAP in compliance with CEQA through an Initial Study/Negative Declaration (IS/ND). Based on this analysis, the City may determine that CEQA streamlining benefits are available for projects deemed consistent with the CAP. This CAP allows the City to identify measures from this CAP that are appropriate for each project, and will serve as the City's tool to determine project compliance.

The CAP creates benefits for numerous community stakeholders, as summarized in **Figure 1-2**.

Figure 1-2: Climate Action Plan Benefits



How to Use This Plan

The CAP is the City's Qualified GHG Reduction Strategy. The City will use the CAP to achieve GHG emissions reductions in a manner consistent with Assembly Bill (AB) 32 within discretionary projects on a project-by-project basis and through ongoing planning activities and programs. The CAP identifies the City's expectations for new development, simplifying the environmental review process. This approach allows the CAP to serve as the City's one-stop shop for GHG analysis and mitigation pursuant to CEQA.

However, the City can only achieve the goals established in this CAP through community partnerships. As a result, the CAP is also a resource for the community, providing transparent expectations and information describing opportunities to reduce GHG emissions. Community members can use the CAP to identify programs and opportunities or to learn about local conditions and priorities.

RELATIONSHIP TO THE GENERAL PLAN AND CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City has developed the CAP to serve as a strategic planning document. While achieving GHG reductions, the CAP also implements objectives of numerous local planning documents and statewide regulations. The CAP is a stand-alone policy and implementation item coordinated with the adopted General Plan. The City will adaptively manage the CAP over time, maintaining flexibility to update the CAP as opportunities shift and new resources emerge.

Coordination with the General Plan

The Milpitas General Plan identifies energy efficiency, waste reduction, and efficient land use as priorities for the City. Numerous General Plan policies and recommendations in other planning documents would reduce GHG emissions. In turn, CAP measures, policies, and actions to reduce community-wide GHGs are aligned with General Plan goals and policies.

Related Planning Documents

Transit Area Specific Plan
Adopted June 2008

Midtown Specific Plan
Amended October 2008

Bikeways Master Plan
Adopted June 2009

Trails Master Plan
Adopted June 1997

The CAP also supports Milpitas's specific and master plans. Amendments to the General Plan in 2013 prioritize the residential development of the Midtown and Transit Area Specific Plan, presenting the City's policy to not consider the conversion to residential uses of other areas until achieving 80% buildout of the Midtown and Transit Area Specific Plans (see Implementing Policy 2.a-I-2 of the General Plan). Through implementation of these plans, the City has already made significant progress to reduce future GHG emissions. The beneficial effects of these efforts are presented in both the City's emissions growth forecast in **Chapter 2** and in the existing measures section of **Chapter 4**.

Role of the Climate Action Plan in CEQA Implementation

Consistent with the State CEQA Guidelines, lead agencies may use adopted GHG reduction plans to assess the cumulative impacts of discretionary projects on climate change. In addition, the guidelines provide a mechanism to streamline development review of future projects.

Specifically, lead agencies may use adopted plans consistent with State CEQA Guidelines Section 15183.5 to analyze and mitigate the significant effects of greenhouse gases under CEQA at a programmatic level by adopting a plan for the reduction of GHG emissions. Later, as individual projects are proposed, project-specific environmental documents may tier from and/or incorporate by reference that existing programmatic review in their cumulative impacts analysis. Project-specific environmental documents prepared for projects consistent with the General Plan and the CAP may rely on the programmatic analysis of greenhouse gases contained in the CAP.

A project-specific environmental document that relies on this CAP for its cumulative impacts analysis must identify specific CAP measures applicable to the project and demonstrate the project's incorporation of the measures. Project applicants and City staff will identify specific measures applicable

to each project during project review. If applicable measures are not otherwise binding and enforceable, they must be incorporated as mitigation measures for the project. If substantial evidence indicates that the GHG emissions of a proposed project may be cumulatively considerable, notwithstanding the project's compliance with specific measures in this CAP, an environmental impact report (EIR) must be prepared for the project.

RELATIONSHIP TO BAY AREA AIR QUALITY MANAGEMENT DISTRICT CEQA AIR QUALITY GUIDELINES

The BAAQMD has direct and indirect regulatory authority over sources of air pollution in the San Francisco Bay Area Air Basin (SFBAAB), of which Milpitas is a part. As described in Section 4 of the BAAQMD Air Quality CEQA Guidelines, a lead agency may prepare a Qualified GHG Reduction Strategy that is consistent with Assembly Bill (AB) 32 goals. The BAAQMD encourages such planning efforts and recognizes that careful early planning by local agencies is invaluable to achieving the state's GHG reduction goals. If a project is consistent with an adopted Qualified GHG Reduction Strategy that addresses the project's GHG emissions, it can be presumed that the project will not have significant greenhouse gas emissions under CEQA.

Milpitas's CAP and accompanying environmental documentation meet the standards of a Qualified GHG Reduction Plan (which parallel and elaborate upon criteria established in State CEQA Guidelines Section 15183.5(b)(1)), as presented in the chapters referenced below.

A. Quantify GHG emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area (see **Chapter 2**).

B. Establish a level, based on substantial evidence, below which the contribution of GHG emissions from activities covered by the plan would not be cumulatively considerable (see **Chapter 3**).

C. Identify and analyze the GHG emissions resulting from specific actions or categories of actions anticipated within the geographic area (see **Chapter 2**).

D. Specify measures or a group of measures, including performance standards that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level (see **Chapter 4**).

E. Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specific levels (see **Chapter 5** and **Chapter 6**).

F. Adopt the GHG Reduction Strategy in a public process following environmental review (see City Council resolution in **Appendix D**).

2. Inventorying and Forecasting Greenhouse Gas Emissions

This chapter presents quantified GHG emissions for existing and future activities within the city pursuant to Sections 15183.5(b)(1)(A) and 15183.5(b)(1)(C) of the State CEQA Guidelines and Sections 1 and 2 of the BAAQMD GHG Plan Level Quantification Guidance. For purposes of the CAP, this chapter assesses GHG emissions for the calendar years 2005 and 2020.

Inventory Purpose and Background

A GHG emissions inventory (Inventory) lays the groundwork for the entire CAP planning process. This Inventory catalogues GHG emissions for 2005 and projects emissions levels for 2020. To comply with state guidance, the CAP identifies an emissions reduction target for the forecast year (see **Chapter 3**). The difference between the emissions projection and the reduction target represents the necessary reduction in the amount of GHG emissions and sets the focus for the reduction measures presented in **Chapter 4**. Additional information on the Inventory is provided in **Appendix A**.

Emissions Sources

The Inventory includes all major sources of GHGs caused by activities in the Milpitas community and is consistent with methodologies recommended by the California Air Resources Board (CARB), ICLEI-Local Governments for Sustainability, and the BAAQMD. The Inventory analyzes the following emissions sources:

- **Transportation** – vehicle miles traveled (VMT) to and/or from the city in 2005
- **Energy** – electricity and natural gas used in the built environment in 2005
- **Stationary Sources** – direct emissions from the Newby Island Resource Recovery Park; stationary sources permitted by the BAAQMD
- **Solid Waste** – methane emissions from community waste sent to landfills in 2005
- **Off-road Equipment** – emissions from construction and from lawn and garden equipment/vehicles
- **Water and Wastewater** – energy required to extract, filter, move, and treat water consumed and/or treated in 2005
- **Light Rail** – electricity used by the Santa Clara Valley Transit Authority for commuters utilizing Milpitas light rail stops
- **Direct Wastewater** – Milpitas's share of fugitive emissions from the San Jose/Santa Clara Water Pollution Control Plant

2. Inventorying and Forecasting Greenhouse Gas Emissions

2005 Baseline Inventory

In 2005, the Milpitas community emitted approximately 744,150 $MTCO_2e$. **Table 2-1** reports these emissions by sector and ranks the sectors from highest to lowest.

Table 2-1: Baseline Greenhouse Gas Emissions by Sector

	2005 $MTCO_2e$	Percentage of Total
Transportation	320,990	43%
Nonresidential Energy	183,800	25%
Stationary Sources	101,480	14%
Residential Energy	64,230	9%
Solid Waste	54,410	7%
Off-Road Equipment	15,140	2%
Water and Wastewater	2,410	<1%
Light Rail	1,070	<1%
Direct Wastewater	620	<1%
Total*	**744,150**	**100%**

** Due to rounding, the total may not equal the sum of component parts.*

Table 2-1 reports stationary source emissions, which include those from the Newby Island Resource Recovery Park, and direct wastewater emissions. Stationary sources are fixed emitters of air pollutants, such as power plants, stationary generators, petrochemical plants, and other heavy industrial sources. Since stationary source emissions are influenced by market forces beyond the City's local influence and are best regulated by the BAAQMD or through federal and state programs, they are reported in this Inventory for informational purposes only. Similarly, the City has limited control over the operation of the Newby Island Resource Recovery Park and is unable to directly affect the emissions generated from previously generated waste. The baseline inventory is intended to guide future local policy decisions that relate to emissions within the City's influence; therefore, stationary sources, and direct landfill emissions are excluded from all further discussions in this Inventory.

Carbon dioxide equivalent (CO_2e):

Represents the three main GHGs (carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O)) in comparable terms, since all three gases trap heat in the atmosphere differently.

The baseline inventory guides future local policy decisions that relate to emissions within the City's influence; therefore, stationary sources, and direct landfill emissions are excluded from further discussion. **Table 2-2** and **Figure 2-1** reflect Milpitas's jurisdictional baseline of 642,670 $MTCO_2e$. Transportation was the largest sector (320,990 $MTCO_2e$), contributing about 50% of total emissions. Energy use was the second largest sector (248,030 $MTCO_2e$, 39%). Of these emissions, nonresidential energy use (183,800 $MTCO_2e$, 29%) comprised a greater percentage than residential energy use (64,230 $MTCO_2e$, 10%). The remaining 11% of emissions came

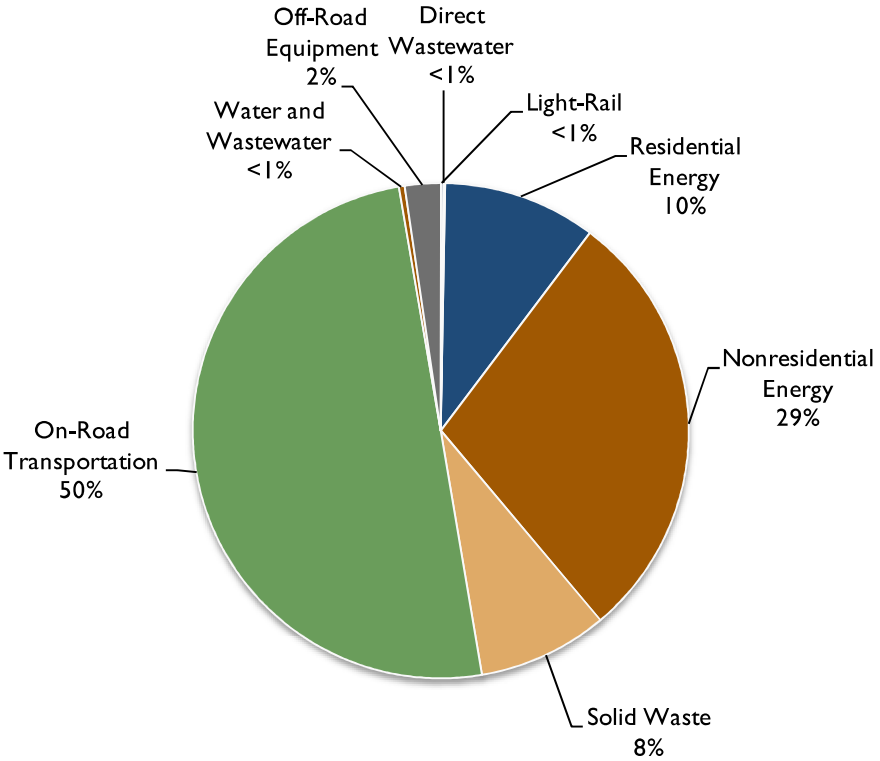
from solid waste (54,410 $MTCO_2e$, 8%), water and wastewater (2,410 $MTCO_2e$, less than 1%), light rail (1,070 $MTCO_2e$, less than 1%), and direct wastewater emissions (620 $MTCO_2e$).

Table 2-2: Jurisdictional Baseline Greenhouse Gas Emissions by Sector

	2005 $MTCO_2e$	Percentage of Total
Transportation	320,990	50%
Nonresidential Energy	183,800	29%
Residential Energy	64,230	10%
Solid Waste	54,410	8%
Off-Road Equipment	15,140	2%
Water and Wastewater	2,410	<1%
Light Rail	1,070	<1%
Direct Wastewater	620	<1%
Total	642,670	100%

** Due to rounding, the total may not equal the sum of component parts.*

Figure 2-1: Jurisdictional Baseline Emissions by Sector



2. Inventorying and Forecasting Greenhouse Gas Emissions

Greenhouse Gas Emissions Forecast

A GHG emissions forecast is an estimate of future GHG emissions based on anticipated changes in population, jobs, households, commercial activity, and driving patterns in the community. This forecast of community-wide emissions addresses 2020, the AB 32 horizon year. Two versions of the forecast are presented below—a business-as-usual (BAU) and a State-adjusted BAU (adjusted BAU) scenario.

Business-as-Usual Forecast

The BAU forecast estimates how emissions would grow over time without influence from state, regional, and local GHG reduction efforts. This BAU forecast assumes 2005 energy consumption and energy efficiency rates and incorporates demographic information from the Association of Bay Area Governments (ABAG) 2009 regional population, household, and employment forecasts.

Increases in VMT in 2020 are derived from the Milpitas Travel Forecasting Model (MTFM), a transportation planning tool developed by Hexagon Transportation Consultants, Inc. The MTFM evaluates the traffic impacts anticipated to occur in the future as a result of additional planned development in Milpitas, considering the effects of the City's planning efforts, including policies and programs found in the Transit Area Specific Plan (adopted June 2008) and the Midtown Specific Plan (adopted March 2002, amended October 2008). Significant VMT reductions from future BART ridership based on extending the BART system through Milpitas to San Jose are integrated within the MTFM. In order to highlight the many local benefits of this new ridership, the VMT reductions associated with BART have been removed from the model and are included in CAP Measure 6.1. For further explanation of this modification, see **Appendix B**.

As shown in **Table 2-3** and **Figure 2-2**, without state or local action, emissions would grow 18% from 2005 to 2020. Energy emissions would grow the most among the sectors (39%). The next largest sector would be light rail, followed by transportation, solid waste, and water and wastewater, all of which are expected to increase 20%. Many of these increases result from planned residential development in coming years.

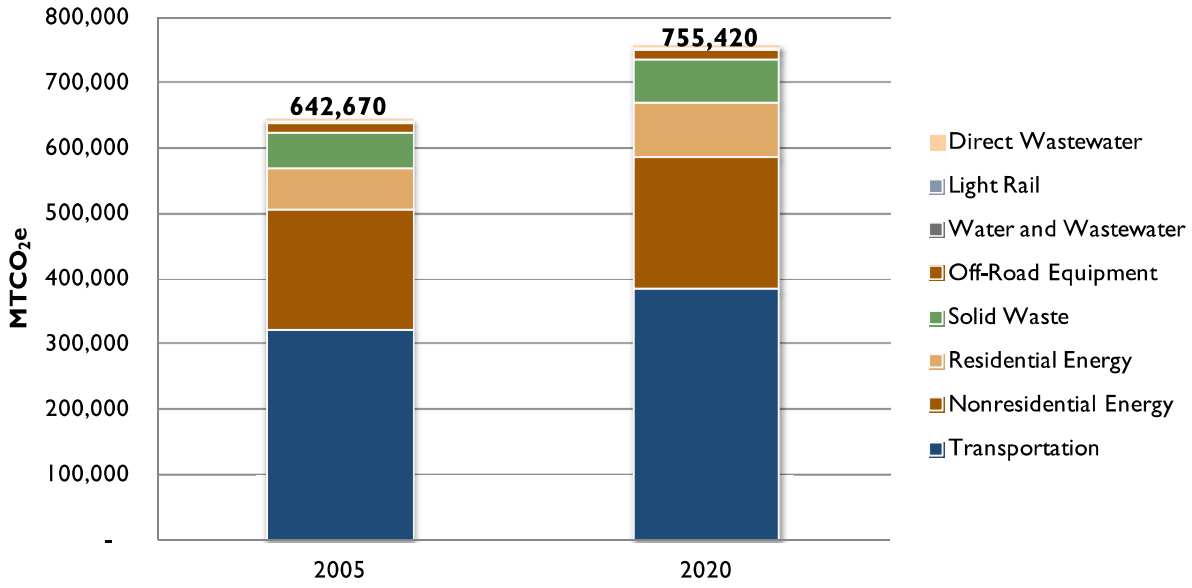
Table 2-3: Business-as-Usual Emissions Forecast, 2020

	2005 $MTCO_2e$	2020 $MTCO_2e$	Percentage Change
Transportation	320,990	383,630	20%
Nonresidential Energy	183,800	203,000	10%
Residential Energy	64,230	83,090	29%
Solid Waste	54,410	65,290	20%
Off-Road Equipment	15,140	15,460	2%
Water and Wastewater	2,410	2,890	20%
Light Rail	1,070	1,320	23%
Direct Wastewater	620	740	20%
Total*	642,670	755,420	18%

** Due to rounding, the total may not equal the sum of component parts.*

2. Inventorying and Forecasting Greenhouse Gas Emissions

Figure 2-2: Business-as-Usual Emissions Forecast, 2020



Adjusted Business-as-Usual Forecast

The adjusted business-as-usual (adjusted BAU) forecast estimates how state renewable energy, building energy efficiency, low-GHG transportation fuels, and vehicle fuel efficiency actions will reduce emissions in Milpitas. This adjustment creates a more realistic estimate of the city's future emissions since the reductions will require little to no effort on behalf of the City, yet count toward a locally established GHG emissions reduction target. A general overview of these state reduction programs is presented below. A more in-depth discussion is provided in **Appendix B**.

California Renewables Portfolio Standard (RPS): Senate Bill (SB) 1078 (signed September 2002) and SBX 1-2 (signed April 2011) mandate that 33% of electricity delivered in California be generated by renewable sources like solar, wind, and geothermal by 2020.

Pavley Vehicle Standards: AB 1493 (Pavley, 2002) requires new passenger vehicles to reduce tailpipe GHGs by about 18% by 2020 through improvements in fuel efficiency.

Low Carbon Fuel Standard (LCFS): Executive Order S-01-07 (2007) established the LCFS to reduce the GHG intensity of transportation fuels 10% by 2020. According to the May 2011 Updated BAAQMD CEQA Air Quality Guidelines, the LCFS is likely to reduce emissions locally by only 7.2%, due to the exclusion of up-stream emissions and reductions. LCFS reductions apply to both on-road transportation and off-road equipment.

Title 24, Energy Efficiency Standards: Title 24 of the California Code of Regulations (CCR) mandates how new homes and businesses are built in California. The adjusted BAU forecast accounts for improvements in energy efficiency and green design in new buildings in Milpitas associated with baseline implementation of the 2010 California Green Building Standards Code (CALGreen).

California Solar Initiative (CSI): The CSI provides cash rebates for residents and businesses installing electric solar panel systems. The program is estimated to deplete its funding reserves in 2016.

Medium- and Heavy-Duty Vehicle Efficiency Standards: Fuel efficiency improvements are also anticipated for medium- and heavy-duty vehicles that are not covered by the Pavley standards. Guidance for quantifying these reductions comes from the December 2009 BAAQMD Proposed Thresholds of Significance.

Impact of State Reduction Programs

As shown in **Table 2-4**, implementation of the above-listed state programs would reduce BAU emissions by 128,980 $MTCO_2e$ in 2020. Most of these reductions come from the Pavley standards and cleaner Pacific Gas and Electric (PG&E) energy pursuant to the RPS. Compared to the BAU scenario, 2020 emissions with state reduction measures would be 3% below baseline 2005 levels, rather than 18% above. **Appendix B** provides a detailed look at the how each state GHG reduction program affects the individual inventory sectors.

Table 2-4: Summary of Adjusted Business-as-Usual Emissions Forecast

State Reduction Summary		2020 $MTCO_2e$ Reduction
BAU Emissions Forecast		755,420
State Reductions	Pavley Vehicle Standards	-63,570
	Low Carbon Fuel Standard	-28,730
	Medium/Heavy-Duty Vehicle Efficiency	-840
	Renewables Portfolio Standard	-27,360
	California Solar Initiative	-360
	Title 24	-7,830
Total State Reductions		-128,690
Adjusted BAU Emissions Forecast		626,620

3. Identifying a Greenhouse Gas Reduction Target

This chapter establishes a GHG reduction target for the City of Milpitas, consistent with Section 15183.5(b) of the State CEQA Guidelines and Section 4.3(B) of the BAAQMD CEQA Air Quality Guidelines.

Purpose of the Greenhouse Gas Reduction Target

The GHG reduction target is the overarching goal of the CAP and an objective way to measure the success of the Qualified GHG Reduction Strategy. The purpose of the reduction target is to identify a level of community GHG emissions below which emissions would not be cumulatively considerable under the State and BAAQMD CEQA Guidelines.

Guidance for Local Targets

The State CEQA Guidelines provide general direction that a CAP or similar GHG reduction document should set an emissions reduction target. Lead agencies are responsible for setting targets for future years. For jurisdictions in the Bay Area, the June 2010 BAAQMD CEQA Air Quality Guidelines identify several GHG emissions reduction targets based on consistency with AB 32 that could be used by Bay Area jurisdictions.[1] The BAAQMD presents these targets as thresholds, which are quantitative targets used in the environmental review process to determine if a plan's or a project's GHG emissions are significant. Based on technical assessment for conditions in the Bay Area, the BAAQMD identified three thresholds for plan-level GHG analysis:

- Reduce emissions to 1990 levels by 2020;
- Reduce emissions 15% below baseline (2008 or earlier) emission levels by 2020; or
- Meet the plan efficiency threshold of 6.6 $MTCO_2e$ per service population.[2] Additionally, the BAAQMD CEQA Guidelines identify an efficiency threshold for land use projects of 4.6 $MTCO_2e$ per service population

These guidelines provide certainty for lead agencies working to achieve consistency with AB 32, the Global Warming Solutions Act of 2006. The AB 32 Climate Change Scoping Plan identifies a State-recommended reduction target for local governments to achieve 1990 emissions levels by 2020, which the Scoping Plan equates to an approximate 15% reduction below existing emissions. Nothing in the

[1] The BAAQMD June 2010 adopted thresholds of significance were challenged in a lawsuit. On March 5, 2012, the Alameda County Superior Court issued a judgment finding that the district had failed to comply with CEQA when it adopted the thresholds and ordered the BAAQMD to examine whether the thresholds would have a significant impact on the environment under CEQA before recommending their use. The court did not determine whether the thresholds are or are not based on substantial evidence and thus valid on the merits. The court issued a writ of mandate ordering the district to set aside the thresholds and cease dissemination of them until the district had complied with CEQA. As the court did not determine whether the thresholds are or are not based on substantial evidence and thus valid on the merits, the City can continue to rely on the substantial evidence based on data and analysis relative to AB 32 that underlies the June 2010 BAAQMD thresholds in making an independent determination of significance of plan-level GHG impacts pursuant to State CEQA Guidelines Section 15064.7(c).

[2] Service population equals the sum of residents and employees within the community.

3. Identifying a Greenhouse Gas Reduction Target

State CEQA Guidelines, the BAAQMD Air Quality Guidelines, or the AB 32 Scoping Plan identifies 15% as a minimum or fair-share level of reductions for local agencies.

Milpitas Target Greenhouse Gas Emissions Level

This CAP establishes a local GHG reduction target of 15% below baseline 2005 emissions levels by 2020. Both the AB 32 Climate Change Scoping Plan and the June 2010 BAAQMD CEQA Air Quality Guidelines provide substantial evidence supporting use of this target by the City of Milpitas.

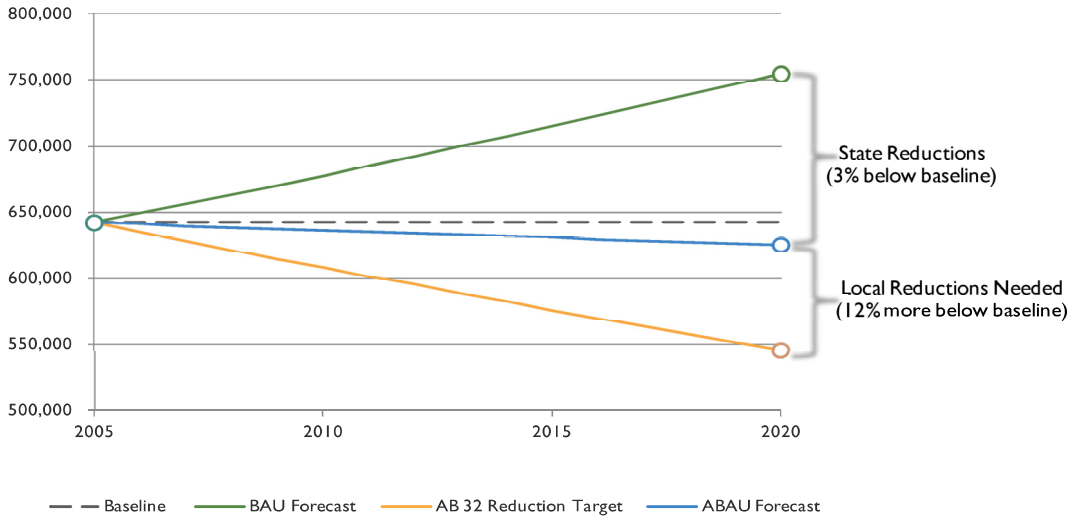
This target serves as the City's cumulative level of significance for community-wide GHG emissions through 2020. The reduction target equates to a 93,940 $MTCO_2e$ reduction in community-wide GHGs from baseline 2005 levels by 2020. It will require a reduction of 79,990 $MTCO_2e$ from 2020 adjusted BAU forecast levels.

The CAP provides a road map to achieve this target in the context of planned growth and development. The City will close the gap between forecast emissions and the reduction target by implementing measures and actions identified in **Chapter 4**. **Table 3-1** and **Figure 3-1** identify the 3% reduction from baseline emissions anticipated with implementation of state policies and programs, and the 12% gap that local GHG reduction measures will address to achieve the 15% reduction target.

Table 3-1: Greenhouse Gas Emissions Target and Necessary Local Reduction

	2020 $MTCO_2e$
Reduction Target (15% below baseline)	546,270
Adjusted Business-as-Usual Forecast	626,260
Local Reduction Needed to Reach Target	-79,990

Figure 3-1: Greenhouse Gas Emissions Target and Necessary Local Reduction



4. Reducing Greenhouse Gas Emissions

This chapter presents a GHG reduction strategy for activities within Milpitas consistent with Section 15183.5(b)(1)(D) of the State CEQA Guidelines and Section 2.1 of the BAAQMD GHG Plan Level Guidance. The measures and actions presented in this chapter include specified performance standards. With anticipated growth, development, and implementation of these performance standards on a project-by-project basis, the City will collectively achieve the GHG reduction target of 15% below 2005 emissions by 2020. Documentation and methods provided in **Appendix B** provide substantial evidence supporting quantification of these emissions reductions.

Greenhouse Gas Reduction Measures

Two categories of GHG reduction policies are presented in this CAP: (1) existing activities and (2) CAP measures and actions. Existing activities include projects or programs enacted since the 2005 baseline year, which will result in future GHG reductions and which existed before the creation of this CAP in 2013. Such projects include municipal solar and tree planting efforts, as well as existing requirements for energy efficiency in new development. CAP measures and actions were created for this document through a collaborative planning process. The City will implement these measures and actions through new and existing programs, standards for new development, and programs that improve the efficiency of existing development.

Related Terms

To ensure successful implementation and evaluation, each GHG reduction measure included in this CAP identifies the following, in either the measure description or the associated implementation matrix (**Chapter 6**).

- **GHG Reductions ($MTCO_2e$)** are estimated and reported for 2020, and evaluated against the adjusted BAU forecast and 2020 reduction target.
- **Responsible Department** identifies the City department responsible for implementing each measure, including securing funding, reporting on annual progress, and coordinating with supporting agencies and community partners.
- **Performance Metrics** describing the percentage participation rate and the number of participants emphasize efforts necessary to implement each measure.
- **Regional Partners** can assist the City to implement the measures and actions necessary to achieve each reduction.
- **Additional Resources** describe the nuances of each measure and action using case studies, example ordinances, and other similar information.
- **Co-Benefits** identify additional advantages of implementing a measure beyond reducing GHG emissions. For example, the public health benefits of a bicycle outreach and education program cannot be quantified but can be represented as a co-benefit. In this document, co-benefits are defined as follows:

4. Reducing Greenhouse Gas Emissions

Summary of Reductions

Table 4-1 summarizes anticipated $MTCO_2e$ reductions in 2020 from existing activities and CAP measures, illustrating how statewide policies in the adjusted BAU forecast and these local actions will reduce GHGs by 16.2% (87,450 $MTCO_2e$) from baseline 2005 emission levels, exceeding the 15% reduction target by 2020.

Table 4-1: Summary of Total Greenhouse Gas Reductions and Progress Toward Target

	2020 $MTCO_2e$
Local Reductions Needed to Achieve 15% Target	-79,990
Reductions Achieved (Existing + CAP Measures)	-87,450
Percentage Below Baseline	-16.2%

Table 4-2 summarizes how the existing measures, each CAP goal topic, and individual reduction measures contribute to the 87,450 $MTCO_2e$ of GHG reductions in 2020. Energy measures are the largest contributor to GHG reductions, representing nearly half (40,580 $MTCO_2e$, 46%) of the anticipated reductions. Transportation and land use measures comprise 23% (20,170 $MTCO_2e$) of the anticipated reductions. Existing measures are the third largest reduction category, comprising about 15% (13,240 $MTCO_2e$) of the anticipated reductions. Solid waste measures (9,200 $MTCO_2e$, 11%) and off-road equipment measures (4,260, 5%) make up the remaining reductions.

4. Reducing Greenhouse Gas Emissions

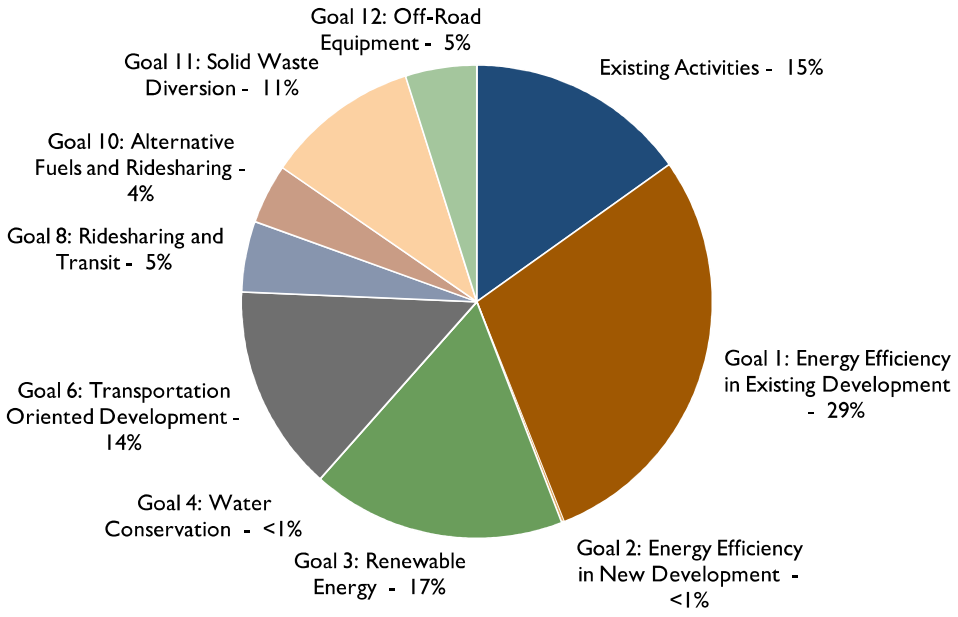
Table 4-2: Greenhouse Gas Reductions by Goal Topic

Topic	Goals/Category	2020 $MTCO_2e$ by Goal	2020 $MTCO_2e$ by Goal Topic
Existing Activities	Existing Activities	-13,240	-13,240
Energy	Goal 1: Energy Efficiency in Existing Development	-25,240	-40,580
	Goal 2: Energy Efficiency in New Development	-150	
	Goal 3: Renewable Energy	-15,200	
Water	Goal 4: Water Conservation	<-10	<-10
Transportation & Land Use	Goal 5: Mixed-Use Development	Supportive	-20,170
	Goal 6: Transportation-Oriented Development	-12,350	
	Goal 7: Bicycle- and Pedestrian-Oriented Development	Supportive	
	Goal 8: Ridesharing and Transit	-4,230	
	Goal 9: Parking	Supportive	
	Goal 10: Alternative Fuels and Ridesharing	-3,590	
Solid Waste	Goal 11: Solid Waste Diversion	-9,200	-9,200
Off-Road Equipment	Goal 12: Off-Road Equipment	-4,260	-4,260
Total Reductions			-87,450

4. Reducing Greenhouse Gas Emissions

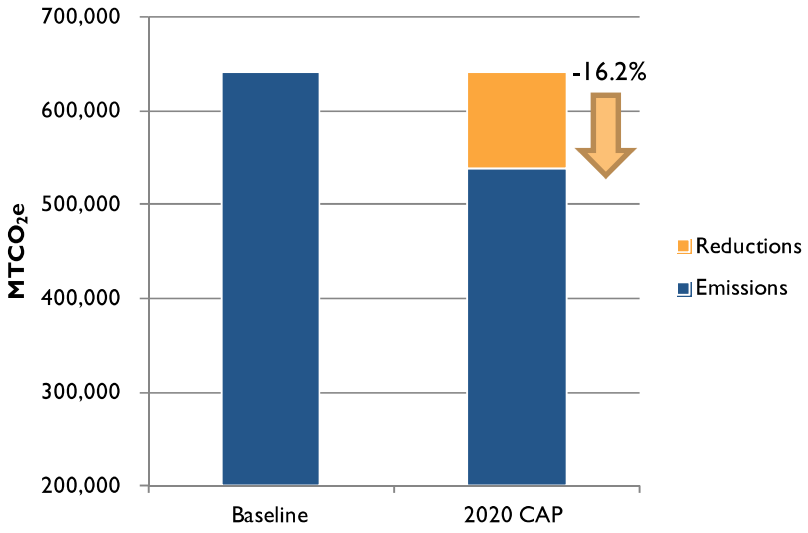
Figure 4-1 summarizes quantified GHG reductions by goal. This presentation enables the City to focus implementation on those goals and measures that will have the greatest effect on Milpitas's future emissions.

Figure 4-1: Greenhouse Gas Reductions by Goal



As shown in **Figure 4-2**, with implementation of the CAP and anticipated growth in Milpitas, community-wide GHG emissions would decrease by 16.5% from baseline 2005 levels in 2020.

Figure 4-2: Total Reductions to Reach 2020 Reduction Target



4. Reducing Greenhouse Gas Emissions

Activities Since Baseline

The City of Milpitas has a proven history of developing and implementing GHG reduction activities. Emissions reductions from these activities will take place regardless of the development of the CAP. They are included in this plan because the City has not previously quantified them, and they count toward achievement of the GHG emissions reduction target. These measures also highlight how proposed CAP measures build upon existing efforts.

The CAP accounts for GHG reductions since baseline year 2005 attributable to the following programs:

- **Waste reduction.** The CAP quantifies efforts of regional and local recycling and composting programs used by Milpitas residents and businesses since 2005.

- **New multi-family development.** According to adopted General Plan assumptions contained within the MTFM, 80% of future residential development in Milpitas will be multi-family. Multi-family development typically uses less energy, particularly heating energy.

- **Bikeways Master Plan.** GHG reductions in the CAP follow the tiered implementation schedule found in the Milpitas Bikeways Master Plan, assuming full implementation of all Tier I and Tier II measures within the Bikeways Master Plan by 2020. The reductions are associated with commuter mode shifts from personal vehicles to bicycles.

- **Municipal solar power purchase agreement.** The City entered into a solar power purchase agreement (PPA) with EcoPlexus Solar Solutions, supporting total generation of 1,227 kilowatts (kW). The City is currently installing three solar electric systems at the sewer pumping station, the Gibraltar pumping station, and the Milpitas Sports Center.

- **Water conservation.** According to the City's 2010 Urban Water Management Plan, homes and businesses in the community will reduce water use 20% from 2005 levels by 2020 to comply with state water conservation requirements. About half of the associated energy use reductions are attributed to the City's existing activities since these reductions took place between the baseline year and the publication of this CAP.

- **Recycled water.** The City has achieved energy reductions through increased use of recycled water throughout the community. Using recycled water for landscaping reduces the amount of potable drinking water used for this purpose.

- **Green building program.** The City's community green building program utilizes the Build It Green and Leadership in Energy Efficiency and Design (LEED) programs. Energy reductions achieved from the existing green building program are not calculated because the information needed to quantify the program is unavailable.

Table 4-3 summarizes anticipated GHG reductions in 2020 from these existing efforts. Nearly two-thirds of these reductions are attributed to the City's waste reduction efforts (8,740 $MTCO_2e$), and more than a quarter result from the large amount of planned multi-family development (3,440 $MTCO_2e$). The Bikeways Master Plan is expected to reduce GHG emissions by 590 $MTCO_2e$, and the City's solar PPA will reduce emissions by 270 $MTCO_2e$ in 2020.

Table 4-3: Greenhouse Gas Reduction Summary for Existing Activities, 2020

	2020 $MTCO_2e$
Waste reduction	-8,740
New multi-family development	-3,440
Bikeways Master Plan	-590
Municipal solar power purchase agreement	-270
Water conservation	-190
Recycled water	-10
Total*	-13,240

** Due to rounding, the total may not equal the sum of component parts.*

Measures and Actions

The following section presents goals, measures, and actions for each of the following reduction topics: energy, water, transportation and land use, solid waste, and off-road equipment. Goals serve to guide reduction measures that outline specific and measurable actions. In turn, actions are specific steps the City must take in order to properly implement each reduction measure and achieve the goals. The relationship between goals, measures and actions is presented in **Figure 4-3**.

Figure 4-3: Goals, Measures, and Actions

Participation metrics are presented for quantified measures and represent both the number of participants and the percentage of the total or subtotal category presented. For example, Measure 1.1 has a participation metric of 6,030 homes built before 1980 (25%). In other words, to achieve the stated GHG reduction, 25% of homes built before 1980, or 6,030 homes, must participate in the listed actions over the life of the plan by 2020. For all nonresidential energy measures, it is assumed that there were 5,900 businesses in Milpitas in 2005.

4. Reducing Greenhouse Gas Emissions

Energy

Goal 1: Increase energy efficiency and conservation in the city's existing building stock.

Measure 1.1: Residential Energy Audits in Older Homes

Facilitate energy audits of 40% of the city's existing housing stock by 2015 and 60% by 2020 through City-supported incentives.

Actions

A. Relying on regional funds and utility-sponsored efforts, develop a local incentive audit program to identify representative housing types for building audits that can be used to recommend audits for other homes with similar characteristics.

B. Create a plan to prioritize older neighborhoods for audits that leverage regional and utility programs for affordable housing, allowing the City to maximize energy efficiency resources and rely on regional or state funding programs.

C. Pursue grant funding for energy audits.

D. Pursue regional collaboration and partnerships for grants or other funding opportunities.

E. Connect businesses and residents with voluntary programs that provide free or low-cost energy efficiency audits.

Measure 1.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -3,930

Participation Metrics: 6,030 existing homes built before 1,980 (25%)

Measure 1.2: Energy Upgrade California

Connect homeowners to financing options, such as Energy Upgrade California, for energy efficiency retrofits.

Actions

A. Continue City involvement in Energy Upgrade California.

B. Designate a City staff representative to track and promote energy efficiency opportunities.

C. Continue partnerships with Joint Venture Silicon Valley, nonprofits, and other jurisdictions to leverage knowledge and resources for retrofit opportunities.

D. Provide information to homeowners regarding financing opportunities for retrofits.

Measure 1.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -10,360

Participation Metrics: 3,260 (25%) existing single-family and 630 (15%) existing multi-family homes

Measure 1.3: Discretionary Project Review

Apply the City's Climate Action Plan Development Checklist (Appendix C) as part of the City's discretionary project review process.

Actions

A. Update the City's general residential and commercial project checklists to include provisions identified in **Appendix C** for use during plan review and building permit review of remodels.

B. Update the City's discretionary review guidance to encourage energy efficiency improvements in remodels and other projects exempt from the City's Green Building Code.

Measure 1.3: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

C. Work with utility providers to provide a packet of residential and nonresidential energy efficiency financing information during pre-application meetings and plan review.

D. Work with regional, real estate, building owner, and commercial developer organizations to encourage green mortgage financing that increases the resale value of property.

Measure 1.4: Energy Benchmarking

Encourage energy benchmarking in the existing residential and nonresidential building stock, building on regulatory benchmarking programs and existing green building standards to help close the energy efficiency information gap.

Actions

A. Leverage the efforts of regional partners, including the Bay Area Regional Energy Network (REN), to promote regional Energy Star Portfolio Manager and energy benchmarking training for City staff and for nonresidential building owners.

B. During the annual CAP progress report (as identified in **Chapter 6**), use reports from PG&E to summarize community trends and refine energy efficiency reduction measures.

C. Encourage participation in the voluntary Home Energy Rating System (HERS) ratings for homes.

D. Promote energy and green building labeling as a tool to prepare for retrofits.

Measure 1.4: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -8,260

Participation Metrics:

4,560 existing sold homes (50%) benchmarked

1,140 existing sold homes audited and retrofitted (25%)

2,960 existing sold/leased nonresidential buildings (50%) benchmarked

740 existing sold/leased nonresidential buildings (25%) audited and retrofitted

E. Work with homeowner and realtor groups to promote the benefits of home energy labeling as a tool to increase appreciation value.

Measure 1.5: Urban Cooling

Achieve urban cooling through voluntary and mandatory standards for new development and additions.

Actions

A. Amend the Zoning Code to create tree planting standards for new and renovated development, to require the planting of two trees in single-family development in the front, side, or rear yard as feasible, and to create lineal landscaping standards for commercial development that identify a minimum number of tree plantings based on lineal frontage length.

B. Support outreach and education describing benefits of cooling strategies, including promotion of the Cool California website and resources on the City website and at City Hall.

Measure 1.5: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -950

Participation Metrics:

890 remodeled homes and 2,920 new homes (100%) comply with tree planting standards (2 trees each)

450 existing homes (3%) participate in passive cooling outreach programs

220 remodeled homes (1%) install cool roofs and 730 new homes (25%) install passive solar

C. Encourage remodels to comply with CALGreen cool roof requirements by promoting available resources on the City website, through plan review, and at community events, as appropriate.

D. Continue to promote passive solar design (supports Housing Element Policy F-1.2).

E. Reduce heat gain from surface parking lots in new development for a minimum of 50% of the site's hardscape. Develop standards to provide shade from the existing tree canopy or from appropriately selected new trees that complement site characteristics and maximize drought tolerance. Where feasible, use open-grid pavement systems (at least 50% pervious, which would also satisfy the stormwater Low Impact Development requirement).

Measure 1.6: Smart Grid Integration

Phase in requirements for the use of smart-grid-integrated appliances and energy monitors in all new development by 2018 as such appliances become commercially available and economically feasible.

Actions

A. Adopt new development standards to encourage the integration of smart-grid appliances.

Measure 1.6: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -180

Participation Metrics:

840 (95%) new homes between 2018 and 2020

100 (95%) new businesses between 2018 and 2020

Measure 1.7: Appliance Upgrades

Use partnerships to promote appliance trade-in and upgrades.

Actions

A. Provide educational materials about energy-efficient appliances to the community, on the City website, and at City Hall, including publications produced by state and regional partners such as Energy Star and the California Energy Commission.

B. Promote the use of appliance rebates from PG&E and the Santa Clara Valley Water District as funding is available, including using PG&E's online portal for appliance rebates.

Measure 1.7: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -1,560

Participation Metrics:

3,260 existing single-family homes (25%)

1,960 existing multi-family homes (15%)

880 existing businesses (15%)

Measure 1.8: Online Energy Monitoring

Encourage participation in online energy monitoring programs as utilities develop and deploy online systems.

Actions

A. Encourage the use of smart-grid and Energy Star appliances.

B. Provide educational information on the use of smart-grid-integrated appliances through the City's website and the distribution of appliance information from PG&E.

Measure 1.8: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Goal 2: Implement innovative building standards to set the path toward zero net energy in new development.

Residential and nonresidential buildings in Milpitas depend on electricity and natural gas for lighting, heating, cooling, and running appliances. Energy efficiency is a key component of any strategy that seeks to reduce energy use and greenhouse gases. As Milpitas is a high-growth community expected to add 5,240 households and 4,970 jobs from 2005 to 2020, energy efficiency in new development will be an essential element of the City's plan to reach its GHG reduction target. The City of Milpitas adopted Green Building Regulations in June 2009, which apply to most new building construction projects. Depending on the size and end-use, projects are required to achieve either LEED certification, LEED silver, or Build It Green Rated status.

GOING BEYOND TITLE 24

Several programs exist that can help new and existing development go beyond minimum building standards. These include the City's Green Building Regulations (adopted in June 2009), CALGreen, LEED, Build It Green, and Energy Star-rated homes and businesses.

New development can benefit from new building standards in numerous ways, including lower building operation costs that can attract tenants, marketing potential of a more sustainable design, and benefits from streamlined environmental review. Various programs are available to help homes and businesses go beyond the savings prescribed in the California Building Code. New residential development can meet CALGreen, LEED, Build It Green, or Energy Star standards. New nonresidential buildings can meet CALGreen, LEED, and Energy Star building standards. The City can amend and modify existing Green Building Regulations for greater energy savings in new development.

Measure 2.1: Energy Efficiency in New Development

Encourage new development and remodels to exceed minimum building standards for energy efficiency and continue implementation of the adopted Green Building Ordinance.

Actions

A. Incentivize new development to exceed minimum building standards through permit fee reductions.

B. Consider the development of an equipment lease-to-own program to offset the cost of energy-efficient equipment purchases.

C. Continue to require new multi-family buildings to complete a LEED or Green Point Rated checklist [Milpitas Municipal Code (MMC) II-20-3.01(a)].

Measure 2.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -150

Participation Metrics:

60 new single-family (10%) and 350 new multi-family homes (15%)

30 new average-size businesses (10%)

D. New nonresidential construction between 25,000 and 49,999 gross square feet must still obtain LEED certification (with verification) (MMC II-20-3.01(b)). New nonresidential construction or renovations greater than or equal to 50,000 gross square feet must be verified as LEED silver (MMC II-20-3.01(c)). Construction or renovations of municipal buildings greater than or equal to 50,000 square feet must be LEED silver (MMC II-20-3.01(d)).

4. Reducing Greenhouse Gas Emissions

Goal 3: Maximize the provision of local energy needs from renewable energy use in new and existing uses.

The City's developed urban landscape and high-growth future provide diverse opportunities for use of renewable energy resources. The intent of this goal is to shift a portion of energy consumption away from traditional electricity and natural gas (i.e., fossil fuels) to renewable energy sources. Both natural gas and electricity can be offset by renewable sources that are profitable, yield cost savings to users, and spur local energy independence. Through this goal, the City will reduce GHG emissions from traditional electricity production and natural gas by promoting the production of local, on-site renewable energy for both residential and nonresidential uses. Through these measures, the City will continue to lead the region by example through its innovative use of alternative and renewable energy sources that save money. For all measures in Goal 3, the assumed average size of solar electric systems is 3.5 kilowatts (kW) for residential systems and 25 kW for nonresidential systems.

Measure 3.1: Renewable Energy in New Development

Adopt new standards to require renewable energy in new development and encourage renewable energy facilities through the discretionary process.

Actions

A. Encourage through the discretionary process all new nonresidential development to meet energy needs with renewable energy sources.

B. Require all new single-family and multi-family residential development to comply with the Homebuyer Solar Option, either to provide pre-wiring for photovoltaic roof systems or to provide an in-lieu fee for off-site solar facilities, building on current standards of the Transit Area Specific Plan.

Measure 3.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -1,360

Participation Metrics: 200 new nonresidential facilities (5%) and 1,210 new residential homes (60%) pre-wired for solar installation

C. Promote voluntary solar installations by providing solar installation resources at City Hall and online. Advertise resources such as the CEC's Go Solar California website, and work with PG&E's Pacific Energy Center to offer classes or seminars in the community.

D. Provide a list of regional solar installation companies on the City website and at City Hall. Include each company's available financing, leasing, and purchase options.

Measure 3.2: Group Purchasing of Renewable Energy

Build off the success of regional SunShares programs and encourage the development of large-scale cooperative programs for a group buy or discounts to provide clean energy.

Actions

A. Work with regional partners to create a large-scale cooperative program for group-buy discounts or funding off-site renewable energy that is credited to the homeowner's bill, such as the City of San Jose SunShares program.

B. Identify opportunities for regional group buy or bulk purchasing for renewables, such as the Bay Area Climate Collaborative Green Towns SunShares program.

Measure 3.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -7,290

Participation Metrics: 3,260 single-family homes (25%) and 630 multi-family homes (15%) participate in financing and bulk purchasing programs

Measure 3.3: Voluntary Renewable Energy

Promote voluntary renewable energy projects through education and incentives.

Actions

A. Develop an online application system for solar with minimum turnaround review times.

B. Revise zoning regulations to simplify renewable energy systems.

C. Work with regional partners to promote state rebates and other funding opportunities for renewable energy.

D. Create guidelines for installation of renewables on historic buildings.

E. Create a cohesive outreach and education campaign.

F. Hold a solar education fair to provide an overview of the process from permitting to installation, in collaboration with local contractors.

Measure 3.3: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -2,600

Participation Metrics: 2,450 single-family homes (19%) and 320 multi-family homes (7.5%) install solar systems

Measure 3.4: Municipal Best Practices in Renewable Energy

The City will lead by example and support renewable energy in municipal facilities.

Actions

A. Promote the City's solar PPA program that provides renewable energy at several City facilities.

Measure 3.4: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Measure 3.5: Model Power Purchase Agreement

Encourage development of model regional programs to provide a community-wide model for PPAs that would be available to businesses in the city, such as the Silicon Valley Collaborative Renewable Energy Procurement (SV-REP) project.

Actions

A. Work with partners to identify options for regional programs that could provide necessary financial arrangements to facilitate private use of PPAs.

B. Work with the Milpitas Chamber of Commerce to promote financing and rebate opportunities for renewable energy at local businesses.

C. Provide available advice and resources to participants using the lessons learned through the City's municipal PPA program.

Measure 3.5: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -3,950

Participation Metrics: 590 average-size nonresidential buildings (10%) participate in PPAs

Water

Goal 4: Demonstrate leadership in water conservation.

Water consumption requires energy to pump, treat, distribute, collect, and discharge water as it is used in the community, which results in GHG emissions. Conservation and the more efficient use of water are both important strategies to reduce GHG emissions from water use. Water reductions also prepare the City to adapt to the reduced water availability that may occur due to a changing climate. This goal identifies opportunities to reduce energy-intensive water consumption from both new construction projects and existing development. Implementing water efficiency measures and increasing use of recycled water can reduce the need to procure additional future water sources.

Measure 4.1: Tiered Water Rates

Continue water conservation efforts outlined in the Urban Water Management Plan and expand tiered water rate structures to apply to nonresidential customers in addition to residential customers.

Actions

A. Explore the potential of a tiered nonresidential water rate.

B. Encourage the installation and use of greywater and rainwater harvesting systems to reduce outdoor potable water use.

C. Implement the water-efficient landscaping ordinance and the water conservation ordinance.

D. Participate in ongoing regional coordination.

E. Continue to incentivize the use of recycled water for landscaping through rate reductions.

Measure 4.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Measure 4.2: Recycled Water

Work with regional partners to encourage expansion of recycled water infrastructure.

Actions

A. Work with regional partners and water providers to identify potential funding sources for expansion of recycled water infrastructure.

B. Continue to require all commercial and industrial development south of the Hetch Hetchy right-of-way to install recycled water lines, and require conversion of landscape irrigation to recycled water as soon as available.

Measure 4.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Transportation and Land Use

The following goals build on the City's many existing efforts to create a vibrant, mixed-use community to better meet resident needs. By adopting the Transit Area Specific Plan and the Midtown Specific Plan, the City has encouraged transit-oriented and mixed-use development by right. Standards support easy access to public transit and infrastructure that supports walking and bicycling. The plans for these communities promote the co-location of homes near schools, work, and shops while protecting the unique characteristics of the city's established neighborhoods and open spaces.

Goal 5: Provide an economically sustainable mixed-use community focused on high-density development around central urban plazas and gathering places.

Measure 5.1: Increased Densities

Continue to promote the increase of density and mixed uses in key opportunity areas, including the Midtown Specific Plan, Transit Area Specific Plan, and Town Center areas.

Measure 5.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive of Measure 6.1

Participation Metrics: Supportive of Measure 6.1

Actions

A. Require new development to include two or more uses per building if located along identified corridors or in a specific plan area.
B. Ensure pedestrian accessibility for all new development.
C. When new streets are necessary, offset with a new pedestrian-only area.
D. Support high-rise buildings along corridors.
E. Identify opportunities to support a neighborhood-serving grocery/food store in mid-town with affordable housing above.

Measure 5.2: Urban Plazas

Encourage development of urban plazas in new development in the Transit Area Specific Plan, Midtown Specific Plan, and Town Center areas to encourage pedestrian activity and vibrant mixed-use centers that reduce vehicular activity.

Actions

A. Create a threshold (number of new units, projected people, etc.) for requiring creation of new plazas.

B. Encourage developers to plan ahead and work together to combine efforts in plaza development (e.g., one plaza that joins two or more developments).

C. Incentivize development of Main Street Town Square.

Measure 5.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

D. Adopt standards to require the use of pervious paving materials in plazas, in addition to the provision of mature landscaping and other strategies that will maximize GHG reduction potential.

Measure 5.3: Open Space

Expand city parks and open spaces.

Actions

A. For every acre developed in the hillside area, set aside 1 acre for open space or parks.

B. Limit hillside development to very low densities and parks/open space.

C. Identify thresholds for new development mitigation for the provision of parks or open space.

Measure 5.3: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Goal 6: Achieve an efficient transportation system integrated into distinct areas that meets the needs of all users.

Measure 6.1: Transit Density

Support high levels of ridership at the new BART station by encouraging higher density, mixed uses, and connectivity along transit corridors and at transit nodes.

Measure 6.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -11,750

Participation Metrics: 8,000 single-occupant commuters working and/or living in Milpitas become new transit riders

Actions

A. Use existing codes and opportunities to promote mixed-use and higher-density development in the following areas:
   a. BART station area
   b. Light rail station areas
   c. Montague Expressway
   d. Great Mall Parkway
   e. Centre Point Drive
   f. High-rise building corridors

B. Establish density bonuses for projects with affordable housing and mixed uses.
   a. Minimum density of 41 dwelling units per acre

Relation to Other CAP Measures

In order for the reductions above from increased transit density and the new BART station to take place, the City must successfully implement other supportive measures, including 5.1, 6.2, 6.3, 8.3, and 8.4.

Measure 6.2: BART-Friendly Environment

Ensure a pedestrian-friendly environment around the BART and light rail transit stations in the Midtown Specific Plan and Transit Area Specific Plan areas.

Measure 6.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive of Measure 6.1

Participation Metrics: Supportive of Measure 6.1

Actions

A. Identify opportunities to break applicable areas into small, pedestrian-friendly blocks 300 to 400 feet wide.

B. Encourage the provision of public plazas and meeting areas.

Measure 6.3: Dense and Centralized Development

Promote dense development in central locations and along transportation corridors.

Actions

A. Identify density requirements suitable for each unique area.

B. Increase any density requirements in place.

C. Establish and enforce the urban boundary.

Measure 6.3: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive of Measure 6.1

Participation Metrics: Supportive of Measure 6.1

Measure 6.4: Regional Arterials

Maintain and continue to improve regional arterials within the city.

Actions

A. Conduct an inventory of the city's traffic signals and identify opportunities to improve signal timing at signalized intersections along regional arterials.

Measure 6.4: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -600

Participation Metrics: 60 intersections (90%) improve signal timing and synchronization

Goal 7: Increase use of non-motorized transportation throughout the community.

Measure 7.1: Expanded City Parks

Expand the City's park and open space system consistent with the General Plan.

Measure 7.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Actions

A. Ensure that new parks have three or more sides lined with streets.

B. Identify opportunities to share parks with schools in underserved neighborhoods.

Measure 7.2: Complete Streets

Initiate a rigorous citywide complete streets program to foster pedestrian and bicycle activity throughout the community.

Measure 7.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Actions

A. Continue to promote complete streets by removing barriers to alternative transportation and supporting the needs of all transit users.

B. Require infill development required to complete sidewalk connections and provide pedestrian amenities, including shading, benches, and landscaping.

Measure 7.3: Bikeways Master Plan infrastructure

Implement and maintain the facilities and infrastructure improvements identified in the Bikeways Master Plan to achieve high levels of bicycle and pedestrian activity.

Measure 7.3: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Actions

A. Implement the Bikeways Master Plan.

B. Pursue funding and regional partnerships.

Measure 7.4: Bikeways Master Plan Outreach

Initiate ongoing education and monitoring outreach programs to promote bicycle use and ensure ongoing responsiveness to the needs of cyclists, consistent with the Bikeways Master Plan.

Actions

A. Partner with the Bicycle Pedestrian Advisory Commission to develop an educational campaign.
B. Reach out to schools and other community groups as identified in the Bikeways Master Plan.
C. Conduct audits of bicycle activities as identified in the Bikeways Master Plan.
D. Hold bicycle outreach events and provide a bicycle valet as identified in the Bikeways Master Plan.

Measure 7.4: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Measure 7.5: Bicycle Parking

Adopt development code standards to require bicycle parking for 10% of total required parking spots and bicycle support facilities for nonresidential development greater than 10,000 square feet.

Actions

A. Create new development standards to support bicycle-parking requirements.

Measure 7.5: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Goal 8: Increase public transit ridership and ridesharing participation throughout the community.

Measure 8.1: Transportation Demand Management

Adopt and phase a citywide transportation demand management (TDM) ordinance by 2015, building on recommendations of the Transit Area Specific Plan, and establish a funding mechanism to pay for the costs of the program.

Actions

A. Expand existing rideshare programs to require mandatory inclusion of ridesharing in employer TDM programs and preferential parking for rideshare vehicles.

B. Allow proximity to BART to support TDM requirements for new development.

C. Offer density bonuses for exceeding minimum TDM requirements.

Measure 8.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -440

Participation Metrics: 6,010 single-occupant commuters (25%) participate in rideshare program

Measure 8.2: Car-Share Programs

Support development of a car-share program for local residents.

Actions

A. Work with City Car Share or other non-governmental organizations and/or businesses to provide car-sharing resources and information.

Measure 8.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -3,790

Participation Metrics: 3,610 single-occupant commuters (15%) participate in car-share program

Measure 8.3: Transit Education and Outreach

Promote the use of public transit through education.

Actions

A. Through the City's Bicycle and Pedestrian Advisory Commission, work with BART and other transit providers to promote public transit.

Measure 8.3: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive of Measure 6.1

Participation Metrics: Supportive of Measure 6.1

Measure 8.4: Regional Transit Use

Encourage existing public transit options that provide effective links to the Bay Area region, including the Santa Clara Valley Transportation Authority and connections to the Altamont Commuter Express.

Actions

A. Ensure development of new areas is supported by the necessary levels of transportation infrastructure and support.

B. Continue to work with regional transportation partners to expand existing connector routes, increase service, and improve stops.

C. Continue to participate in ongoing regional transportation processes to advocate for continued transit service to Milpitas.

Measure 8.4: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive of Measure 6.1

Participation Metrics: Supportive of Measure 6.1

Goal 9: Ensure an efficient public and private parking system communitywide.

Measure 9.1: Unbundled Parking Costs

Unbundle parking costs from housing and nonresidential building costs.

Measure 9.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Actions

A. Revise development standards for multi-family and mixed-uses to separate parking costs from the cost to rent, purchase, or lease residential and nonresidential buildings to incentivize use of alternative transportation modes.

Measure 9.2: Nonresidential Parking Requirements

Reduce minimum parking requirements for nonresidential development.

Measure 9.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Actions

A. Revise development standards to create incentives to reduce the minimum parking requirements for new nonresidential buildings in Milpitas (for example: allow for a reduction in parking in exchange for additional green plaza areas and opportunities for alternative transportation).

Goal 10: Provide and support expansion of infrastructure for low-emitting and fuel-efficient vehicles.

Measure 10.1: Parking for Low-Emissions Vehicles

Revise parking standards for public and nonresidential development to include designated stalls for low-emissions, fuel-efficient vehicles and carpool/vanpool vehicles.

Actions

A. Revise development standards.

B. Provide materials to support developers in obtaining and providing charging stations.

C. Investigate the possibility of facilitating a large-scale group buy of charging stations and other equipment on behalf of developers.

D. Provide a parking reduction ratio of one-to-one for every percentage of total parking spots designated for low-emitting, fuel-efficient vehicles.

E. Pre-wire stalls for electric vehicle charging stations for 2% of new parking capacity.

Measure 10.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -2,800

Participation Metrics: 1,220 new parking spaces (19% of businesses) established as vehicle charging spaces

Measure 10.2: Alternative Fueling Stations

Ensure alternative fueling stations are encouraged and allowed through land use designations that currently permit gas fueling stations.

Actions

A. Identify opportunities and suitable locations for new stations.

B. Revise development standards.

Measure 10.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Measure 10.3: Electric Vehicle Partnerships

Partner with the Bay Area Air Quality Management District, Joint Venture Silicon Valley, and the Silicon Valley Clean Cities Coalition to pursue funding for plug-in hybrid and electric vehicle deployment projects in the city.

Measure 10.3: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Actions

A. Work with partner agencies to seek grant funding through state and regional partnerships to fund fleet conversions to electric vehicles.

Measure 10.4: Residential Electric Vehicle Charging

Facilitate plug-in hybrid and electric vehicle charging stations for homes by promoting funding opportunities and streamlining permit procedures, including establishing maximum time frames for permit processing and simplified permit procedures.

Measure 10.4: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -790

Participation Metrics: 1,100 new homes (38%) pre-wired for electric vehicles

Actions

A. Create a guide/brochure for plug-in hybrid and electric vehicle home charger installations.

B. Simplify electrical and building permit procedures for plug-in hybrid and electric vehicle charging stations.

C. Create an online permit application process for home charging stations.

D. Work with regional partners to provide educational information.

Measure 10.5: BART Station Pedestrian Circulator

Investigate the feasibility of a pedestrian circulator around the BART station.

Measure 10.5: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): Supportive Measure – Not Estimated

Participation Metrics: Supportive Measure – Not Applicable

Actions

A. Study the feasibility of a pedestrian circulator around the BART station.

B. Pursue funding sources from BART, VTA and/or Metropolitan Transportation Commission.

Solid Waste

Goal 11: Reduce waste generation in the community by 2020.

Most waste is sent to the landfill, decomposes, and emits methane gas over time. Providing additional opportunities to recycle and compost can reduce the amount of waste disposed and associated GHG emissions.

The reductions reported for Measure 11.1 comprise the individual contributions of Actions A through E, as each action focuses on different types of solid waste reduction. Actions A and B quantify reductions from food waste collection, Action C focuses on yard waste and other waste types that can be turned into mulch material, and Action D addresses construction and demolition materials, such as pressure-treated wood and other inert materials. Action E addresses reductions from all remaining types of waste diversion, such as paper and cardboard.

Measure 11.1: Waste Diversion

Work with regional partners to increase the diversion of solid waste to 75% as required under AB 341.

Measure 11.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -9,200

Participation Metrics: 6,020 households and businesses (25%) participate in food waste collection program

40% of new construction projects participate in construction and demolition collection

Actions

A. Support the expansion of existing food waste and composting collection routes in order to provide composting services for interested residents and businesses.

B. Encourage local restaurants to compost food and provide compostable to-go containers.

C. Work with Republic Services to determine the feasibility of expanding composting and recycling services.

D. Amend the building demolition permit requirements and adopt a comprehensive construction and demolition ordinance to reach a 75% diversion rate.

E. Partner with waste providers to expand the diversion of other solid waste, including non-food and non-construction and demolition waste.

Off-Road Equipment

Goal 12: Support the expansion and use of clean technology off-road equipment.

Measure 12.1: Lawn and Garden Equipment

Support a community-wide transition to cleaner outdoor lawn and garden equipment.

Actions

A. Promote regional and state rebates for appliance improvements.

B. Support the BAAQMD's efforts to reestablish a voluntary exchange program for residential lawn mowers and backpack-style leaf blowers.

C. Require new buildings to provide accessible exterior electrical outlets to charge electric-powered lawn and garden equipment.

Measure 12.1: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -250

Participation Metrics: 680 conventional leaf blowers (35%) and 2,670 conventional lawn mowers (35%) replaced with electric versions

Measure 12.2: Construction Best Management Practices

Encourage construction projects to comply with BAAQMD performance-based best management practices.

Actions

A. The City will encourage new development to comply with applicable BAAQMD best management practices that reduce GHGs, including use of alternative-fueled vehicles and equipment, use of local recycled materials, and recycling of construction or demolition materials.

Measure 12.2: Implementation Metrics

2020 GHG Reduction ($MTCO_2e$): -4,010

Participation Metrics: 40% of construction equipment comply with applicable best management practices

5. Reviewing Projects

This chapter identifies the mechanisms the City will use to achieve performance targets for reduction measures identified in **Chapter 4**, consistent with State CEQA Guidelines Section 15183.5(b)(1)(D) and BAAQMD CEQA Air Quality Guidelines Section 4.

Applicability

For discretionary projects seeking to use CEQA streamlining provisions, the City may require measures in this CAP as mandatory conditions of approval or as mitigation identified in a mitigated negative declaration or in an environmental impact report, as feasible, on a project-by-project basis. This approach allows the City to ensure that new development can benefit from CEQA streamlining provisions while also ensuring that the City can achieve the reduction targets outlined in this plan.

Furthermore, as a programmatic tiering document under CEQA, the CAP will be the City's one-stop shop for greenhouse gas analysis and mitigation under CEQA. This CAP does not identify measures as mandatory or voluntary. Rather, the City will ensure appropriate use of the CAP for CEQA streamlining by maintaining the prerogative to identify appropriate mandatory and voluntary measures to integrate into project design or mitigation. The City will recommend inclusion of all feasible and applicable measures on a project-by-project basis. The City will use the development checklist described below to identify appropriate measures. City staff will also work with project applicants to determine the appropriate use of the CEQA benefits of the Climate Action Plan.

Development Checklist

To determine whether new development projects comply with the CAP, City staff will use the checklist in **Appendix C** for discretionary projects subject to CEQA.

6. Monitoring Progress

Monitoring Progress

This chapter identifies the procedures the City will use to monitor implementation of the CAP and presents methods for evaluating the effectiveness of CAP measures, as well as potential reasons to reevaluate reduction measures in the future. These procedures are consistent with State CEQA Guidelines Section 15183.5(b)(1)(E) and BAAQMD Guidelines Section 4. This chapter also identifies the standards the City will implement on a case-by-case basis and presents initial milestones the City must accomplish to begin using the CAP as a basis for project-level CEQA review.

Assessing Implementation

Reducing GHG emissions by 15% below baseline 2005 levels is an ambitious task. This section outlines a path for the City to monitor progress and summarizes the GHG reductions that will occur through implementation of the CAP. To ensure the success of this Climate Action Plan, the City will integrate CAP goals, measures, and actions into other local and regional plans, programs, and activities. As the City moves forward with Zoning Code updates, specific plans, Housing Element updates, and other planning efforts, staff will ensure that these efforts support and are consistent with the CAP.

Implementation Programs

Implementing the CAP will require City leadership to execute these measures and report on their progress. This plan identifies the responsible department for each measure and offers time frames for implementing each strategy. Lastly, successful implementation requires regular reporting. Staff will monitor progress toward implementing the CAP on an annual basis and report progress to the City Council each year. Developing an implementation and monitoring tool will assist the City to track progress.

The following implementation programs will ensure the City can realize the benefits of the CAP.

Implementation Program 1: Monitoring

Annually monitor and report progress toward achieving the reduction target.

Actions

A. Prepare an annual progress report for City Council review and consideration.

B. Utilize the monitoring and reporting tool to assist with annual reports.

C. Identify key staff responsible for annual reporting and monitoring.

IMPLEMENTATION PROGRAM 2: UPDATE THE GREENHOUSE GAS EMISSIONS INVENTORY AND CLIMATE ACTION PLAN

UPDATE THE BASELINE GREENHOUSE GAS EMISSIONS INVENTORY AND CLIMATE ACTION PLAN EVERY FIVE YEARS.

Actions

A. Prepare an inventory of 2010 community-wide and municipal GHG emissions no later than 2017.

B. Update the CAP no later than 2017 to incorporate the 2010 inventory and to reflect adoption of new technologies, programs, and policies to reduce GHG emissions.

C. Consider updating and amending the CAP as necessary, should the City find that specific reduction measures are not achieving intended GHG emissions reductions.

IMPLEMENTATION PROGRAM 3: COLLABORATIVE PARTNERSHIPS

CONTINUE TO DEVELOP PARTNERSHIPS THAT SUPPORT IMPLEMENTATION OF THE CLIMATE ACTION PLAN.

Actions

A. Continue formal memberships and participation in local and regional organizations that provide tools and support for energy efficiency, energy conservation, GHG emissions reductions, adaptation, education, and implementation of this plan.

IMPLEMENTATION PROGRAM 4: FUNDING SOURCES

SECURE NECESSARY FUNDING TO IMPLEMENT THE CLIMATE ACTION PLAN.

Actions

A. Identify funding sources for reduction measures as part of annual reporting.

B. Ensure implementation by including emissions reduction objectives in department budgets starting in fiscal year 2014/2015, the capital improvement program, and other City plans as appropriate.

C. Pursue local, regional, state, and federal grants as appropriate to support implementation.

IMPLEMENTATION PROGRAM 5: ECONOMIC DEVELOPMENT & SUSTAINABILITY MANAGER

CREATE AN ECONOMIC DEVELOPMENT & SUSTAINABILITY MANAGER POSITION.

A. Create a full-time position to implement both economic and sustainability objectives, acting as the responsible liaison between City government, residents, and businesses for growth objectives and those identified in this plan.

B. Designate the Economic Development & Sustainability Manager as the responsible agent to monitor new resources that may become available through CAP implementation, such as funding that may soon be available through the state's cap-and-trade program.

C. Allocate job-hours to the Economic Development & Sustainability Manager to develop strategies described in this CAP and integrate them with the City's economic development objectives.

D. Task the Economic Development & Sustainability Manager with tracking grant and funding opportunities to support sustainability and climate action programs and energy efficiency development activities.

E. Designate the Economic Development & Sustainability Manager with the responsibility of working with departments to integrate CAP considerations into the City's operating budget and capital improvement plans.

F. Direct the Economic Development & Sustainability Manager to coordinate project activities with other City departments and external agencies to provide policy and technical support on sustainability and climate action issues.

IMPLEMENTATION PROGRAM 6: DEVELOPMENT CHECKLIST

UPDATE THE CLIMATE ACTION PLAN DEVELOPMENT CHECKLIST (APPENDIX C) AS NECESSARY TO REFLECT LESSONS LEARNED THROUGH PROJECT STREAMLINING.

Actions

A. Work with residents and developers to utilize the development checklist for CEQA streamlining.

B. Monitor state and BAAQMD actions to identify future changes and modifications to the state or BAAQMD CEQA guidelines that affect implementation of the CAP.

C. Work with the BAAQMD to ensure new guidelines are integrated in the development checklist.

D. Create and distribute to regional partners a case study highlighting the benefits, lessons learned, and customer feedback discovered through implementation of the development checklist.

IMPLEMENTATION PROGRAM 7: GENERAL PLAN ANNUAL REPORTING

INTEGRATE CLIMATE ACTION PLAN MONITORING AND REPORTING FINDINGS INTO GENERAL PLAN ANNUAL REPORTING.

A. Use the reporting function of the Implementation and Monitoring Tool to summarize and report annual reductions from implementation of CAP measures as part of the annual report to the City Council on General Plan implementation.

6. Monitoring Progress

Evaluating the Plan

The matrix in **Table 6-1** contains key metrics and information to support successful implementation of the CAP. The matrix presents a time frame, responsible department, and existing City policies that support each measure. Time frames presented in the table correlate to the following periods:

- Near-Term (0–2 years)
- Mid-Term (2–5 years)
- Long-Term (5–7 years)

The following list summarizes abbreviations used to describe policies or programs in related planning documents.

- HE – General Plan Housing Element (2010)
- MSP – Midtown Specific Plan (2008)
- TASP – Transit Area Specific Plan (2008)
- GBR – Green Building Regulations (2009)
- EDP – Milpitas Economic Development Plan (2005)
- RIP – 2005–2010 Redevelopment Implementation Plan: Mid-Cycle Update (2008)
- RDA – Amended and Restated Redevelopment Plan for Project Area No. 1 (2010)
- OSECE – General Plan Open Space & Environmental Conservation Element (1994)
- BMP – Bikeways Master Plan (2009)
- LUE – General Plan Land Use Element (1994)
- CBTP – Santa Clara Valley Transit Authority Community Based Transportation Plan (2008)

Table 6-1: Implementation Plan

Measure		Time Frame	Responsible Department	Existing City Policies	Potential Regional Programs, Example Partners	Resources
1.1	Residential Energy Audits in Older Homes	Near-Term	Planning & Neighborhood Services	HE Policy B-3 HE Policy F-1.1 HE Policy F-1.2 HE Policy F-1.4	Retrofit Bay Area (Energy Upgrade CA)	www.energyupgradeca.org/county/santa_clara
1.2	Energy Upgrade California	Near-Term	Planning & Neighborhood Services	HE Policy F-1.1 HE Policy F-1.2 HE Policy F-1.4	Retrofit Bay Area (Energy Upgrade CA)	www.energyupgradeca.org/county/santa_clara

6. Monitoring Progress

Measure		Time Frame	Responsible Department	Existing City Policies	Potential Regional Programs, Example Partners	Resources
1.3	Discretionary Project Review	Mid-Term	Planning & Neighborhood Services	None		
1.4	Energy Benchmarking	Mid-Term	Planning & Neighborhood Services	None	PG&E Pacific Energy Center classes on benchmarking	www.pge.com/pec/
1.5	Urban Cooling	Mid-Term	Planning & Neighborhood Services	HE Policy F-1.2 MSP Policy 6.11	Cool California resources	www.coolcalifornia.org/cool-roofs
1.6	Smart Grid Integration	Long-Term	Planning & Neighborhood Services	TASP Policy 5.6	PG&E Emerging Technology Program	www.etcc-ca.com/
1.7	Appliance Upgrades	Mid-Term	Planning & Neighborhood Services	None	PG&E appliance rebate portal	www.pge.com/myhome/saveenergymoney/moneysaver/
1.8	Online Energy Monitoring	Near-Term	Planning & Neighborhood Services	TASP Policy 5.6	PG&E Emerging Technology Program	www.etcc-ca.com/
2.1	Energy Efficiency in New Development	Near-Term	Building & Safety, and Planning & Neighborhood Services	HE Policy F-1.3 HE Policy F-1.6 TASP Policy 5.7 TASP Policy 5.9	CALGreen Building Code, LEED, USGBC	http://www.energy.ca.gov/greenbuilding/ http://new.usgbc.org/
3.1	Renewable Energy in New Development	Near-Term	Planning & Neighborhood Services	MSP Policy 6.11 GBR II-20-3.01 TASP Policy 5.7 EDP Objective 4A.1	California Solar Initiative	http://www.gosolarcalifornia.ca.gov/
3.2	Group Purchasing of Renewable Energy	Mid-Term	Planning & Neighborhood Services	EDP Objective 4A.1	Joint Venture Silicon Valley SV-REP, Solar America Cities	http://www.jointventure.org, http://www.nrel.gov/docs/fy11osti/49930.pdf
3.3	Voluntary Renewable Energy	Mid-Term	Planning & Neighborhood Services	None	California Solar Initiative, Cool California	http://www.gosolarcalifornia.ca.gov/, http://www.nrel.gov/docs/fy11osti/49930.pdf

6. Monitoring Progress

Measure		Time Frame	Responsible Department	Existing City Policies	Potential Regional Programs, Example Partners	Resources
3.4	Municipal Best Practices in Renewable Energy	Near-Term	Planning & Neighborhood Services	None	Solar America Cities	http://www.nrel.gov/docs/fy11osti/49930.pdf
3.5	Model Power Purchase Agreement	Long-Term	Planning & Neighborhood Services	None	US Department of Energy	www1.eere.energy.gov/wip/solutioncenter/financialproducts/ppa.html
4.1	Tiered Water Rates	Near-Term	Finance	MSP Policy 6.2	Bay Area Water Supply and Conservation Agency partnership	http://bawsca.org/
4.2	Recycled Water	Long-Term	Planning & Neighborhood Services, Engineering and Public Works	MSP Policy 6.4 TASP Policy 6.18 TASP Policy 6.20 TASP Policy 6.21	South Bay Water Recycling Program	
5.1	Increased Densities	Long-Term	Planning & Neighborhood Services	MSP Goal 2 MSP Policy 3.4 MSP Policy 3.10 MSP Policy 3.20 TASP Policy 4.69 TASP Policy 4.71 LUE Policy 2.a-1-24 HE Policy D-3 RIP Community Design 1	Urban Land Institute San Francisco Planning + Urban Research Association (SPUR) Local Government Commission	http://opr.ca.gov/s_infilldevelopment.php
5.2	Urban Plazas	Long-Term	Planning & Neighborhood Services	RIP Community Design 2 MSP Goal 3 MSP Policy 7.11 RDA-1 Item 9 TASP Policy 4.33 TASP Policy 4.73	Urban Land Institute San Francisco Planning + Urban Research Association (SPUR) Local Government Commission	http://opr.ca.gov/s_infilldevelopment.php
5.3	Open Space	Long-Term	Parks & Recreation, Planning & Neighborhood Services	LUE 2.a-I-15 LUE 2.a.I-16 MSP Policy 3.24 OSECE 4.a.I-2 TASP Policy 3.39	Greenbelt Alliance	http://opr.ca.gov/s_urbanforestry.php

6. Monitoring Progress

Measure		Time Frame	Responsible Department	Existing City Policies	Potential Regional Programs, Example Partners	Resources
6.1	Transit Density	Long-Term	Planning & Neighborhood Services, Engineering and Public Works	TASP Policy 4.54, 4.70 HE Policy D-3 HE Policy F-1.5 MSP Policy 3.4	Regional BART network	http://www.bart.gov/
6.2	BART-Friendly Environment	Long-Term	Planning & Neighborhood Services	TASP Policy 4.9	Regional BART network	http://www.bart.gov/
6.3	Dense and Centralized Development	Long-Term	Planning & Neighborhood Services	RIP Land Use 3 RIP Transportation 4		http://opr.ca.gov/s_infilldevelopment.php
6.4	Regional Arterials	Mid-Term	Planning & Neighborhood Services, Engineering and Public Works	LUE 3.b-G-1 TASP Policy 3.10	City of San Jose	http://www.sanjoseca.gov/transportation/supportFiles/tlsp/TLSP_APPLICATION.pdf
7.1	Expanded City Parks	Mid-Term	Parks & Recreation, Planning & Neighborhood Services	None	Greenbelt Alliance	http://opr.ca.gov/s_urbanforestry.php
7.2	Complete Streets	Long-Term	Planning & Neighborhood Services	TASP Policy 3.14 TASP Policy 4.60 TASP Policy 4.61 TASP Policy 4.9	ABAG, One Bay Area	onebayarea.org/file10013.html
7.3	Bikeways Master Plan Infrastructure	Mid-Term	Planning & Neighborhood Services, Engineering and Public Works	BMP Objective 1-3 BMP Goal 3 BMP Objective 3-2 BMP Objective 5-1 BMP Objective 5-2 BMP Objective 7-1 BMP Objective 8-1 BMP Objective 8-2 RIP Circulation 2 EDP Objective 2A.1 MSP Policy 4.2		http://www.opr.ca.gov/news.php?id=22

Measure		Time Frame	Responsible Department	Existing City Policies	Potential Regional Programs, Example Partners	Resources
7.4	Bikeways Master Plan Outreach	Near-Term	Planning & Neighborhood Services	BMP Objective 1-1 BMP Objective 2-2 BMP Objective 2-1 BMP Objective 3-1 BMP Objective 4-1 BMP Objective 4-2 BMP Objective 4-3 BMP Objective 4-4 BMP Objective 6-1 BMP Objective 6-2 BMP Objective 7-2	Bicycle Pedestrian Advisory Commission and Silicon Valley Bicycle Coalition	http://bikesiliconvalley.org/education
7.5	Bicycle Parking	Mid-Term	Parks & Recreation, Planning & Neighborhood Services	None	Bicycle Pedestrian Advisory Commission	bikesiliconvalley.org/
8.1	Transportation Demand Management	Long-Term	Planning & Neighborhood Services	TASP Policy 3.16	San Francisco's TDM partnerships	http://onebayarea.org/regional-initiatives/climate-initiatives-program/Innovative-Grants/Integrated-Public-Private-Transportation-Demand-Management-Project.html
8.2	Car-Share Programs	Long-Term	Planning & Neighborhood Services	None	City Car Share	https://www.citycarshare.org/
8.3	Transit Education and Outreach	Near-Term	Public Works	CBTP Transportation Amenities 9 CBTP Transportation Amenities 11 CBTP Transportation Amenities 12		http://opr.ca.gov/s_transportation.php

Measure		Time Frame	Responsible Department	Existing City Policies	Potential Regional Programs, Example Partners	Resources
8.4	Regional Transit Use	Near-Term	Public Works	CBTP Transit Services 1 CBTP Transit Services 3 CBTP Transit Services 4 CBTP Transit Services 5 CBTP Transit Services 6 CBTP Transportation Amenities 7 CBTP Transportation Amenities 8 RDA-1 Goal/Objective 11	Santa Clara Valley Transportation Authority (VTA)	http://www.vta.org/
9.1	Unbundled Parking Costs	Near-Term	Planning & Neighborhood Services	None	MTC	http://mtc.ca.gov/
9.2	Nonresidential Parking Requirements	Near-Term	Planning & Neighborhood Services	MSP Policy 4.24		
10.1	Parking for Low-Emissions Vehicles	Long-Term	Planning & Neighborhood Services	TASP Policy 3.34		opr.ca.gov/docs/Draft2012ZEVActionPlan(09-21-12).pdf
10.2	Alternative Fueling Stations	Mid-Term	Planning & Neighborhood Services	None	BAAQMD	http://www1.eere.energy.gov/cleancities/alternative_fuel_market_projects.html
10.3	Electric Vehicle Partnerships	Mid-Term	Planning & Neighborhood Services	None	BAAQMD and Electric Auto Association - Silicon Valley Chapter	eaasv.org/

Measure		Time Frame	Responsible Department	Existing City Policies	Potential Regional Programs, Example Partners	Resources
10.4	Residential Electric Vehicle Charging	Long-Term	Building & Safety, and Planning & Neighborhood Services	None		http://www.baaqmd.gov/Divisions/Strategic-Incentives/Bay-Area-EV-Ready/EV-Charge.aspx
10.5	BART Station Pedestrian Circulator	Long-Term	Planning & Neighborhood Services	CE 3.d-G-7	BART,VTA, MTC	
11.1	Waste Diversion	Long-Term	Building & Safety, and Planning & Neighborhood Services	None	Local Waste Haulers, CalRecycle Mandatory Commercial Recycling Ordinance	http://www.calrecycle.ca.gov/climate/recycling/
12.1	Lawn and Garden Equipment	Near-Term	Planning & Neighborhood Services	None	BAAQMD	http://www.baaqmd.gov/Divisions/Strategic-Incentives/Off-Road-Vehicles.aspx
12.2	Construction Best Management Practices	Mid-Term	Planning & Neighborhood Services	None	BAAQMD	http://www.baaqmd.gov/Divisions/Strategic-Incentives/Off-Road-Vehicles.aspx

IMPLEMENTATION AND MONITORING TOOL

The City will use the implementation matrix presented in **Table 6-1**, as well as the implementation and monitoring tool developed in tandem with this CAP, to track, monitor, and update the plan. As the City reports implementation progress, staff will evaluate the effectiveness of each measure to ensure anticipated GHG reductions are occurring. In the event that GHG reductions do not occur as expected, the City can modify or add additional policies to the CAP to ensure the City meets the local reduction target. Ongoing implementation, monitoring, and modification of the measures will enable the City to meet its reduction target.

7. GLOSSARY

Assembly Bill (AB) 32, California Global Warming Solutions Act of 2006: Establishes a comprehensive program of regulatory and market mechanisms to achieve real, quantifiable, cost-effective reductions of greenhouse gases for the State of California. AB 32 designates the California Air Resources Board (CARB) as the responsible agency for monitoring and reducing statewide GHG emissions to reduce emissions to 1990 levels by 2020.

Assembly Bill (AB) 811: Authorizes all cities and counties in California to designate areas within which willing property owners may finance the installation of distributed renewable energy generation, as well as energy efficiency improvements, through low-interest loans. These financing programs are commonly referred to as Property Assessed Clean Energy (PACE) programs.

Assembly Bill (AB) 939: Establishes a goal of achieving a statewide waste diversion rate of 50% and requires cities and counties to divert a minimum of 50% of their waste stream for reuse or recycling.

Assembly Bill (AB) 1881: Requires local agencies to adopt a water-efficient landscape ordinance, limiting the amount of water used for landscaping purposes.

Association of Bay Area Governments (ABAG): The regional planning agency for the nine counties and 101 incorporated cities in the San Francisco Bay Area.

Buildout; Build-out: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Business-as-Usual (BAU): A business-as-usual projection forecasts greenhouse gas emissions without regulatory or technical intervention to reduce GHG emissions.

California Air Resources Board (CARB): A division of the California Environmental Protection Agency charged with protecting public health, welfare, and ecological resources through the reduction of air pollutants.

California Environmental Quality Act (CEQA): A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before action can be taken on the proposed project. General plans require the preparation of a program EIR.

California Green Building Standards Code (CALGreen): The 2010 California Green Building Standards Code, commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the Department of Housing and Community Development. The CALGreen standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. CALGreen also provides voluntary tiers and measures that local governments may adopt that encourage or require additional measures in the five green building topics.

7. GLOSSARY

California Solar Initiative (CSI): Allows the California Public Utilities Commission (CPUC) to provide incentives to install solar technology on existing residential, commercial, nonprofit, and governmental buildings if they are customers of the state's investor-owned utilities: Pacific Gas & Electric (PG&E), San Diego Gas & Electric (SDG&E), or Southern California Edison (SCE).

Carbon Dioxide (CO_2): A colorless, odorless gas that occurs naturally in the earth's atmosphere. Significant quantities are also emitted into the air by fossil fuel combustion.

Carbon Dioxide Equivalent (CO_2e): A metric measure used to compare the emissions from various greenhouse gases based on their global warming potential (GWP).The carbon dioxide equivalent for a gas is derived by multiplying the tons of the gas by the associated GWP.

Car Sharing: A type of car rental where people rent cars for short periods of time, often by the hour.

Clean Car Fuel Standards (AB 1493, Pavley): Signed into law in 2002 and commonly referred to as Pavley standards. Requires carmakers to reduce GHG emissions from new passenger cars and light trucks beginning in 2011. CARB anticipates that the Pavley standards will reduce GHG emissions from new California passenger vehicles by about 22% in 2012 and about 30% in 2016, all while improving fuel efficiency and reducing motorists' costs.

Climate Action Plan (CAP): Strategic plans that establish policies and programs for reducing (or mitigating) a community's greenhouse gas emissions and adapting to the impacts of climate change.

Climate Change (also referred to as global climate change): The term "climate change" is sometimes used to refer to all forms of climatic inconsistency, but because the earth's climate is never static, the term is more properly used to imply a significant change from one climatic condition to another. In some cases, climate change has been used synonymously with the term "global warming"; scientists, however, tend to use the term in the wider sense to also include natural changes in climate.

Climate Change Mitigation: A technical or behavioral intervention to reduce the sources of greenhouse gas emissions in order to reduce the potential effects of climate change.

Climate Zone: The California Energy Commission (CEC) has classified the distinct climates throughout California by climate zone to recognize the variability in energy use based on local weather patterns. The CEC uses these climate zones to determine energy budgets for new and renovated buildings and prescriptive packages for each climate zone to ensure that they meet the State's Title 24 energy efficiency standards.

Co-Benefits: An additional benefit occurring from the implementation of a GHG reduction measure that is not directly related to reducing greenhouse gas emissions.

Complete Streets: Complete streets policies ensure that transportation planners and engineers consistently design and operate the entire roadway with all potential users in mind. This includes private vehicles, bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities. In 2007, the State of California adopted AB 1358, which directs the legislative body of a city or county, upon revision of the circulation element of its general plan, to identify how the jurisdiction will provide for the routine accommodation of all users.

7. GLOSSARY

Construction and Demolition Waste (C&D): C&D materials consist of the waste generated during the construction, demolition, or renovation of buildings, roads, and other construction projects. C&D materials may include heavy, bulky materials such as concrete, glass, wood, and metal, among other materials.

Energy Conservation: Reducing energy waste, such as turning off lights, heating, and motors when not needed.

Energy Efficiency: Doing the same or more work with less energy, such as replacing incandescent light bulbs with compact fluorescent light bulbs or buying an Energy Star appliance to use less energy for the same or greater output.

Energy Efficiency Standards (Title 24, Part 6): Title 24 standards were first adopted in 1978 and established minimum energy efficiency standards for residential and nonresidential buildings. These standards are updated continually by providing more stringent energy budgets for new buildings in an effort to reduce California's energy consumption.

Energy Star: A joint program of the US Environmental Protection Agency and the US Department of Energy to provide consumers with information and incentives to purchase the most energy efficient products available.

Energy Star Portfolio Manager: An online management tool that allows nonresidential building owners and tenants to track and assess energy and water use over time. Benchmarking energy and water use allows building owners to identify investment priorities, determine underperforming buildings, and verify efficiency improvements.

Environmental Impact Report (EIR): A report required by the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action or project. See California Environmental Quality Act (CEQA).

Global Warming Potential (GWP): An index used to translate the level of emissions of various gases into a common measure in order to compare the relative potency of different gases without directly calculating the changes in atmospheric concentrations. Greenhouse gases are expressed in terms of carbon dioxide equivalent. Global warming potentials are expressed in terms relative to carbon dioxide, which has a global warming potential of 1.

Green Building: Sustainable or "green" building is a holistic approach to design, construction, and demolition that minimizes the building's impact on the environment, the occupants, and the community. See the California Green Building Standards Code (CALGreen) for green building regulations in California.

Greenhouse Gas or Greenhouse Gases (GHG): Gases that cause heat to be trapped in the atmosphere, warming the earth. Greenhouse gases are necessary to keep the earth warm, but increasing concentrations of these gases are implicated in global climate change. Greenhouse gases include all of the following: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The majority of greenhouse gases come from natural sources, although human activity is also a major contributor.

7. GLOSSARY

Greenhouse Gas Inventory: Provides estimates of the amount of GHGs emitted to and removed from the atmosphere by human activities. A city or county that conducts an inventory looks at both community emission sources and emissions from government operations. A base year is chosen and used to gather all data from that year. Inventories include data collection from such things as vehicle miles traveled (VMT), energy usage from electricity and gas, and waste. Inventories include estimates for carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs), which are referred to as the six Kyoto gases.

Green Waste: Refers to lawn, garden, or park plant trimmings and materials and can be used in home composters or picked up curbside by municipal waste haulers.

Greywater: Wastewater collected from showers, bathtubs, bathroom sinks, and clothes washing machines that is reused on site for irrigation purposes.

Low Carbon Fuel Standard (LCFS): An executive order from former Governor Schwarzenegger, the Low Carbon Fuel Standard established the goal of reducing the carbon intensity of transportation fuels in California by 10% by 2020.

Metropolitan Planning Organization (MPO): A federally funded transportation planning organization comprising representatives from local government agencies and transportation authorities.

Mixed Use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A single site may include contiguous properties.

Recycled Water: Wastewater from tubs, toilets, and sinks inside homes and offices that is cleaned through a treatment process, producing non-potable water that is safe for landscapes, raw vegetable crops, and agricultural crops.

Reduction Measure: A goal, strategy, program, or set of actions that target and reduce a specific source of greenhouse gas emissions.

Regional Transportation Plan (RTP): A long-term blueprint of the region's transportation systems. The RTP is a federally mandated comprehensive long-range regional planning document that identifies the region's transportation needs, sets forth an action plan of projects, determines actions and programs to address the needs and issues, and documents the financial resources needed to implement the RTP.

Renewable Energy: Energy from sources that regenerate and are less damaging to the environment, such as solar, wind, biomass, and small-scale hydroelectric power.

Renewables Portfolio Standard (RPS): A regulation requiring utility companies in California to increase the production of renewable energy from solar, wind, or biomass, or geothermal sources.

Senate Bill (SB) X7-7: Passed in 2009, SB X7-7 requires the state to achieve a 20% reduction in per capita water use by 2020. This law also requires local water providers to set an interim 2015 and a final 2020 community-wide target and demonstrate that projected water use is in compliance with that target, otherwise funding will be affected.

7. GLOSSARY

Senate Bill (SB) 97: Requires lead agencies to analyze GHG emissions and climate change impacts under CEQA.

Senate Bill (SB) 375: Directs the metropolitan planning organizations in California to create a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan. The SCS will demonstrate how the region will achieve the 2020 and 2035 GHG reduction targets for the region set by CARB.

Smart Grid: Delivers electricity from suppliers to consumers using two-way digital communications. The smart grid is envisioned to overlay the ordinary electrical grid with an information and net metering system, which includes smart meters. Smart meters will allow consumers to become more aware of their energy use and in the future will allow smart grid enabled appliances to be preprogrammed to operate at a time when electricity costs are lowest.

Sustainability: Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

Sustainable Communities Strategy (SCS): The land use element of each MPO's Regional Transportation Plan as required by SB 375. The SCS will demonstrate how the region will achieve the 2020 and 2035 VMT and GHG reduction targets for the region set by CARB.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Transit-Oriented Development (TOD): A mixed-use residential or commercial area designed to maximize access to transit options.

Transportation Demand Management (TDM) Plan: A voluntary or mandatory program developed by local agencies, large employers, or high traffic commercial services to limit the amount of congestion and pollution related to transportation demand. TDM plans may include incentives, regulations, and education about transportation alternatives.

Unbundled Parking: A parking strategy in which parking spaces are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit.

Urban Heat Island: Describes built-up areas that are hotter than nearby rural areas. On a hot, sunny summer day, roof and pavement surface temperatures can be 50–90°F (27–50°C) hotter than the air, while shaded or moist surfaces remain close to air temperatures. These surface urban heat islands, particularly during the summer, have multiple impacts and contribute to atmospheric urban heat islands. Heat islands can affect communities by increasing summertime peak energy demand, air conditioning costs, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water quality.

Vehicle Miles Traveled (VMT): A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Water Conservation: Reducing water use, such as by turning off taps, shortening shower times, and reducing outdoor irrigation demand.

7. GLOSSARY

Water-Efficient Landscape: Native or low-water-using landscapes. Water-efficient landscapes are required by law in all cities and counties in California to conserve water.

Water Use Efficiency: Replacing older technologies and practices in order to accomplish the same results with less water, for example, by replacing toilets with new high efficiency models and by installing "smart controllers" in irrigated areas.

Zero-Emissions Vehicle (ZEV): A vehicle that does not emit any tailpipe emissions from the on-board source of power. Both electric and hydrogen fuel cell vehicles are classified as ZEVs.

8. REFERENCES

ABAG (Association of Bay Area Governments). 2009. Projections 2009.

———. 2012. Retrofit Bay Area Final Report.

Allied Waste Services. 2011. Participation rates in food composting program. Personal correspondence with Christine Clark.

BAAQMD (Bay Area Air Quality Management District). 2010. GHG Plan Level Quantification Guidance.

———. 2010. History of Air District: 1995–2000. http://www.baaqmd.gov/Divisions/Communications-and-Outreach/News-Media-and-Features/History-of-Air-District-2005/1995--2000.aspx.

———. 2011. Updated California Environmental Quality Act Air Quality Guidelines.

Blake, Cindy. 2009. Rideshare Administrative Assistant. Rideshare Lucky Bucks statistical data, November 3.

BPA (Bonneville Power Administration). 2011. Residential Behavior Based Energy Efficiency Program Profiles 2011. http://www.bpa.gov/Energy/n/pdf/BBEE_Res_Profiles_Dec_2011.pdf.

Brown, Rich, Sam Borgeson, Jon Koomey, and Peter Biermayer. 2008. U.S. Building-Sector Energy Efficiency Potential. Ernest Orlando Lawrence Berkeley National Laboratory, University of California. http://enduse.lbl.gov/info/LBNL-1096E.pdf.

California Air Resources Board, et al. 2010. Local Government Operations Protocol.

California Energy Commission. 2012. Proposed Energy Provisions of the California Green Building Standards Code. http://www.energy.ca.gov/title24/2013standards/green_building/documents/2012-09-20_webinar/2012-09-20_Webinar-Energy_Provisions_of_2013_Title_24_Part_11.pdf.

———. 2012. 2013 Building Energy Efficiency Standards.

California Integrated Waste Management Board. 2006. Targeted Statewide Waste Characterization Study: Waste Disposal and Diversion Findings for Selected Industry Groups.

California Natural Resources Agency. 2009. Amended Guidelines of Implementation of the California Environmental Quality Act.

CAPCOA (California Air Pollution Control Officers Association). 2010. Quantifying Greenhouse Gas Mitigation Measures.

CARB (California Air Resources Board). 2007. Off-Road Software.

———. n.d. Climate Change Draft Scoping Plan – Measure Documentation Supplement. http://www.arb.ca.gov/cc/scopingplan/document/measure_documentation.pdf.

———. n.d. Landfill Emissions Tool. V1.2. http://www.arb.ca.gov/cc/protocols/localgov/localgov.htm

8. REFERENCES

City Car Share. n.d. Bringing Car-Sharing to Your Community. http://www.citycarshare.org/download/CCS_BCCtYC_Long.pdf.

City of Milpitas. 2010. Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2010.

City of San Jose. 2008. Proposition 1B Traffic Light Synchronization Program Application for Traffic Signal Communications and Synchronization Project. http://www.sanjoseca.gov/transportation/supportFiles/tlsp/TLSP_APPLICATION.pdf.

CIWMB (California Integrated Waste Management Board). 2006. Targeted Statewide Waste Characterization Study: Waste Disposal and Diversion Findings for Selected Industry Groups.

CPUC (California Public Utilities Commission). 2011. 4th Quarter 2010 Renewable Portfolio Standard Report.

Donovan, G., and D. Butry. 2009. The value of shade: Estimating the effect of urban trees on summertime electricity use. Energy and Buildings (41): 662–668.

EPA (US Environmental Protection Agency). 2009. Potential for Reducing Greenhouse Gas Emissions in the Construction Sector. http://www.epa.gov/sectors/pdf/construction-sector-report.pdf.

Federal Transit Authority. 2012. 2005 National Transit Database. http://www.ntdprogram.gov/ntdprogram/.

Haight, M. 2005. "Assessing the environmental burdens of anaerobic digestion in comparison to alternative options for managing the biodegradable fraction of municipal solid wastes." Water Science & Technology (52): 553–559.

Hexagon Transportation Consultants, Inc. 2011. Milpitas Climate Action Plan VMT Calculations.

———. 2011. Personal correspondence with At van den Hout.

Itron, Inc. 2007. California Commercial End-Use Survey – Results Page. http://capabilities.itron.com/CeusWeb/Chart.aspx.

KEMA, Inc. 2010. 2009 California Residential Appliance Saturation Study, Volume 2: Results. CEC-200-2010-004.

NREL (National Renewable Energy Laboratory). 2012. PVWatts Calculator. http://www.nrel.gov/rredc/pvwatts/.

Olmsted, Sheila, and Robert Stavins. 2007. "Managing Water Demand: Price Vs. Non-Price Conservation Programs." A Pioneer Institute White Paper. http://www.hks.harvard.edu/fs/rstavins/Monographs_&_Reports/Pioneer_Olmstead_Stavins_Water.pdf.

ORNL (Oak Ridge National Laboratory). 2002. Transportation Energy Data Book: Edition 22. ORNL-6967.

8. REFERENCES

Plug-In Cars. 2010. Nissan LEAF Finally Gets Official EPA Fuel Economy Label. http://www.plugincars.com/nissan-leaf-finally-gets-official-epa-label-106486.html.

Santa Clara Valley Transit Authority, 2010. Short Range Transit Plan. http://www.vta.org/studies/index.html.

SMUD (Sacramento Municipal Utilities District). 2012. "Cool Roofs." https://www.smud.org/en/residential/save-energy/rebates-incentives-financing/cool-roofs.htm. Interpersonal conversation with staff.

Trulia, Inc. 2012. Milpitas Market Trends. http://www.trulia.com/real_estate/Milpitas-California/market-trends/.

US Census Bureau. 2005–2007 American Community Survey 3-Year Estimates.

———. 2012. Quick Facts. http://quickfacts.census.gov/qfd/states/06/0647766.html.

VTPI (Victoria Transport Policy Institute). 2008. TDM Encyclopedia. Ridesharing. http://www.vtpi.org/tdm/tdm34.htm.

APPENDIX A: GREENHOUSE GAS INVENTORY

GREENHOUSE GAS INVENTORY AND FORECAST REPORT

This report provides a detailed presentation of the community-wide greenhouse gas emissions inventory for the City of Milpitas and the estimated changes in those emissions for 2020 and 2035.

PURPOSE

The purpose of this greenhouse gas (GHG) emissions inventory (Inventory) is to identify the major sources of GHG emissions from the community of Milpitas and to provide a baseline against which future progress can be measured in a manner consistent with the direction of the Bay Area Air Quality Management District (BAAQMD). The identification of the major and minor sources of GHG emissions will also help in the process of creating reduction strategies in the CAP that are tailor-made to local emission characteristics.

On June 2, 2010, the BAAQMD's Board of Directors unanimously adopted new California Environmental Quality Act (CEQA) thresholds of significance and guidelines for GHG emissions. The BAAQMD CEQA Guidelines recommend air quality significance thresholds, analytical methodologies, and mitigation measures for cities and counties in the Bay Area to use when preparing air quality impact analyses under CEQA. These analyses are crucial to ensuring that new developments and improvements in the Bay Area do not adversely impact GHG emissions or the region's attainment of Assembly Bill (AB) 32 targets. The BAAQMD CEQA Guidelines include an option for completing a GHG emissions program, called a Qualified Greenhouse Gas Reduction Strategy, at the local government level. After meeting the specific criteria set forth by the BAAQMD to create a strategy, future developments in the jurisdiction would be able to go through a streamlined environmental review process for those projects in compliance with the BAAQMD CEQA Guidelines.

KEY CONCEPTS

The following terms are used throughout and are fundamental to understanding the contents of the Inventory and Forecast:

- **Baseline year:** Emissions are quantified for the baseline year of 2005, an emerging standard in cities across California, consistent with the baseline year definition of AB 32. This baseline year allows the City to track and observe the impact of its actions taken to date on GHG emissions and better inform future strategies.

- **Business-as-usual (BAU):** The scenario on which all forecasts are based. Assumes no specific actions are taken to reduce emissions and growth comes from the expansion of activity and services within Milpitas.

- **Carbon dioxide equivalent (CO_2e):** Represents the three main GHGs (carbon dioxide (CO_2), methane (CH_4), and nitrous oxide (N_2O)) in comparable terms, since all three gases trap heat in the atmosphere differently.

- **Sectors:** Emissions are grouped by the type of activity that generated the emissions, such as transportation, residential energy use, and commercial energy use.

APPENDIX A: GREENHOUSE GAS INVENTORY

LOCAL CONSIDERATIONS

DIRECT WASTEWATER EMISSIONS

The City of Milpitas's wastewater needs are met by the San Jose/Santa Clara Water Pollution Control Plant (Plant) located in San Jose. The wastewater delivered from Milpitas to the Plant produces emissions such as methane and nitrous oxide because of the wastewater treatment process. To show the effect of these potent GHGs on the City's inventory, the emissions were quantified using methods outlined in the Local Government Operations Protocol (LGOP). The formulas used include Equation 10.2, 10.3.2.1, and 10.3. By using service population as the key indicator, in choosing equations which capture process emissions occurring at the Plant, the City of Milpitas is able to accurately report its direct process emissions from wastewater disposal.

LIGHT RAIL METHODS AND SOURCES

The City of Milpitas hosts three Santa Clara Valley Transit Authority (VTA) light rail transit stations with the city limits. With these stations located in Milpitas, residents, employees, and visitors have the opportunity and ability to utilize the VTA's light rail connections to the regional transit system. The emissions associated with the electric light rail infrastructure were included to reflect the amount of ridership resulting from the residents and employees in Milpitas.

Using the total number of VTA light rail boardings, the total number of VTA boardings, and the system-wide miles traveled for the proxy year of 2009, an estimated number of miles traveled on light rail was estimated for Milpitas users. Ridership information came from the VTA's Short Range Transportation Plan adopted in 2010 and the 2005 National Transit Database. Miles traveled on the light rail system were translated to GHG emissions using an energy factor (kWh of electricity per mile) from the Oak Ridge National Laboratory's (ORNL) Transportation Energy Data Book.

POINT SOURCES METHODS AND SOURCES

Stationary, or point source, emissions are identified and quantified in the Inventory but are not included as part of the community-wide inventory results due to the City's limited control over these emissions and the availability of data. Stationary sources in Milpitas emitted 101,480 $MTCO_2e$ in 2009. Data from 2009, as opposed to the baseline year of 2005, was used as it was the earliest available data from the reporting party, the Bay Area Air Quality Management District. The sources of stationary emissions include a landfill gas power plant (accounting for 95% of emissions) and approximately 80 backup power generators at various commercial locations. These emissions are released directly into the atmosphere and do not include indirect emissions sources such as electricity consumption.

APPENDIX A: GREENHOUSE GAS INVENTORY

COMMUNITY INVENTORY SUMMARY

In 2005, Milpitas emitted approximately 744,150 metric tons of carbon dioxide equivalent ($MTCO_2e$). **Table A-1** reports the emissions by sector and ranks the sectors from highest to lowest.

Table A-1: Baseline GHG Emissions by Sector

	2005 $MTCO_2e$	Percentage of Total
Transportation	320,990	43%
Nonresidential Energy	183,800	25%
Point Sources	101,480	14%
Residential Energy	64,230	9%
Solid Waste	54,410	7%
Off-Road Equipment	15,140	2%
Water and Wastewater	2,410	<1%
Light Rail	1,070	<1%
Direct Wastewater	620	<1%
Total*	744,150	100%

** Due to rounding, the total may not equal the sum of component parts.*

Table A-1 reports point source emissions, which include stationary sources and the Newby Island Resource Recovery Park, and direct wastewater emissions. Stationary sources are fixed emitters of air pollutants, such as power plants, stationary generators, petrochemical plants, and other heavy industrial sources. Since stationary source emissions are influenced by market forces beyond the City's local influence and are best regulated by the BAAQMD or through federal and state programs, they are reported in this Inventory for informational purposes only. Similarly, the City has limited control over the operation of the Newby Island Resource Recovery Park and is unable to directly affect the emissions generated from previously generated waste. The baseline inventory is intended to guide future local policy decisions that relate to emissions within the City's influence; therefore, stationary sources, and direct landfill emissions are excluded from all further discussions in this Inventory.

Table A-2 and **Figure A-1** reflect Milpitas's effective baseline of 642,050 $MTCO_2e$. Transportation was the largest sector (320,990 $MTCO_2e$), contributing about 50% of total emissions. Nonresidential energy use is the second largest sector (183,800 $MTCO_2e$, or 29%), followed by residential energy with 64,230 $MTCO_2e$ making up 10% of emissions. The remaining 11% of emissions came from solid waste (54,410 $MTCO_2e$), water and wastewater (2,410 $MTCO_2e$), and light rail (1,070 $MTCO_2e$).

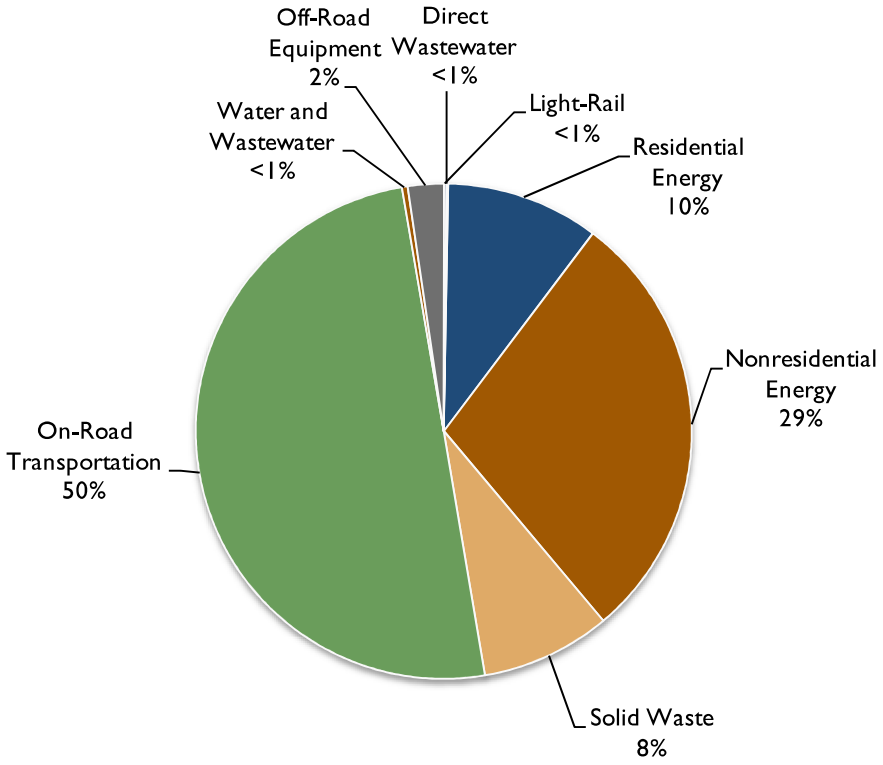
APPENDIX A: GREENHOUSE GAS INVENTORY

Table A-2: Effective Baseline Emissions by Sector

	2005 $MTCO_2e$	Percentage of Total
Transportation	320,990	50%
Nonresidential Energy	183,800	29%
Residential Energy	64,230	10%
Solid Waste	54,410	8%
Off-Road Equipment	15,140	2%
Water and Wastewater	2,410	<1%
Light Rail	1,070	<1%
Total*	642,050	100%

** Due to rounding, the total may not equal the sum of component parts.*

Figure A-1: Effective Baseline Emissions by Sector



BUSINESS-AS-USUAL FORECAST

A business-as-usual (BAU) GHG emissions forecast is a prediction of how GHG emissions will change in the future with anticipated changes in population, commercial activity, and driving patterns. This GHG

emissions forecast of community-wide emissions focuses on three target years: 2010, 2020, and 2035. The 2010 year is analyzed as a proxy for a community-wide inventory and will assist in determining the City's progress in reducing emissions. The 2020 year is estimated for consistency with AB 32 targets. Finally, the year 2035 is studied for consistency with the BAAQMD CEQA Guidelines.

Table A-3 lists the various growth indicators used in the forecasts of Milpitas's community-wide emissions. Growth in waste emissions is based on the total service population of Milpitas, as this includes projected residential, commercial, and industrial growth. Residential energy use is tied to the number of households within city limits for the target years. Similarly, commercial and industrial energy use emissions are assumed to grow with the number of jobs. Transportation is the only sector where more than one source of growth estimation is used. Growth indicators for 2010 and 2020 were provided by Hexagon Transportation Consultants, Inc., and 2035 growth was estimated using countywide figures from the Bay Area Metropolitan Transportation Commission (MTC).

Increases in vehicles miles traveled for 2020 were derived from the Milpitas Travel Forecasting Model (MTFM), a transportation planning tool developed by Hexagon Transportation Consultants, Inc. The MTFM evaluates the traffic impacts anticipated to occur in the future as a result of additional planned development in Milpitas, considering the effects of the City's planning efforts, including policies and programs found in the Transit Area Specific Plan (adopted June 2008) and the Midtown Specific Plan (adopted March 2002, amended October 2008). Significant VMT reductions from future BART ridership based on extending the BART system through Milpitas to San Jose are integrated within the MTFM. In order to highlight the many local benefits of this new ridership, the VMT reductions associated with BART have been removed from the model and are included in CAP Measure 6.1. VMT were provided and calculated on a daily basis. These daily VMT figures were translated into annual VMT using a factor of 347 days per year, provided by the California Air Resources Board, to account for reduced work-related traffic on weekends and holidays.

Table A-3: BAU Forecast Indicators

Growth Indicator	Emissions Sector	2005	2020	2035	Sources
Residents		64,800	82,300	106,000	ABAG 2009
Jobs		47,580	52,550	59,160	ABAG 2009
Service Population (Residents + Jobs)	Waste, Light Rail, Water, Direct Wastewater	112,380	134,850	165,160	ABAG 2009
Households	Residential Energy	17,850	23,090	30,470	ABAG 2009
Employment	Nonresidential Energy	47,580	52,550	59,160	ABAG 2009
Annual VMT	Transportation	697,265,000	799,761,089	940,035,849*	Hexagon, MTC

**VMT for 2035 was derived from countywide figures provided by the MTC*

APPENDIX A: GREENHOUSE GAS INVENTORY

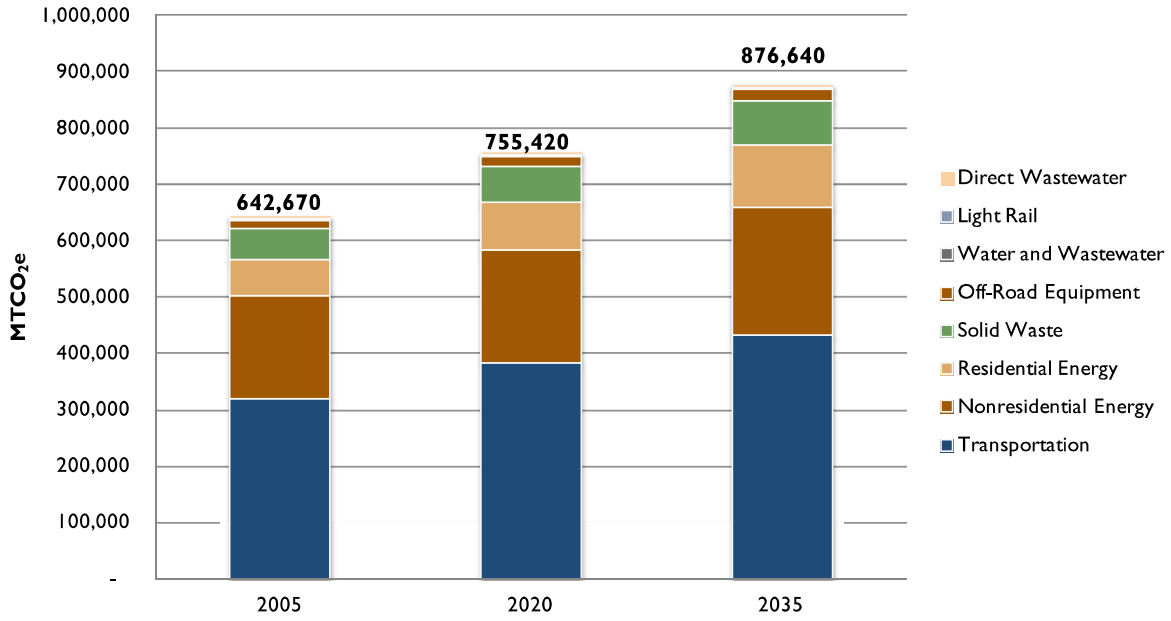
As shown in **Table A-4** and **Figure A-2**, emissions are anticipated to grow 18% from 2005 to 2020. Residential energy emissions are forecast to grow the most among the sectors (39%). The next largest sector would be light rail, followed by transportation, solid waste, and water and wastewater, and direct wastewater, all of which are expected to increase 20%. Many of these increases result from planned residential development in coming years. Emissions in 2035 are expected to grow 37% to 876,640 $MTCO_2e$.

Table A-4: Business-as-Usual Emissions Forecast

	2005 $MTCO_2e$	2020 $MTCO_2e$	2035 $MTCO_2e$
Transportation	320,990	383,630	432,750
Nonresidential Energy	183,800	203,000	228,540
Residential Energy	64,230	83,090	109,650
Solid Waste	54,410	65,290	79,960
Off-Road Equipment	15,140	15,460	19,670
Water and Wastewater	2,410	2,890	3,540
Light Rail	1,070	1,320	1,620
Direct Wastewater	620	740	910
Total*	642,670	755,420	876,640
Percentage Growth	–	18%	37%

** Due to rounding, the total may not equal the sum of component parts.*

Figure A-2: Business-as-Usual Forecast by Sector



APPENDIX A: GREENHOUSE GAS INVENTORY

ADJUSTED BUSINESS-AS-USUAL FORECAST

The adjusted business-as-usual (adjusted BAU) forecast is an estimate of how state actions focused on renewable energy, building energy efficiency, low-GHG transportation fuels, and vehicle fuel efficiency will reduce emissions in Milpitas. This adjustment creates a more realistic estimate of the city's future emissions since the reductions will require little to no effort on behalf of the City. A general overview of these state reduction programs is presented below.

California's Renewables Portfolio Standard (RPS): California's Renewables Portfolio Standard (RPS) mandates that 33% of electricity delivered in California is generated by renewable sources like solar, wind, and geothermal by 2020. The California RPS was first codified in 2002 by Senate Bill 1078 (requiring 20% renewable electricity mix by 2010) and further strengthened in April 2011 with the adoption of Senate Bill X 1-2 (requiring 33% renewable electricity mix by 2020).

Technological and political challenges may prevent some investor-owned utilities from meeting the 33% target by 2020. In 2010, the California Public Utilities Commission, the agency responsible for regulating and tracking the progress of the RPS, reported that 18% of California's electricity came from renewable sources in 2010, missing the 20% goal by 2%. California utilities have more than enough renewable electricity under consideration to meet the 33% target by 2020. However, due to contract and transmission limitations, not all of this new electricity will be available in time.[3] Taking these issues into account, this document assumes a more conservative forecast of a 28% renewable mix by 2020.

Pavley Vehicle Standards: California's Pavley regulations were established by AB 1493 in 2002 and require new passenger vehicles to reduce tailpipe GHG emissions from 2009 to 2020. Reductions from the Pavley regulations were calculated using the methodology included in the EMFAC 2011 tool provided by the California Air Resources Board (CARB) and supported by the BAAQMD. Emissions reductions per model year and vehicle class were applied to Milpitas's transportation emissions.

Low Carbon Fuel Standard (LCFS): Codified by 2007 Executive Order S-01-07, the LCFS is intended to reduce the GHG intensity of transportation fuels 10% by 2020. Under the BAAQMD's CEQA threshold development guidance, the LCFS is likely to reduce emissions locally by only 7.2% due to the exclusion of up-stream emissions and reductions. LCFS reductions apply to both on-road transportation and off-road equipment.

Title 24, Energy Efficiency Standards: The 2008 Title 24 update went into effect on January 1, 2010. The energy reductions quantified in the forecast are the mandatory improvements over the 2005 Title 24 code that was established by the update. These are statewide standards applied at the local level by city agencies through project review. The 2008 Title 24 Energy Efficiency Improvements in comparison to 2005 baseline Title 24 efficiency standards are provided by the California Energy Commission (CEC).

[3] Ibid.

California Solar Initiative (CSI): The CSI is a state program that provides cash rebates for the installation of an electric solar panel system. In order to qualify, the customer must buy electricity from one of California's three investor-owned utilities (Pacific Gas and Electric, Southern California Edison, or San Diego Gas & Electric).

Medium- and Heavy-Duty Efficiency Standards: Fuel efficiency improvement for the vehicle classes not covered by Pavley translate to GHG reductions for medium- and heavy-duty vehicles. The guidance for quantification of these reductions comes from the December 2009 BAAQMD Proposed Thresholds of Significance.

IMPACT OF STATE REDUCTION PROGRAMS

As shown in **Table A-5**, state reduction efforts are anticipated to reduce BAU emissions by 128,690 $MTCO_2e$ in 2020 and by 214,710 $MTCO_2e$ in 2035. The majority of these reductions are from the Pavley standards and cleaner energy production standards that PG&E is implementing pursuant to the statewide RPS. In comparison to the BAU scenario, 2020 emissions with state reduction measures are 3% below baseline 2005 levels rather than 18% above. Emissions in 2035 are 3% above baseline as opposed to 37% above in the BAU forecast.

Table A-5: Adjusted Business-as-Usual Emissions Forecast

	2020 $MTCO_2e$	2035 $MTCO_2e$
BAU Emissions Forecast	754,680	875,730
Pavley Vehicle Standards	-63,570	-106,910
Low Carbon Fuel Standard	-28,730	-32,570
Medium/Heavy-Duty Vehicle Efficiency	-840	-1,030
Renewables Portfolio Standard	-27,360	-45,530
California Solar Initiative	-360	-320
Title 24	-7,830	-28,350
Total State Reductions	-128,690	-214,710
Adjusted Growth Projection	626,620	661,930
Percentage Change From 2005	-3%	3%

APPENDIX B: REDUCTION MEASURE METHODS AND SOURCES

OVERVIEW AND PURPOSE

This reduction measure methods and sources appendix summarizes data sources, assumptions, and performance metrics used to calculate GHG emissions reductions for the City's Climate Action Plan. The sources and metrics are organized by measure and rely on four primary types of data and research: (1) the City's GHG emissions inventory and forecast, (2) government agency tools and reports, (3) case studies in similar jurisdictions, and (4) scholarly research.

Further, the approaches to quantification are consistent with the guidance provided by the BAAQMD for development of a Qualified GHG Reduction Strategy. The baseline GHG inventory and forecast serve as the foundation for the quantification of the City's GHG reduction measures. Activity data from the inventory forms the basis of measure quantification, including vehicle miles traveled, kilowatt-hours (kWh) of electricity or therms of natural gas consumed, and tons of waste disposed. Activity data was combined with the performance targets and indicators identified by the City and PMC staff. Together, the metrics of activity data and performance targets and indicators were used throughout the quantification process to calculate the GHG reduction benefit of each measure. This approach ensures that the City's GHG reductions are tied to the baseline and to future activities that are actually occurring within the city.

SUPPORTIVE MEASURES

Not all measures presented in **Chapter 4** will result in direct GHG emissions reductions. However, the implementation of these measures, commonly referred to as supportive measures, are essential to achieve the reported GHG reductions for quantified measures. For these reasons, the following measures are those with no reportable methods, metrics, and sources.

- Measure 1.3: Discretionary Project Review
- Measure 1.8: Online Energy Monitoring
- Measure 3.4: Municipal Best Practices in Renewable Energy
- Measure 4.1: Tiered Water Rates
- Measure 4.2: Recycled Water
- Measure 5.1: Increased Densities
- Measure 5.2: Urban Plazas
- Measure 5.3: Open Space
- Measure 6.2: BART-Friendly Environment
- Measure 6.3: Dense and Centralized Development
- Measure 7.1: Expanded City Parks
- Measure 7.2: Complete Streets
- Measure 7.3: Bikeways Master Plan Infrastructure
- Measure 7.4: Bikeways Master Plan Outreach
- Measure 7.5: Bicycle Parking
- Measure 8.3: Transit Education and Outreach
- Measure 8.4: Regional Transit Use
- Measure 9.1: Unbundled Parking Costs
- Measure 9.2: Nonresidential Parking Requirements
- Measure 10.2: Alternative Fueling Stations
- Measure 10.3: Electric Vehicle Partnerships
- Measure 10.6: BART Pedestrian Circulator

APPENDIX B: REDUCTION MEASURE METHODS AND SOURCES

TECHNICAL DATA FOR QUANTIFIED MEASURES

Measure:	1.1: Residential Energy Audits in Older Homes
2020 Emissions Reductions ($MTCO_2e$):	-3,930
Assumed Reduction per Participant (2020):	160 kWh and 10 therms per participating home
Performance Target(s) (2020):	Participation of 6,030 homes built before 1980
Reduction Method:	Reductions in electricity and natural gas use from energy audits are assumed to follow those from an aggressive energy efficiency outreach program. The Bonneville Power Administration published a case study in 2011 that showed a 2–3% reduction in home energy use through outreach programs. Since an energy audit does not directly result in energy reductions, only the identification of energy efficiency and conservations measures, it is assumed that with this knowledge, homeowners will take low- to no-cost actions, like those highlighted in outreach programs, to reduce energy use. Reductions are applied to a static target number of examples or representative homes, an assumed percentage of pre-1980 homes audited using grant funds, and a target percentage of pre-1980 homes audited through a business partnership program.
Reduction Sources:	BPA (Bonneville Power Administration). 2011. Residential Behavior Based Energy Efficiency Program Profiles 2011. http://www.bpa.gov/Energy/n/pdf/BBEE_Res_Profiles_Dec_2011.pdf.

Measure:	1.2: Energy Upgrade California
2020 Emissions Reductions ($MTCO_2e$):	-10,360
Assumed Reduction per Participant (2020):	1,160 kWh and 390 therms saved per single-family home 2,330 kWh and 780 therms saved per multi-family unit
Performance Target(s) (2020):	3,260 single-family homes and 630 multi-family units
Reduction Method:	Target participation rates for single-family and multi-family homes were applied to the number of homes in the baseline year to calculate the number of necessary retrofits to reach the participation targets. Baseline electricity and natural gas use was used for both single-family and multi-family homes using baseline energy use and 2005 households provided by the Association of Bay Area Governments (ABAG). The household number was broken out into single- and multi-family homes using the US Census Bureau's 2005–2007 American Community Survey. Metrics on the amount of energy saved per household participating in the Bay Area's Energy Upgrade California programs, known as Upgrade Bay Area, came from the 2012 ABAG report, titled "Retrofit Bay Area Final Report."
Reduction Sources:	ABAG (Association of Bay Area Governments). 2012. Retrofit Bay Area Final Report. US Census Bureau. 2005–2007 American Community Survey 3-Year Estimates.

APPENDIX B:
REDUCTION MEASURE METHODS AND SOURCES

Measure:	1.4: Energy Benchmarking
2020 Emissions Reductions ($MTCO_2e$):	-8,260
Assumed Reduction per Participant (2020):	2,050 kWh and 130 therms per home rated and retrofitted 31,340 kWh and 690 therms per nonresidential buildings rated and retrofitted
Performance Target(s) (2020):	4,560 homes benchmarked and 1,140 homes audited and retrofitted 2,960 nonresidential buildings benchmarked and 740 nonresidential buildings audited and retrofitted
Reduction Method:	An estimated number of homes sales per year, based on common online sources, was applied to an assumed rate of energy benchmarking activity. Of these newly sold and rated homes, a certain percentage was assumed to go through a basic energy retrofit to see energy savings. A similar approach was used for nonresidential buildings. Savings from residential retrofits were derived from reported savings for homes in the Bay Area that went through the Energy Upgrade California program, and nonresidential savings came from the Brown et al. report cited below.
Reduction Sources:	ABAG (Association of Bay Area Governments). 2012. Retrofit Bay Area Final Report. Brown, Rich, Sam Borgeson, Jon Koomey, and Peter Biermayer. 2008. U.S. Building-Sector Energy Efficiency Potential. Ernest Orlando Lawrence Berkeley National Laboratory, University of California. http://enduse.lbl.gov/info/LBNL-1096E.pdf. Trulia, Inc. 2012. Milpitas Market Trends. http://www.trulia.com/real_estate/Milpitas-California/market-trends/.

Measure:	1.5: Urban Cooling
2020 Emissions Reductions ($MTCO_2e$):	-950
Assumed Reduction per Participant (2020):	0.25 $MTCO_2e$ reduced from energy conservation and carbon sequestration per home participating in a tree planting program, 120 kWh per home participating in a cool roof program, and 300 kWh per new passive solar home
Performance Target(s) (2020):	Participation of 890 remodeled homes and 2,920 new homes in the tree planting guidelines, participation of 450 existing homes in passive cooling outreach programs, 220 remodeled homes installing cool roofs, and 730 new passive solar homes

APPENDIX B: REDUCTION MEASURE METHODS AND SOURCES

Measure:	1.5: Urban Cooling
Reduction Method:	Reductions from the tree planting ordinance were applied to both new and existing development. A growth rate was formed to estimate the number of new homes built from 2013 to 2020 and the added electricity (using the forecast use adjusted for Title 24). An assumed target participation rate for new homes and remodels of existing homes was applied to the forecast and baseline information. Reductions come from the cited source below for sequestration and energy conservation from shading benefits. A target participation rate in an outreach program focused on cooling techniques was bundled with an assumed realization rate (percentage of those participating in outreach that will take the next step in cooling their home with passive devices). This effective percentage participation rate was applied to the kWh of cooling electricity (derived from the Residential Appliance Saturation Survey (RASS)) and the number of homes to gain the savings per home and total residential kWh saved. Action D applies only to existing homes going through retrofits (an estimated 5% by 2020). A target utilization rate was applied to reflect the likelihood that not all homes would participate in the cool roof program. A 20% reduction in cooling-related electricity was provided though personal communication with SMUD staff and was applied to the effective number of participating homes. Action E is applied only to new homes built between 2013 and 2020. An assumed participation rate was used with an assumed reduction in cooling electricity from using a passive solar design.
Reduction Sources:	Donovan, G., and D. Butry. 2009. The value of shade: Estimating the effect of urban trees on summertime electricity use. Energy and Buildings 41: 662–668. KEMA, Inc. 2010. 2009 California Residential Appliance Saturation Study, Volume 2: Results. CEC-200-2010-004. SMUD (Sacramento Municipal Utilities District). 2012. "Cool Roofs." https://www.smud.org/en/residential/save-energy/rebates-incentives-financing/cool-roofs.htm.

Measure:	1.6: Smart Grid Integration
2020 Emissions Reductions ($MTCO_2e$):	-180
Assumed Reduction per Participant (2020):	340 kWh and 10 therms per participating new home 3,090 kWh and 40 therms per participating new nonresidential building
Performance Target(s) (2020):	840 new homes added between 2018 and 2020 100 new businesses added between 2018 and 2020
Reduction Method:	A compounding annual growth rate was used to estimate the number of homes and businesses and the added energy use from 2018 to 2020. A common smart-grid appliance implementation rate of 95% was assumed for all new development from 2018 to 2020. Assumed reductions in electricity and natural gas use were applied to reflect the likely reductions from using smart-grid-enabled appliances.
Reduction Sources:	US Census Bureau. 2005–2007 American Community Survey 3-Year Estimates.

APPENDIX B: REDUCTION MEASURE METHODS AND SOURCES

Measure:	1.7: Appliance Upgrades
2020 Emissions Reductions ($MTCO_2e$):	-1,560
Assumed Reduction per Participant (2020):	160 kWh saved per existing single-family home 210 kWh saved per existing multi-family home 5,050 kWh and 120 therms reduced per existing business
Performance Target(s) (2020):	3,260 existing single-family homes, 1,960 existing multi-family homes, and 880 existing businesses
Reduction Method:	Reductions from upgrading appliances were reported by the California Air Pollution Control Officers Association (CAPCOA) source cited below and were applied to an assumed number of participating single-family and multi-family households. A target utilization rate of 75% was applied to reflect the likelihood of homes not utilizing all possible forms of energy-efficient appliances. Nonresidential reductions were calculated using the California Commercial End-Use Survey (CEUS). A utilization rate was also applied to nonresidential reductions based on the likelihood that not all efficient appliances would be installed in all buildings.
Reduction Sources:	CAPCOA (California Air Pollution Control Officers Association). 2010. Quantifying Greenhouse Gas Mitigation Measures. Itron, Inc. 2007. California Commercial End-Use Survey – Results Page. http://capabilities.itron.com/CeusWeb/Chart.aspx.

Measure:	2.1: Energy Efficiency in New Development
2020 Emissions Reductions ($MTCO_2e$):	-150
Assumed Reduction per Participant (2020):	10 kWh and 10 therms per new home 210 kWh and 30 therms per new average-size business
Performance Target(s) (2020):	60 new single-family homes, 350 new multi-family homes, and 260 new average size businesses
Reduction Method:	Tier 1 and Tier 2 levels of CALGreen are improvements upon the existing Title 24 Building Code in California. These improvements were translated into pure energy reductions using the CAPCOA source cited below. Reductions shown for this measure reflect one year (2013) of required Tier 1 improvements for all new development followed by the Tier 2 standard for 2014–2020. In this case, both phases of tiers are assumed to have the same improvement beyond Title 24.

APPENDIX B:
REDUCTION MEASURE METHODS AND SOURCES

Measure:	2.1: Energy Efficiency in New Development
Reduction Sources:	California Energy Commission. 2012. Proposed Energy Provisions of the California Green Building Standards Code. http://www.energy.ca.gov/title24/2013standards/green_building/documents/2012-09-20_webinar/2012-09-20_Webinar-Energy_Provisions_of_2013_Title_24_Part_11.pdf. ———. 2012. 2013 Building Energy Efficiency Standards. http://www.energy.ca.gov/title24/2013standards/rulemaking/documents/2012-5-31-Item-05-Adoption_Hearing_Presentation.pdf. CAPCOA (California Air Pollution Control Officers Association). 2010. Quantifying Greenhouse Gas Mitigation Measures. Hexagon Transportation Consultants, Inc. 2011. Milpitas Climate Action Plan VMT Calculations. Itron, Inc. 2007. California Commercial End-Use Survey – Results Page. http://capabilities.itron.com/CeusWeb/Chart.aspx. KEMA, Inc. 2010. 2009 California Residential Appliance Saturation Study, Volume 2: Results. CEC-200-2010-004.

Measure:	3.1: Renewable Energy in New Development
2020 Emissions Reductions ($MTCO_2e$):	-1,360
Assumed Reduction per Participant (2020):	19,960 kWh and 1,370 therms per new nonresidential building 5,040 kWh per participating new single-family home
Performance Target(s) (2020):	20 new nonresidential facilities and 1,210 new single-family homes pre-wired for solar which install solar by 2020
Reduction Method:	Energy use added from 2013 to 2020 was calculated for both nonresidential and residential sectors along with businesses and single family homes added for the same period. An assumed percent of nonresidential energy was attributed to be subject to this measure, i.e. the participation rate, of 5%. It was assumed that 5% of new nonresidential buildings would achieve 50% of their energy from renewable sources through the City's discretionary review process. It was also assumed that 25% of new single family homes would be pre-wired with solar capabilities and that 25% of those pre-wired homes would install an average size solar system by 2020.
Reduction Sources:	NREL (National Renewable Energy Laboratory). 2012. PVWatts Calculator. http://www.nrel.gov/rredc/pvwatts/.

Measure:	3.2: Group Purchasing of Renewable Energy
2020 Emissions Reductions ($MTCO_2e$):	-7,290
Assumed Reduction per Participant (2020):	5,040 kWh per participating home

APPENDIX B: REDUCTION MEASURE METHODS AND SOURCES

Measure:	3.2: Group Purchasing of Renewable Energy
Performance Target(s) (2020):	3,260 single-family and 630 multi-family homes participating in financing and bulk purchasing programs
Reduction Method:	Assumed participation rates for single-family and multi-family homes were assumed for both the financing and bulk-purchasing portions of this measure. An average system size was then used along with the NREL's PVWatts calculator to produce kWh of electricity produced from solar energy per year.
Reduction Sources:	NREL (National Renewable Energy Laboratory). 2012. PVWatts Calculator. http://www.nrel.gov/rredc/pvwatts/.

Measure:	3.3: Voluntary Renewable Energy
2020 Emissions Reductions ($MTCO_2e$):	-2,600
Assumed Reduction per Participant (2020):	5,040 kWh per participating home
Performance Target(s) (2020):	2,450 single-family and 320 multi-family homes installing solar systems
Reduction Method:	Assumed participation rates for the installation of solar systems in both single-family and multi-family homes were applied to baseline household and electricity use data. An average system size was then used along with NREL's PVWatts calculator to produce kWh of electricity produced from solar energy per year.
Reduction Sources:	NREL (National Renewable Energy Laboratory). 2012. PVWatts Calculator. http://www.nrel.gov/rredc/pvwatts/.

Measure:	3.5: Model Power Purchase Agreement
2020 Emissions Reductions ($MTCO_2e$):	-3,950
Assumed Reduction per Participant (2020):	36,000 kWh per average-sized business
Performance Target(s) (2020):	590 average-sized businesses
Reduction Method:	A target participation rate in the PPA and solar installation programs was applied to estimates of the number of businesses in Milpitas (derived from a 2007 US Census Bureau count of the number of firms in the city) to get the number of participating businesses. An average system size of 15 kW was applied to each participant, and the NREL's PVWatts calculator was used to calculate the total kWh produced by each system.
Reduction Sources:	NREL (National Renewable Energy Laboratory). 2012. PVWatts Calculator. http://www.nrel.gov/rredc/pvwatts/. US Census Bureau. 2005–2007 American Community Survey 3-Year Estimates.

APPENDIX B: REDUCTION MEASURE METHODS AND SOURCES

Measure:	6.1: Transit Density
2020 Emissions Reductions ($MTCO_2e$):	-11,750
Assumed Reduction per Participant (2020):	360 VMT per home and 480 VMT per job
Performance Target(s) (2020):	8,000 new transit riders working and/or living in Milpitas
Reduction Method:	Milpitas's business-as-usual VMT forecast included reductions in conventional VMT as a result of increased transit ridership. Further correspondence with Hexagon Transportation Consultants, Inc., resulted in pulling out a set number of transit VMT from the forecast and including them here.
Reduction Sources:	Hexagon Transportation Consultants, Inc. 2011. Milpitas Climate Action Plan VMT Calculations. Hexagon Transportation Consultants, Inc. 2011. Personal Correspondence with At van den Hout.

Measure:	6.4: Regional Arterials
2020 Emissions Reductions ($MTCO_2e$):	-600
Assumed Reduction per Participant (2020):	10 $MTCO_2e$ reduced per synchronized traffic intersection
Performance Target(s) (2020):	60 intersections
Reduction Method:	The number of intersections in Milpitas was reported in the FY 2010 CAFR, cited below. The savings per synchronized signal was derived from a 2008 funding proposal by the City of San Jose. Using the number of signals to be synchronized in the projects and the reported future savings in fuel use, a factor of gallons saved per signal was calculated and applied to the City of Milpitas. The project outline in the City of San Jose funding proposal was 90% engineered at the time, leading to a high confidence in the reduction numbers reported and used.
Reduction Sources:	California Air Resources Board, et al. 2010. Local Government Operations Protocol. City of Milpitas. 2010. Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2010. City of San Jose. 2008. Proposition 1B Traffic Light Synchronization Program Application for Traffic Signal Communications and Synchronization Project. http://www.sanjoseca.gov/transportation/supportFiles/tlsp/TLSP_APPLICATION.pdf. CARB (California Air Resources Board). Climate Change Draft Scoping Plan – Measure Documentation Supplement. http://www.arb.ca.gov/cc/scopingplan/document/measure_documentation.pdf.

APPENDIX B:
REDUCTION MEASURE METHODS AND SOURCES

Measure:	8.1: Transportation Demand Management
2020 Emissions Reductions ($MTCO_2e$):	-440
Assumed Reduction per Participant (2020):	210 miles reduced per participating commuter
Performance Target(s) (2020):	6,010 single-occupant commuters participating in rideshare program
Reduction Method:	The total number of people who commute from Milpitas by driving alone was obtained from the US Census Bureau's 2005–2007 American Community Survey. An assumed participation rate was applied to get the number of drivers switching to a rideshare commuting program. A VMT reduction per participant was applied to show the savings from a rideshare program.
Reduction Sources:	Blake, Cindy. 2009. Rideshare Administrative Assistant. Lucky Bucks statistical data. November 3. US Census Bureau. 2005–2007 American Community Survey 3-Year Estimates.

Measure:	8.2: Car-Share Programs
2020 Emissions Reductions ($MTCO_2e$):	-3,790
Assumed Reduction per Participant (2020):	3,000 miles per participant per year
Performance Target(s) (2020):	3,610 single-occupant commuters participating in car-share program
Reduction Method:	The total number of single-occupant commuters was retrieved from the US Census Bureau's American Community Survey. An assumed participation rate was applied. Participation in car-sharing programs in a typical region is 10–20% of residents living in neighborhoods suitable for car sharing, and perhaps 3–5% of those residents would car share rather than own a private vehicle ownership if the service were available (VTPI 2009). Car sharing is found to typically be used by residents that drive 6,000 miles a year or less. Reduction is approximately 50%, or 3,000 miles a year.
Reduction Sources:	City Car Share. n.d. Bringing Car-Sharing to Your Community. http://www.citycarshare.org/download/CCS_BCCtYC_Long.pdf. VTPI (Victoria Transport Policy Institute). 2008. TDM Encyclopedia. Ridesharing. http://www.vtpi.org/tdm/tdm34.htm.

Measure:	10.1: Parking for Low-Emissions Vehicles
2020 Emissions Reductions ($MTCO_2e$):	-2,800
Assumed Reduction per Participant (2020):	4.6 $MTCO_2e$ reduced per electric vehicle charging station parking spot installed
Performance Target(s) (2020):	1,220 additional electric vehicle charging station parking spots

APPENDIX B: REDUCTION MEASURE METHODS AND SOURCES

Measure:	10.1: Parking for Low-Emissions Vehicles
Reduction Method:	Reductions are assumed to come from an aggressive outreach program focused on electric vehicle fleet conversion and the setting aside of parking spots for electric and other low-emissions vehicles. An assumed mileage driven per parking spot per year metric was used to estimate the emissions associated with one nonresidential parking spot per year. The difference between these emissions and the emissions associated with driving an electric or low-emissions vehicle is the reduction reported for the measure.
Reduction Sources:	Plug-In Cars. 2010. Nissan LEAF Finally Gets Official EPA Fuel Economy Label. http://www.plugincars.com/nissan-leaf-finally-gets-official-epa-label-106486.html.

Measure:	10.4: Residential Electric Vehicle Charging
2020 Emissions Reductions ($MTCO_2e$):	-790
Assumed Reduction per Participant (2020):	2,060 fossil fuel–powered VMT per household
Performance Target(s) (2020):	1,100 new homes pre-wired for electric vehicles
Reduction Method:	The number of vehicle miles traveled (VMT) within Milpitas on local roads, assumed to be the most common use for an electric vehicle (EV), was collected from Table 2 of the Hexagon memo cited below. An assumed participation rate for pre-wiring and a further rate for pre-wired homes utilizing EVs were used to calculate the total savings. Per household savings assume that the internal trips on local roads are replaced completely by EVs.
Reduction Sources:	ABAG (Association of Bay Area Governments). 2009. Projections 2009. Hexagon Transportation Consultants, Inc. 2011. Milpitas Climate Action Plan VMT Calculations.

Measure:	11.1: Waste Diversion
2020 Emissions Reductions ($MTCO_2e$):	-9,200
Assumed Reduction per Participant (2020):	0.4 tons of food waste per participating customer 1.5 tons of C&D waste per new construction project
Performance Target(s) (2020):	6,020 customers participating in food waste collection program and 40% of new construction projects

APPENDIX B:
REDUCTION MEASURE METHODS AND SOURCES

Measure:	11.1: Waste Diversion
Reduction Method:	For the food waste collection action focused on the community, an assumed participation rate of 5% was applied, along with the percentage of waste which was food, to calculate the tons of food waste disposed of in 2005. A factor utilized in the quantification of existing measures was used to calculate the amount of $MTCO_2e$ offset by composting food waste and not disposing of it in a landfill. Implementation is based on a target percentage of restaurants participating. The number of restaurants in the city was estimated using a focused search of yelp.com. An assumed number of employees per restaurant was applied so that the CIWMB's tons per employee per day figure could be better utilized. Table SW-1.3 of CAPCOA was used to calculate the tons of food waste from total tons. A factor utilized in the quantification of existing measures was used to calculate the amount of $MTCO_2e$ offset by composting food waste and not disposing of it in a landfill. Implementation is based on a target percentage of restaurants participating. For the C&D ordinance action, the amount of waste disposed in 2020 was used because it is based on future growth and is more accurate for the future C&D generation from growth in Milpitas. The amount of waste from C&D, as a percentage of total, came from the CARB Landfill Emissions Tool v1.2. A compliance rate of 95% was applied to the 75% diversion rate to calculate the effective diversion rate of 71%. The CARB Landfill Emissions Tool was used again to calculate how much $MTCO_2e$ is emitted per each ton of C&D waste disposed. This factor was applied to the tons of C&D diverted in 2020 to calculate the total GHG benefit of the ordinance.
Reduction Sources:	CIWMB (California Integrated Waste Management Board). 2006. Targeted Statewide Waste Characterization Study: Waste Disposal and Diversion Findings for Selected Industry Groups. CAPCOA (California Air Pollution Control Officers Association). 2010. Quantifying Greenhouse Gas Mitigation Measures. California Air Resources Board. Landfill Emissions Tool. V1.2. http://www.arb.ca.gov/cc/protocols/localgov/localgov.htm Haight, M. 2005. "Assessing the environmental burdens of anaerobic digestion in comparison to alternative options for managing the biodegradable fraction of municipal solid wastes." Water Science & Technology (52): 553–559.

Measure:	12.1: Lawn and Garden Equipment
2020 Emissions Reductions ($MTCO_2e$):	-250
Assumed Reduction per Participant (2020):	0.08 $MTCO_2e$ per lawn mower replaced and 0.04 $MTCO_2e$ per leaf blower replaced
Performance Target(s) (2020):	680 conventional leaf blowers and 2,670 conventional lawn mowers replaced with electric versions
Reduction Method:	The GHG reduction potential of switching leaf blowers and lawn mowers to electric from gasoline or diesel will result in decreased fuel consumption and air pollution but will also result in a small increase in electricity use to power this equipment. The net difference between the original emissions of those converted pieces of equipment and the emissions from the added electricity use from conversion is represented here.

APPENDIX B:
REDUCTION MEASURE METHODS AND SOURCES

Measure:	12.1: Lawn and Garden Equipment
Reduction Sources:	BAAQMD (Bay Area Air Quality Management District). 2010. History of Air District: 1995–2000. http://www.baaqmd.gov/Divisions/Communications-and-Outreach/News-Media-and-Features/History-of-Air-District-2005/1995--2000.aspx. CAPCOA (California Air Pollution Control Officers Association). 2010. Quantifying Greenhouse Gas Mitigation Measures. CARB (California Air Resources Board). 2007. Off-Road Software.

Measure:	12.2: Construction Best Management Practices
2020 Emissions Reductions ($MTCO_2e$):	-4,010
Assumed Reduction per Participant (2020):	5% to 9% reduction in emissions per piece of equipment
Performance Target(s) (2020):	40% of construction equipment comply with applicable best management practices
Reduction Method:	A target conversion rate to alternative fuels of 40% was assumed for all construction equipment used in Milpitas. An even distribution was used for the four fuels listed in the measure, meaning each will have a market penetration of 10%. Emissions factors from Table 4 in the EPA report "Potential for Reducing Greenhouse Gas Emissions in the Construction Sector" were used to calculate the reduction from converting diesel vehicles to CNG fuel; Table 5 was used for conversion to biodiesel and assumed reductions were used for electric and hybrid conversions.
Reduction Sources:	EPA (US Environmental Protection Agency). 2009. Potential for Reducing Greenhouse Gas Emissions in the Construction Sector. http://www.epa.gov/sectors/pdf/construction-sector-report.pdf.

APPENDIX C: DEVELOPMENT CHECKLIST

DEVELOPMENT CHECKLIST

The following checklist has been developed to assist project applicants and City staff to determine whether a proposed project complies with the Climate Action Plan.

If the proposed project's expected GHG emissions were not considered in the GHG emissions 2020 and 2035 forecast included in **Appendix A** of the CAP, this checklist is provided for informational use but may not preclude preparation of separate GHG analysis for the project. Examples of projects that may not be incorporated into the City's forecast include stationary source emissions regulated by the Bay Area Air Quality Management District, General Plan amendments, new specific plans that exceed the City's proposed population and job growth forecasts, and GHG emissions used in specific manufacturing processes that are not easily tracked at a community-wide level.

PROJECT DESCRIPTION/CHARACTERISTICS

Please identify the applicable land uses included in the proposed project and provide a brief description of the proposed project (or the project description to be used for the associated environmental document).

Identify the applicable land uses:

☐ Residential ☐ Commercial ☐ Industrial ☐ Manufacturing ☐ Other

Project Description:

APPENDIX C: DEVELOPMENT CHECKLIST

AMENDMENTS REQUESTED

Does the project require an amendment to any of the following planning documents?

General Plan: ☐ Yes ☐ No ☐ Not Sure

Midtown Specific Plan: ☐ Yes ☐ No ☐ Not Sure

Transit Area Specific Plan: ☐ Yes ☐ No ☐ Not Sure

GHG EMISSIONS INCORPORATED WITHIN CITY GHG FORECAST

Was this project, and its potential GHG emissions sources, considered in the City's GHG inventory and forecast?

☐ Yes ☐ No ☐ To be determined by staff

PROJECT SOURCES OF GHG EMISSIONS CONSIDERED IN CITY INVENTORY

Identify the activities and sources of GHG emissions anticipated by the proposed project during either the construction or operational phases of the project.

Potential GHG Emissions Sources:		
☐ Electricity Use	☐ Res./Comm./Ind. Waste	☐ Gasoline or Diesel Use
☐ Natural Gas Use	☐ Wastewater Disposal	☐ Transportation (On-Road)
☐ Const. & Demolition Waste	☐ Water Use	☐ Off-Road Equipment
☐ Other _____		

APPLICABLE MEASURES/COMPLIANCE

Identify in the checklist below the applicable measures that will be implemented as part of the proposed project to demonstrate consistency with the City's Climate Action Plan.

Required Measures

This list includes measures and actions included in the CAP that are (1) required to be included in the project design and implementation and(2) currently being implemented by the City. By following these

two conditions and meeting the requirements identified below, the project demonstrates consistency with the CAP. As the City implements additional CAP measures, they will be added to this list.

Measure	Action	Applicability	Compliance*
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

** All measures that are considered applicable on this list are required to be implemented in order to demonstrate consistency with the CAP.*

RECOMMENDED MEASURES

This list includes measures and actions identified in the CAP, or programs and regulations that have yet to be adopted by the City, which would apply to a project of this type. These measures should be included in the project design as feasible and, once implemented or adopted by the City, be included in the list of required measures above.

Measure	Action	Applicability	Compliance*
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

** All measures considered applicable on this list should be considered for implementation in order to demonstrate consistency with the CAP.*

OTHER GHG REDUCTION MEASURES IMPLEMENTED

List and describe any additional measures that this project will incorporate to reduce GHG emissions that are not included in the CAP. If available, provide the estimated GHG reductions that would occur on an annual basis from implementing the measure, in $MTCO_2e$.

Additional Measure	Estimated Annual GHG Reductions ($MTCO_2e$)

APPENDIX D:
CITY COUNCIL RESOLUTION ADOPTING THE CAP

RESOLUTION NO. 8252

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS ADOPTING NEGATIVE DECLARATION AND CLIMATE ACTION PLAN

WHEREAS, on February 15, 2011, the Climate Action Plan (CAP) project was initiated to streamline environmental review of future development projects in the City of Milpitas consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5(b) and the Bay Area Air Quality Management District (BAAQMD) CEQA Air Quality Guidelines. The CAP identifies a strategy, reduction measures, and implementation strategies the City will use to achieve the State-recommended greenhouse gas (GHG) emissions reduction target of 15% below 2005 emissions levels by 2020; and

WHEREAS, on March 20, 2013, the Planning Commission held a study session on the subject application, and considered evidence presented by City staff and other interested parties; and

WHEREAS, on April 10, 2013 the Planning Commission held a duly noticed public hearing on the Project at which time the Commission considered a written staff report as to the proposed application and its conformity with the requirements of Milpitas Municipal Code, the Negative Declaration, written and oral comments on the Negative Declaration and Climate Action Plan, and all other oral and written comments presented to it. Based on this evidence, the Planning Commission recommended that the City Council adopt the Climate Action Plan, adopt the proposed General Plan Text Amendments (GP13-0002), and adopt the Negative Declaration (Resolution No. 13-014); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and the Planning Commission recommended that they City Council adopt the Negative Declaration; and

WHEREAS, consistent with the CAP, a General Plan Text Amendment is proposed, however, since there are limitations on the number of times any single element of the General Plan can be amended, these amendments will be presented for adoption at a later date, coupled with another General Plan amendment effort; and

WHEREAS, on May 7, 2013, the City Council held a duly noticed public hearing to consider adoption of the Negative Declaration, and approval of the Project.

NOW, THEREFORE, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

1. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, testimony by staff and the public, and other materials and evidence submitted or provided to it. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

2. The City Council further determines, finds and certifies as follows:

   A. Regarding the Project:

      i. The proposed project is consistent with the General Plan in that the Climate Action Plan supports the policies of the General Plan.

ii. The proposed project will not adversely affect the public health, safety, and welfare in that the Climate Action Plan is a strategic document that proposes reduction of greenhouse gas emissions.

B. Regarding the Negative Declaration:

i. On the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment.

ii. The negative declaration reflects the lead agency's independent judgment and analysis.

iii. The custodian of the documents and other materials which constitute the record of proceedings for the Project is the City of Milpitas Planning Division located at City Hall, 455 East Calaveras Boulevard, Milpitas, California 95035.

3. The City Council hereby approves and adopts the Climate Action Plan with Negative Declaration.

PASSED AND ADOPTED this 7th day of May 2013, by the following vote:

AYES:	(5)	Mayor Esteves, Vice Mayor Polanski, Councilmembers Giordano, Gomez, and Montano
NOES:	(0)	None
ABSENT:	(0)	None
ABSTAIN:	(0)	None

ATTEST:

Mary Lavelle, City Clerk

APPROVED:

Jose S. Esteves, Mayor

APPROVED AS TO FORM:

Michael J. Ogaz, City Attorney

CITY OF MILPITAS
CALIFORNIA
INCORPORATED
JANUARY 26, 1954

APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

This page intentionally left blank

29 March 2019
19302-00.02622

Ms. Theresa Wallace
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614

Subject: Phase I Environmental Site Assessment, Milpitas La Quinta Hotel Project, APN # 028-05-015, 1000 Jacklin Road, Milpitas, California

Dear Theresa:

Please find enclosed our report documenting the activities and findings of a Phase I Environmental Site Assessment (ESA) for the Milpitas La Quinta Hotel Project, APN # 028-05-015, 1000 Jacklin Road, Milpitas, California (Site). The Phase I ESA was performed in accordance with ASTM International Method E1527-13, with exceptions, for the purpose of supporting environmental review of the project. If you have any questions or comments, please do not hesitate to contact us at your convenience.

Sincerely,

Bruce Abelli-Amen
Principal
Professional Geologist No. 5593

William Scott
Senior Field Geologist
Professional Geologist No. 6104

BAA:WKS:km

Attachment

cc: Matthew Wiswell, LSA

PHASE I ENVIRONMENTAL SITE ASSESSMENT

MARCH 2019

LA QUINTA HOTEL PROJECT
APN # 028-05-015,
1000 JACKLIN ROAD
Milpitas, California

For:

LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, California

19302-00.02622

BASELINE ENVIRONMENTAL CONSULTING

5900 Hollis Street, Suite D, Emeryville, CA 94608 | P: (510) 420-8686 | www.baseline-env.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT

MARCH 2019

LA QUINTA HOTEL PROJECT
APN # 028-05-015,
1000 JACKLIN ROAD
Milpitas, California

For:

LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, California

19302-00.02622

BASELINE ENVIRONMENTAL CONSULTING

5900 Hollis Street, Suite D, Emeryville, CA 94608 | (510) 420-8686 | www.baseline-env.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY v
1. INTRODUCTION 1
2. METHODOLOGY 1
3. REVIEW OF DATA SOURCES AND EVALUATION OF RECOGNIZED ENVIRONMENTAL CONDITIONS 2
4. VAPOR ENCROACHMENT SCREENING 6
5. ASTM E1527-13 DEVIATIONS AND DATA GAPS 7
6. CONCLUSIONS and Recommendations 7
7. LIMITATIONS 8
8. ENVIRONMENTAL PROFESSIONAL STATEMENT 8
9. REFERENCES 9

APPENDICES

A: Site Reconnaissance Photographs
B: User Questionnaire
C: Historical Land Use Records
D: Environmental Database Report
E: Qualifications of Preparers

FIGURES

1: Regional Location
2: Project Site
3: Sites on Regulatory Databases within One-Quarter Mile of the Project Site

PHASE I ENVIRONMENTAL SITE ASSESSMENT
La Quinta Hotel Project
APN # 028-05-015
1000 Jacklin Road
Milpitas, California

EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed by Baseline Environmental Consulting on behalf of LSA Associates, Inc., APN # 028-05-015 located at 1000 Jacklin Road, Milpitas, California (Site). The Phase I ESA was performed in accordance with American Society for Testing and Material International Method E1527-13 (ASTM E1527-13), "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM, 2013). A summary of the Phase I ESA findings, conclusions, and recommendations is presented below.

FINDINGS AND CONCLUSIONS

The Phase I ESA has revealed no evidence of RECs, HRECs, or CRECs, in connection with the property; however, we have identified the following environmental concern and potential VEC associated with the Site:

- Releases of hazardous materials at the gasoline service station at 990 Jacklin Road (which is adjacent to the north of the Site) have resulted in subsurface impacts. While the 990 Jacklin Road property has undergone environmental investigation and remediation, data show these contaminants have migrated off-site and that residual levels of petroleum hydrocarbons and VOCs (primarily fuel oxygenates) have been detected in soil and groundwater. The most recent sampling activities indicate that relatively low levels of contaminants associated with the gas station remain in the groundwater at the 990 Jacklin Road property. However, no soil, soil gas, or groundwater sampling was ever conducted at the Site. Therefore, potential impacts from VOCs at the Site, if any, cannot be known with certainty. This represents and environmental concern and potential VEC for the site.

It is recommended that a limited soil gas and groundwater quality investigation be conducted at the Site to determine whether MTBE, TBA, or other VOCs are present in the Site subsurface at levels of concern.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
La Quinta Hotel Project
APN # 028-05-015
1000 Jacklin Road
Milpitas, California

1. INTRODUCTION

La Quinta Inns & Suites is proposing to construct a hotel located at 1000 Jacklin Road in Milpitas, California (Site) (Figures 1 and 2). This Phase I Environmental Site Assessment (ESA) was prepared by Baseline Environmental Consulting (Baseline), on behalf of LSA Associates, Inc., in support of environmental review of the Project. The Phase I ESA was performed in accordance with the American Society for Testing and Material International Method E1527-13 (ASTM E1527-13), "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM, 2013) for the purposes of: 1) identifying whether Recognized Environmental Conditions (RECs), Historical RECs (HRECs) or Controlled RECs (CRECs)[1] are present at the Site based on current and/or previous land uses; and 2) to evaluate the potential for vapor migration to impact indoor air if there is subsurface soil or groundwater contamination at or near the Site.

2. METHODOLOGY

In accordance with ASTM E1527-13, standard data sources were reviewed to identify sites associated with hazardous materials within one mile of the Site. The data sources included a Site reconnaissance, U.S. Geological Survey topographic maps, historical aerial photographs, environmental records derived from regulatory agency databases, and available environmental investigation reports from online regulatory agency case files. Sanborn Fire Insurance Maps (a

[1] RECs are defined in ASTM E2247-16 as ""the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." According to ASTM E1527-13, the term "REC" is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental authorities.

HRECs are defined in E2247-16 as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

CRECs are defined in ASTM E2247-16 as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

common data source) were not available for the Site. Based on the review of data sources, potential nearby sites of concern were evaluated to determine whether off-site releases of hazardous materials could affect the Site.

3. REVIEW OF DATA SOURCES AND EVALUATION OF RECOGNIZED ENVIRONMENTAL CONDITIONS

3.1 Physical Setting

The relatively flat Site is located at an elevation of approximately 25 feet above mean sea level, as shown on the 1980 Historic Topo Map(EDR, 2019). The nearest surface water body, located approximately 400 feet south of the Site, is an unlined drainage channel. Tularcitos Creek drains into the engineered channel after flowing through a culvert underneath Interstate 680 (I-680). The drainage channel flows from east to west before turning south after crossing under North Hillview Drive (Figure 2). The entire Site is located within the 500-year flood zone (EDR, 2019).

The Site is completely developed. A two story building, formally a fitness health club, exists on the southern portion of the Site. A cell tower with an associated small building is located in the middle of the eastern edge of the property. Except for a few planter areas around the perimeter of existing building, the Site is completely covered with impervious surfaces such as an asphalt parking lot and roadway and concrete sidewalk (Figure 2).

Groundwater monitoring, performed in September 2006 at 990 Jacklin Road, indicated groundwater depths ranging from approximately 3.6 to 6.3 feet below the ground surface with a groundwater flow direction to the south, in the direction of the Site (Cambria, 2006).

3.2 Site Reconnaissance

On March 1, 2019, a Baseline Professional Geologist conducted a reconnaissance and inspection of the Site and surrounding properties for evidence of potential hazardous materials-related issues. Photographs of the Site taken during the Site reconnaissance are included in Appendix A.

No staining of the ground surface or evidence of any hazardous materials release was identified anywhere within the Site.

Surrounding land uses include a Shell gas station to the north; I-680 to the east; an office complex and the drainage channel to the south; commercial land uses including a church, dental and medical offices buildings to the west (and a daycare center to the southwest) (Figure 2). No evidence of hazardous materials releases adjacent to the Site was noted during the Site reconnaissance.

3.3 User Questionnaire

In accordance with ASTM E1527-13, information regarding the Site that may be material to identifying potential RECs was solicited from Mr. Joseph Gigantino, Jr., the owner of property since 1998 (Appendix B).

Mr. Gigantino was not aware of any of the following: 1) environmental cleanup liens against the Site; 2) specific chemicals (other than normal cleaning products and chlorine used at the health club) that are present or once were present at the Site; 3) spills or other chemical releases that have taken place at the Site; 4) indicators that point to the presence or likely presence of contamination at the Site; or 5) engineering controls or land use restrictions or institutional controls that are in place at the Site. Mr. Gigantino did not have information regarding previous uses of the Site.

3.4 Environmental Lien Search

This Phase I ESA did not include an environmental lien search. The owner is not aware of any Environmental Cleanup Lien on the property (Appendix B).

3.5 Historical Land Uses

Historical uses of the Site and adjoining properties were identified using historical topographic maps from 1889 to 2012 and historical aerial photographs from 1939 to 2016 (Appendix C). Sanborn maps were not available for the Site. Historic land uses identified on aerial photographs and topographic maps within the Site are summarized in the table below.

Year	Land Uses	Source
1889 to 1899	The Site appears to be undeveloped.	Topographic maps
1939 to 1974	The Site appears to have been in agricultural use (appears to be used for growing and harvesting hay/straw).	Aerial photos
1974	Two distinctive drainage swales, possibly from surface water runoff from I-680, cross the southern and northern portions of the Site.	Aerial photos
1979	The Site appears to have been graded, perhaps in preparation for development.	Aerial photo
1982	A structure was present in the southeast portion of the Site.	Aerial photo
1982 to 2016	The Site appears unchanged during this period.	Aerial photos

Historical land uses of the adjoining properties that were identified using historical topographic maps from 1889 to 2012 and historical aerial photographs from 1939 to 2016 are summarized in the table below. Sanborn maps for adjoining properties were not available.

Year	Land Uses	Source
1889 to 1899	The surrounding area appears to be undeveloped.	Topographic maps
1939 to 1948	Row crops are present approximately 700 feet to the north and east of the Site.	Aerial photo
1961	Jacklin Road was present just north and to the east of the Site.	Topographic maps
1973	I-680 was present to the east of the Site. Residential properties were present to the west, northwest, and east of the Site.	Topographic map
1979	Residential development was present closer to the Site to the north, east, south, and west. It appears grading was recently conducted at the adjoining properties to the north, west, and south of Site.	Aerial photo
1982	A structure that appears to be a gasoline station is present on the adjoining property to the north.	Aerial photo
1993	Commercial buildings are present to south and west of Site.	Aerial photo
2016	Surrounding land uses appear similar to current conditions.	Aerial photo

3.5.1 History of the Site and Adjoining Areas

The first available topographic map (1889), showed no development in the vicinity of the Site. In 1939, the date of the first available aerial photograph, agricultural operations are present on and adjacent to the Site. The 1940 aerial photograph shows that the land may have been used for grazing (a pattern of trails that were likely created by grazing livestock is present). The 1974 aerial photograph shows the Site in dry-land farm production (likely hay or straw) as other irrigated areas in the photo show green fields, while the Site is brown (indicating no irrigation). Historical topographic maps and aerial photographs are included in Appendix C.

3.5.2 Hazardous Materials Associated With Former Agricultural Land Use

Historical agricultural land use at and near the Site could have affected shallow soils with agricultural chemical residues if pesticides were used on these parcels. Prior to 1950, inorganic pesticides that contained elevated concentrations of heavy metals, such as arsenic, were commonly used in California agriculture. After 1950, organochlorine pesticides were commonly used until the mid-1970s. Arsenic from inorganic pesticides and residues from organochlorine pesticides used in the past have the potential to persist for many decades in shallow soils and can affect human health and the environment (DTSC, 2008). However, the DTSC indicates that dry-land farming fields are generally not treated with pesticides or infrequently treated, since the lack of water does not provide a desirable habitat for most agricultural pests. Properties that clearly qualify as dry-land farming do not need further investigation for pesticides or metals (DTSC, 2008). Since the Site was dry-land farmed, it is unlikely that pesticides were used and therefore not an environmental concern at the Site.

3.5.3 Hazardous Materials Associated With Aerially-Deposited Lead

Gasoline-powered vehicles may have been using the roadway near the Site since at least 1961. Prior to the phase out of lead in gasoline in early 1970s, vehicle emissions contained significant amounts of lead (DTSC, 2016). Prior to the 1970s, the US EPA estimated that vehicles emitted approximately 75 percent of the lead consumed in leaded gasoline as particulate matter in exhaust (DTSC, 2004). Aerially-deposited lead (ADL) from these emissions can accumulate in soils along heavily-used roadways. As a result, exposed shallow soils adjacent to the edge of a heavily-used roadway pavement could be affected with ADL.

DTSC has determined that the highest lead concentrations are usually found within 10 feet of the edge of the pavement and within the top six inches of the soil (DTSC, undated). The Site is located approximately 200 feet from the pavement edge of the heavily travelled main highway of southbound I-680. Therefore, it is unlikely that the Site has been affect by ADL.

3.6 Standard Environmental Records

Baseline retained Environmental Data Resources, Inc. (EDR) to conduct a search of federal, state, tribal, and local regulatory agency records pertaining to past and present hazardous materials use, storage, generation, disposal, and releases at the Site and on properties within the search distance specified by the ASTM E1527-13 Standard (EDR, 2019). The Site and off-site properties that are considered to have the potential to affect the Site are shown Figure 3. Properties listed in the database records greater than 1/4 mile and closer sites that are downgradient or crossgradient were evaluated and it was determined that these properties were unlikely to have affected the conditions at the Site. In addition to the database report, available files were reviewed online from Geotracker and Envirostor databases maintained by the State Water Resources Control Board ([State Water Board], 2019) and the Department of Toxic Substances Control ([DTSC], 2019), respectively. The complete environmental database report is included as Appendix D.

Site 1: 1000 Jacklin Road (Nextel Site CA2042 and AT&T Mobility)

The Site that is the subject of this Phase I ESA is listed on the (Facility Index System) FINDS database, however no documented hazardous materials release for this Site was reported. No RECs for the Site were identified in the regulatory databases.

Site 2: 990 Jacklin Road (Milpitas Shell & Car Wash)

990 Jacklin Road is listed on the Resource Conservation and Recovery Act- Small Quantity Generator (RCRA-SQG), Leaking Underground Storage Tank (LUST), Cleanup Program Site-Spills Leaks Investigation and Cleanup (CPS-SLIC), Historic Underground Storage Tank (HIST UST), FINDS, Enforcement and Compliance History Online (ECHO) and Hazardous Waste Information System (HAZNET) databases. There are four active underground fuel storage tanks on this property and it is listed as a small generator of hazardous waste. A possible release was discovered at the property in February 1987 (HartCrowser, 1989). The City of Milpitas Fire Department requested that the station conduct an investigation to determine if a release had occurred.

In 1988 piping on one of the underground fuel tanks failed and the amount of gasoline released was unknown. In 1989 eight vapor monitoring wells and four groundwater monitoring wells were installed on Site (HartCrowser, 1989). In September 1993, the case was closed by the Regional Water Quality Control Board.

The case for this property was reopened in response to evidence of petroleum hydrocarbons and methyl tertiary butyl ether (MTBE) in soil during 1997 dispenser and piping upgrades (Cambria, 2006). Groundwater monitoring results from 2002 identified elevated levels of MTBE (up to 40,000 micrograms per liter) and tertiary butyl alcohol (TBA) in on-Site monitoring wells. In response to the detection of elevated MTBE, remediation efforts were initiated in April 2003, which included groundwater extraction from wells MW-2 and MW-3 and from a tank backfill well using a vacuum truck. In 2004, Cambria installed nine soil borings and three groundwater monitoring wells off-site and continued quarterly groundwater monitoring. In 2004, elevated concentrations of MTBE were identified in off-site well MW-5, and weekly groundwater pumping events were initiated in that well. Through the end of 2004, a total of approximately 55,000 gallons of groundwater had been pumped from the wells associated with this LUST site (Cambria, 2005).

Quarterly groundwater monitoring continued through September 2006, and concentrations of total petroleum hydrocarbons as gasoline and volatile organic compounds (VOCs), including MTBE and TBA, were detected in groundwater (Cambria, 2006). The most recent monitoring event (2006) indicates that most of these compounds were present at relatively low concentrations.

The groundwater flow direction at 990 Jacklin Road property is towards the south, and impacts from VOCs in groundwater have been identified near the northern boundary of the Site and to the southwest of the Site (Cambria, 2006). However, no soil, soil gas, or groundwater sampling was ever conducted at the 1000 Jacklin Road Site; therefore potential impacts from VOCs on the Site originating from the hazardous materials releases at the 990 Jacklin Road property, if any, cannot be known with certainty. This represents an environmental concern for the Site.

In September 2010, the eight on- and off-site monitoring wells associated with the 990 Jacklin Road investigation were reported to be destroyed (Conestoga-Rovers, 2010).

4. VAPOR ENCROACHMENT SCREENING

This section presents a Vapor Encroachment Screening of the Site to determine whether a Vapor Encroachment Condition (VEC)[2] is present or likely to be present on the Site.

As discussed in Section 3 above, the groundwater flow direction at 990 Jacklin Road property is towards the south, and impacts from VOCs in groundwater have been identified near the northern boundary of the Site and to the southwest of the Site (Cambria, 2006). However, no

[2] The ASTM definition of a VEC is "the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property."

soil, soil gas, or groundwater sampling was ever conducted at the 1000 Jacklin Road Site; therefore potential impacts from VOCs on the Site originating from the hazardous materials releases at the 990 Jacklin Road property, if any, cannot be known with certainty. This represents a potential VEC for the Site.

5. ASTM E1527-13 DEVIATIONS AND DATA GAPS

ASTM E1527-13 requires the identification of deviations and data gaps, along with actions taken to address these gaps, and an opinion as to whether these deviations and data gaps are significant. A data gap may result from a lack of or inability to obtain information during any of the activities required by ASTM E1527-13. In particular, review of reasonably ascertainable historical land use information from the first developed land use to the present that does not provide sufficient detail to assess potential land use changes at 5 year intervals or less may be considered a data gap. Data gaps identified during the preparation of this Phase I ESA are described, below. The time intervals between some of the historical land uses records exceeded 5 years in some cases. These data gaps are not considered significant because the land uses were relatively consistent between the extended time intervals.

ASTM E1527-13 requires interviews with state or local government regulatory agency officials regarding the potential for contamination on a project site. These interviews were not conducted because any information obtained, if any, would likely duplicate information already reviewed from other standard sources, including the environmental database report and online regulatory agency records.

6. CONCLUSIONS AND RECOMMENDATIONS

We have performed this Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 for the Site located at 1000 Jacklin Road, Milpitas, California. Any exceptions to, or deletions from this practice are described in Section 5 of this report. The Phase I ESA has revealed no evidence of RECs, HRECs, or CRECs, in connection with the property; however, we have identified the following environmental concern and potential VEC associated with the Site:

- Releases of hazardous materials at the gasoline service station at 990 Jacklin Road (which is adjacent to the north of the Site) have resulted in subsurface impacts. While the 990 Jacklin Road property has undergone environmental investigation and remediation, data show these contaminants have migrated off-site and that residual levels of petroleum hydrocarbons and VOCs (primarily fuel oxygenates) have been detected in soil and groundwater. The most recent sampling activities indicate that relatively low levels of contaminants associated with the gas station remain in the groundwater at the 990 Jacklin Road property. However, no soil, soil gas, or groundwater sampling was ever conducted at the Site and therefore potential impacts from VOCs at the Site, if any, cannot be known with certainty. This represents and environmental concern and potential VEC for the Site.

The U.S. EPA indicates that fuel oxygenates such as MTBE and TBA, may pose a risk to human health and if present in the subsurface, their vapor intrusion potential should be assessed (U.S. EPA, 2015). We recommend that a limited soil gas and groundwater investigation be conducted at the site to determine whether MTBE, TBA, or other VOCs are present in the site subsurface at levels of concern.

7. LIMITATIONS

This Phase I ESA was performed to provide an understanding of the current environmental conditions at the site. Baseline's interpretations and conclusions regarding this information, presented in this report, are based on the expertise and experience of Baseline in conducting similar assessments and current local, state, and federal regulations and standards.

Baseline's objective is to perform our work with care, exercising the customary thoroughness and competence of earth science, environmental, and engineering consulting professionals, in accordance with the standard for professional services for a consulting firm at the time these services were provided. It is important to recognize that even the most comprehensive scope of services may fail to detect environmental conditions and potential liability at a particular site. Therefore, Baseline cannot act as insurers and cannot "certify or underwrite" that a site is free of environmental contamination, and no expressed or implied representation or warranty is included or intended in this report except that the work was performed within the limits prescribed with the customary thoroughness and competence of our profession.

The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the site, analysis of the data, and re-evaluation of the findings, observations, conclusions, and recommendations expressed in this report.

The findings, observations, conclusions, and recommendations expressed by Baseline in this report are limited by the scope of services and should not be considered an opinion concerning the compliance of any past or current owner or operator of the site with any federal, state, or local law or regulation. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported or findings, observations, conclusions, and recommendations expressed in this report.

8. ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR Part 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Qualifications of the preparers of this document are included in Appendix E. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

9. REFERENCES

ASTM International, 2013. *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process. Designation: E1527-13*.

Cambria, 2006. *Groundwater Monitoring Report – Third Quarter and Case Closure Request, Shell-branded Service Station, 990 Jacklin Road, Milpitas, CA*. November 28.

Cambria, 2005. Fourth Quarter 2004 Groundwater Monitoring Report. May 5.

Conestoga-Rovers & Associates, 2010. *Well Destruction Report, Shell-Branded Service Station, 990 Jacklin Road, Milpitas, CA.* September 10.

Department of Toxic Substances Control (DTSC), 2019. *EnviroStor Database*. http://www.envirostor.dtsc.ca.gov/public/. Accessed February 28.

DTSC, 2016. *Agreement between DTSC and Caltrans In the Matter of Aerially Deposited Lead Contaminated Soils in State Highway Rights-of-Way, Docket No. ESPO-SMA 15/16-001*. July.

DTSC, 2008. *Interim Guidance for Sampling Agricultural Properties (Third Revision)*. April 30.

DTSC, 2004. *Draft Lead Report*. August.

DTSC, undated. *Aerially Deposited Lead Contaminated Soils in State Highway Rights-of-Way*, Docket No. ESPO-SMA 15/16-001.

Environmental Data Resources Inc. (EDR), 2019. *The EDR Radius Map™ Report with GeoCheck®, 1000 Jacklin Road, Milpitas, CA 95035, Inquiry Number: 5570447.2s.* February 22.

HartCrowser, Inc., 1989. *Workplan for Preliminary Site Assessment, Shell Service Station, 990 Jacklin Road, Milpitas, CA 95035.* September 30.

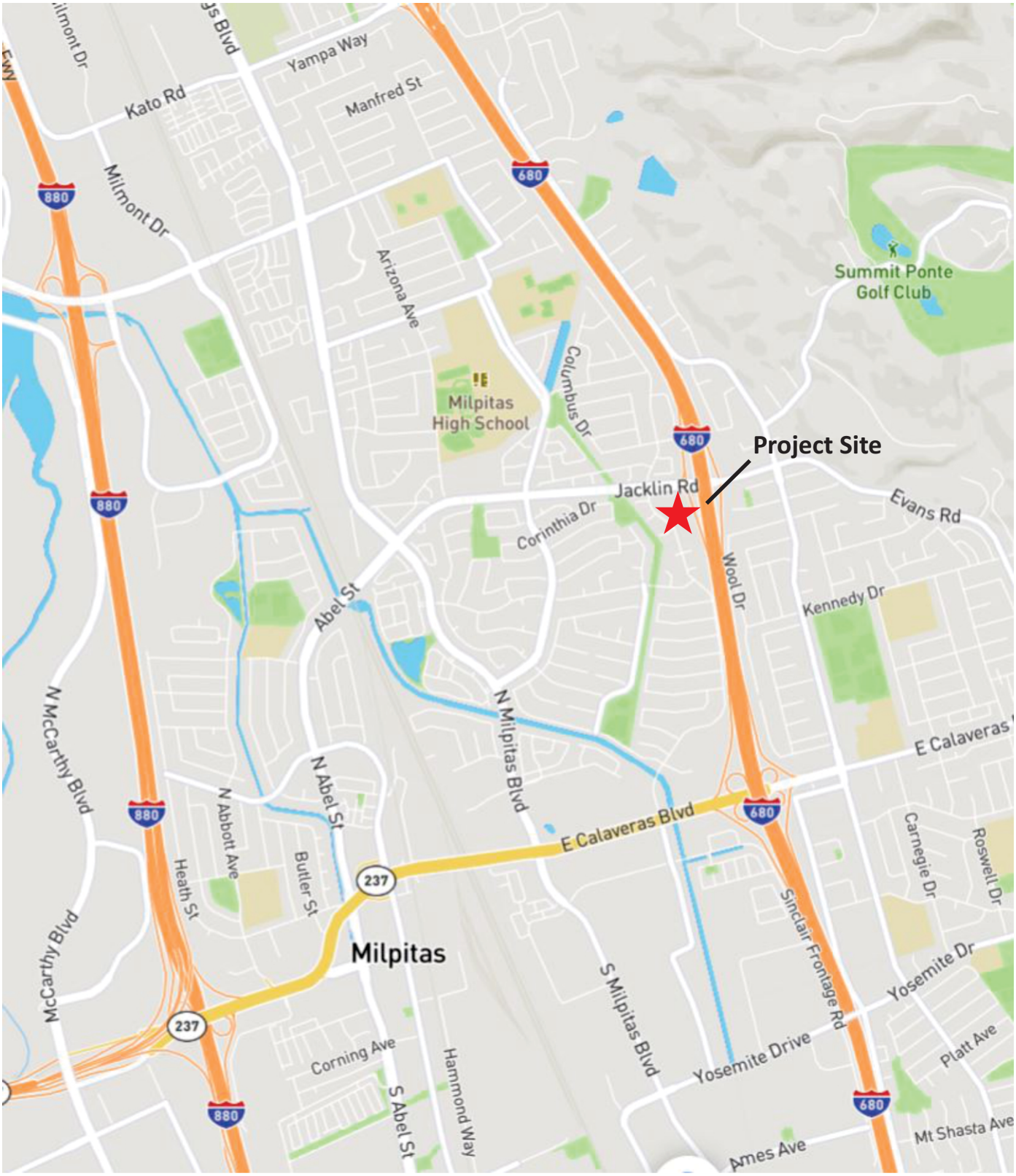
State Water Resource Control Board (State Water Board), 2019. *GeoTracker Database*. http://geotracker.waterboards.ca.gov/. Accessed February 28.

U.S. EPA, 2015. *Technical Guide For Addressing Petroleum Vapor Intrusion At Leaking Underground Storage Tank Sites*, EPA 510-R-15-001. June.

FIGURES

REGIONAL LOCATION

Figure 1



1000 Jacklin Road
Milpitas, California

0 2,000 Ft

BASELINE ENVIRONMENTAL CONSULTING

P:\Base\19302-00 LSA La Quinta Hotel Phase I Milpitas\02622 Phase I\Figure1.cdr

Project Site

Figure 2

Source: Baseline Arial 3-1-2019

LEGEND

Approximate Property Boundary

Surface Water Flow Direction

0 135 Feet

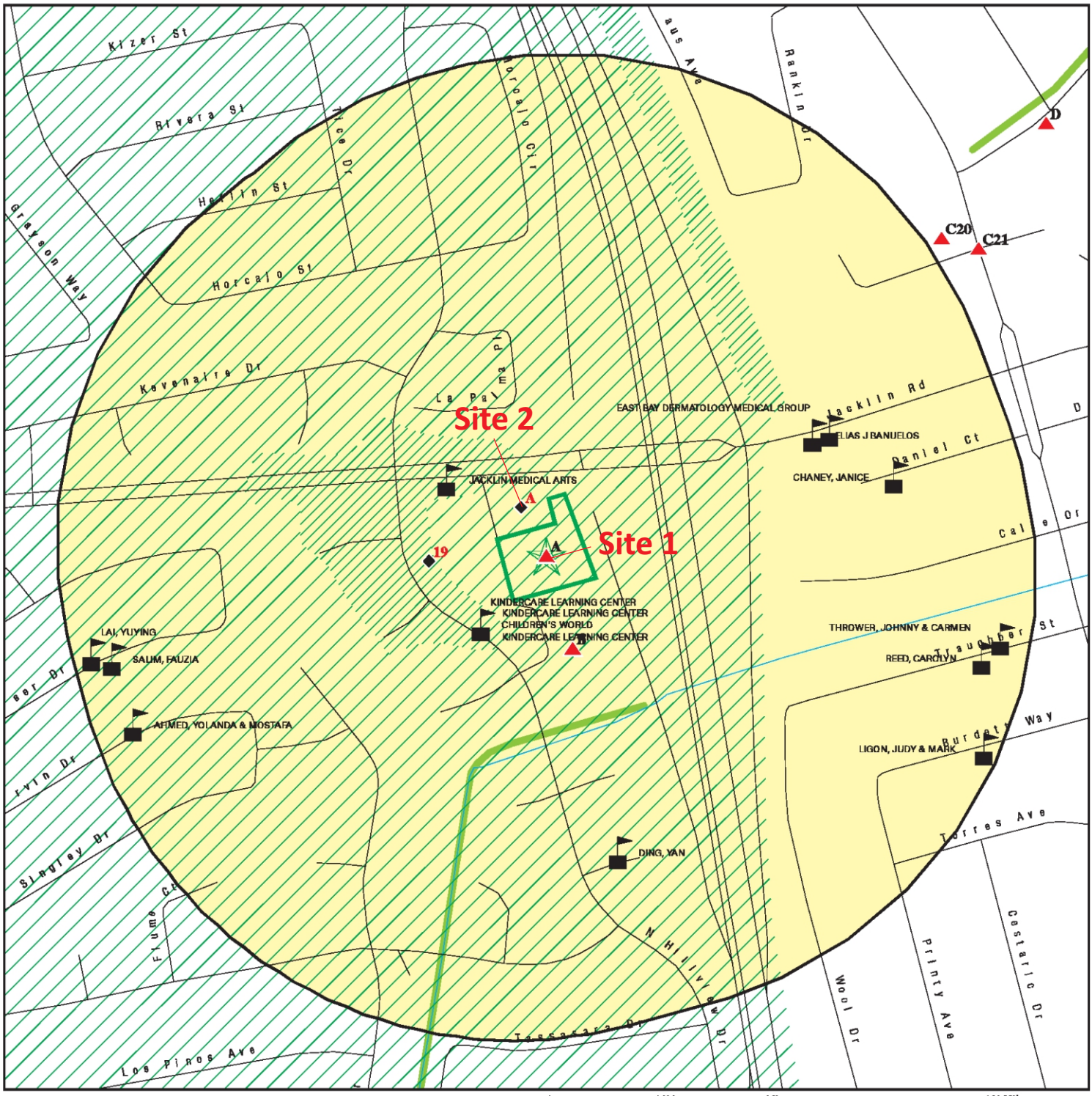
BASELINE ENVIRONMENTAL CONSULTING

1000 Jacklin Road
Milpitas, California

P:\Base\19302-00 LSA La Quinta Hotel Phase I Milpitas\02622 Phase I\Figure 2_ 3-4-19

SITES ON REGULATORY DATABASES WITHIN ONE QUARTER MILE OF THE PROJECT SITE

Figure 3



Legend

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than or equal to the target property
- Sensitive Receptors
- 100-year Flood Zone
- 500-year Flood Zone
- National Wetland Inventory
- State Wetlands

Source: EDR: 2019.

0 420 Feet

1000 Jacklin Road
Milpitas, California

BASELINE ENVIRONMENTAL CONSULTING

P:|Base\19302-00 LSA La Quinta Hotel Phase I Milpitas\02622 Phase I\Figure\Figure 3.cdr 3/5/19

APPENDIX A

SITE RECONNAISSANCE PHOTOGRAPHS

APPENDIX A: PHOTOGRAPHS FROM SITE RECONAISSANCE

1 – View looking south at the northwest side of building located at 1000 Jacklin Road, Milpitas, California

2 – View looking south at the northeast side of building located at 1000 Jacklin Road, Milpitas, California.

APPENDIX A: PHOTOGRAPHS FROM SITE RECONAISSANCE

3 – View looking north at the east side of building located at 1000 Jacklin Road, Milpitas, California.

4 – View looking east at the parking lot north of building located at 1000 Jacklin Road, Milpitas, California

APPENDIX A: PHOTOGRAPHS FROM SITE RECONAISSANCE

5 – View looking north at the parking lot north of building located at 1000 Jacklin Road and east of Shell gas station located at 990 Jacklin Road, Milpitas, California

6 – View looking east at the Shell gas station located at 990 Jacklin Road, Milpitas, California.

APPENDIX A: PHOTOGRAPHS FROM SITE RECONAISSANCE

7 – Aerial view of the Site and surrounding properties.

APPENDIX B

USER QUESTIONNAIRE

ASTM PHASE I USER QUESTIONNAIRE

User Name JOE GIANNINI Company/Title MILLPITAS PARTNERS Date 2-27-19

LA QUINTA MILLPITAS HOTEL PROJECT

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). *Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?*

NO.

(2) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). *Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?*

NO.

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). *As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?*

YES. I HAVE OWNED THE PROPERTY SINCE 1998. IT HAS BEEN USED AS A HEALTH CLUB. BESIDES NORMAL CLEANING PRODUCTS, i.e. SIMPLE GREEN, WE DID USE CHLORINE IN THE SPA'S. THIS USE STOPPED 10 YEARS AGO.

(4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). *Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?*

NOT APPLICABLE. I HAVE OWNED THE PROPERTY SINCE 1998.

(5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). *Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,*
(a.) Do you know the past uses of the property?
(b.) Do you know of specific chemicals that are present or once were present at the property?
(c.) Do you know of spills or other chemical releases that have taken place at the property?
(d.) Do you know of any environmental cleanups that have taken place at the property?

A. YES
B. CHLORINE
C. NO
D. NO

(6) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). *As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?*

NO.

APPENDIX C

HISTORICAL LAND USE RECORDS

1000 Jacklin Road

1000 Jacklin Road

Milpitas, CA 95035

Inquiry Number: 5570447.8

February 25, 2019

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

02/25/19

Site Name:

1000 Jacklin Road
1000 Jacklin Road
Milpitas, CA 95035
EDR Inquiry # 5570447.8

Client Name:

Baseline Environmental Cons.
5900 Hollis Street
Emeryville, CA 94608
Contact: Kathy Mertz

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Flight Date: August 27, 1998	USDA
1993	1"=500'	Acquisition Date: June 12, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1979	1"=500'	Flight Date: August 16, 1979	USDA
1974	1"=500'	Flight Date: October 14, 1974	USGS
1968	1"=500'	Flight Date: June 14, 1968	USGS
1963	1"=500'	Flight Date: July 08, 1963	EDR Proprietary Aerial Viewpoint
1956	1"=500'	Flight Date: June 09, 1956	USDA
1950	1"=500'	Flight Date: April 01, 1950	USDA
1948	1"=500'	Flight Date: September 26, 1948	USDA
1940	1"=500'	Flight Date: June 12, 1940	USDA
1939	1"=500'	Flight Date: July 31, 1939	USDA

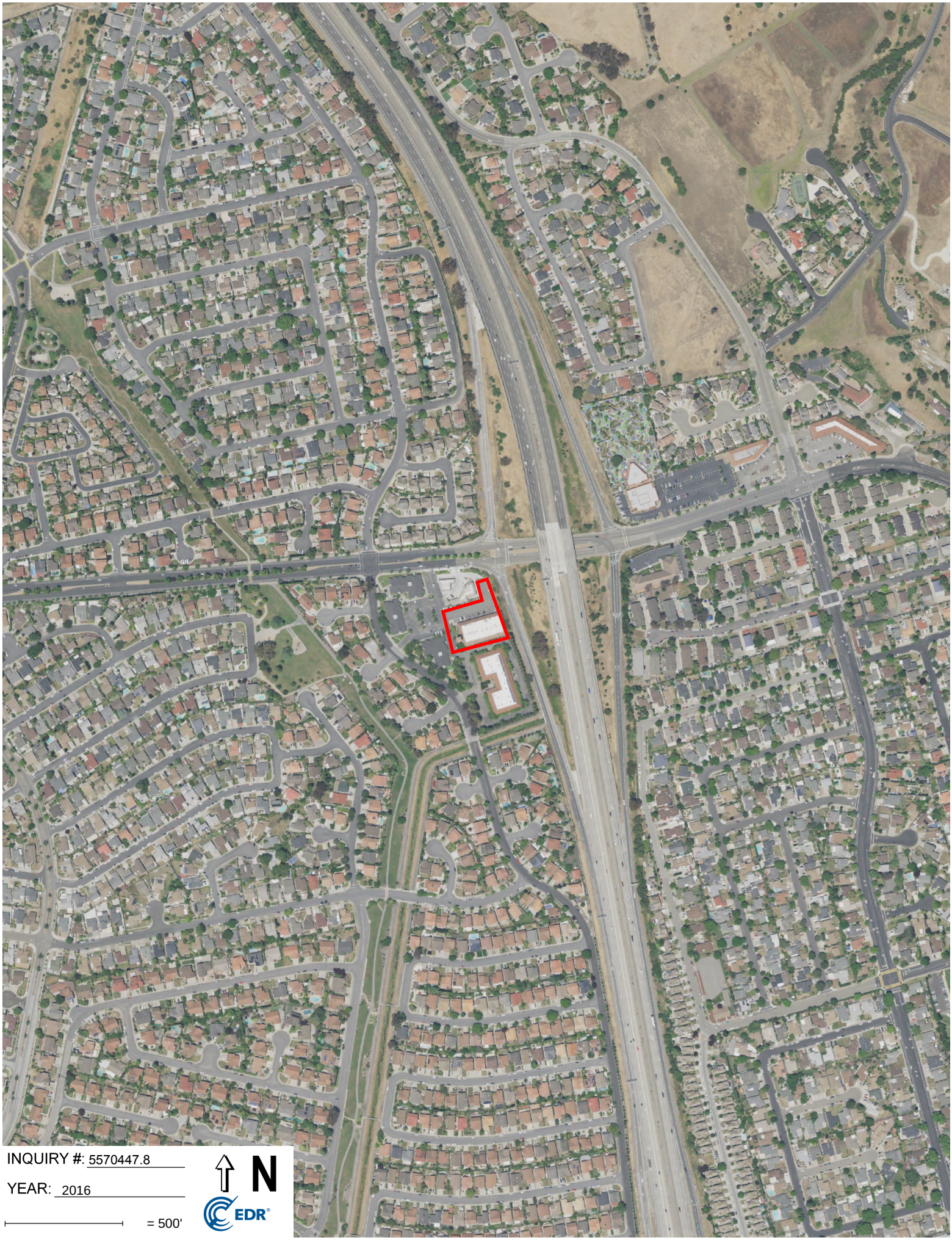
When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

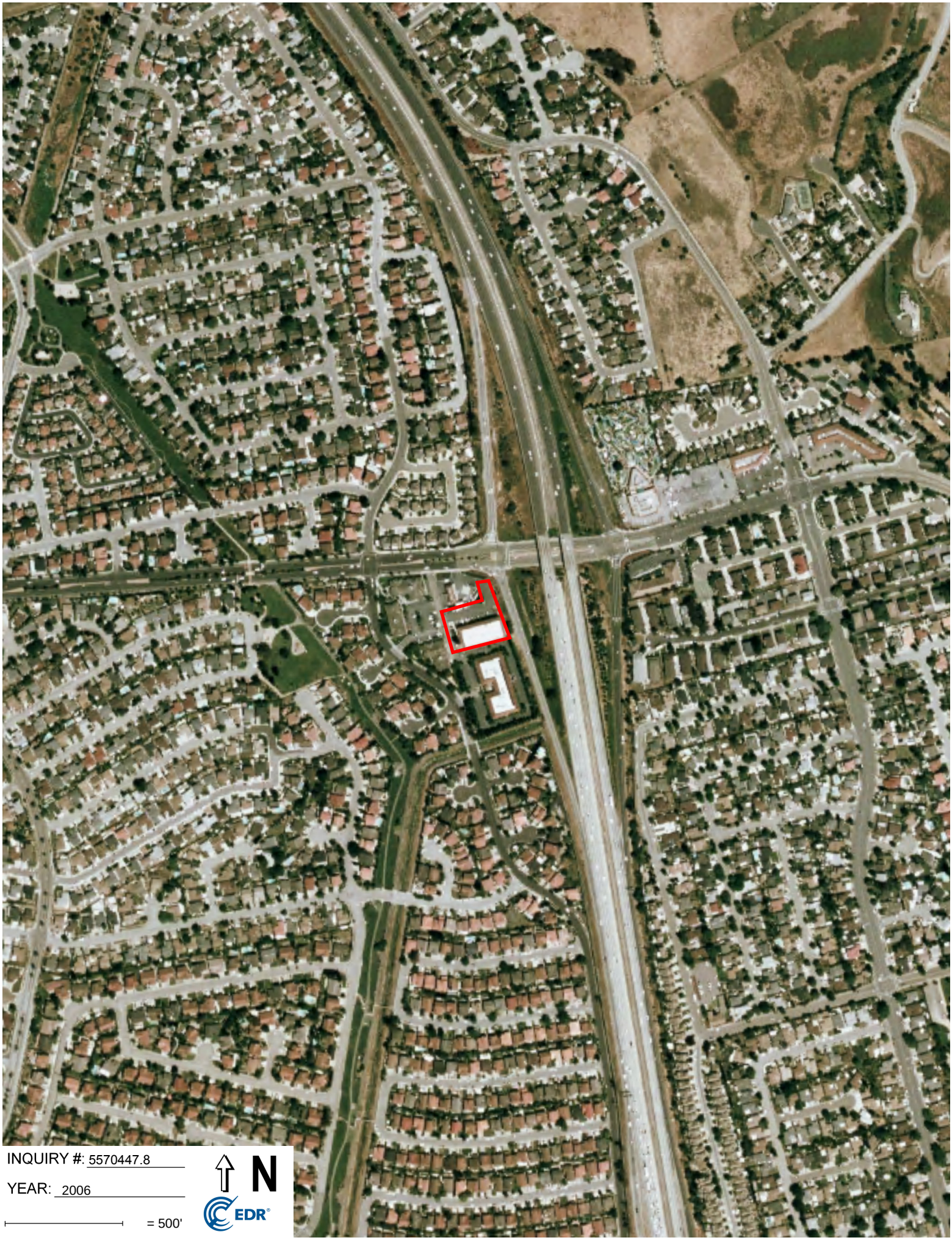
Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.


INQUIRY #: 5570447.8
YEAR: 2016
= 500'
N
EDR

INQUIRY #: 5570447.8
YEAR: 2012
= 500'
N
EDR

INQUIRY #: 5570447.8
YEAR: 2009
= 500'
N
EDR



INQUIRY #: 5570447.8

YEAR: 2006

= 500'

N

EDR

INQUIRY #: 5570447.8
YEAR: 1998
= 500'
N
EDR

INQUIRY #: 5570447.8

YEAR: 1993

= 500'

N

EDR

INQUIRY #: 5570447.8

YEAR: 1982

= 500'

N

EDR

INQUIRY #: 5570447.8
YEAR: 1979
= 500'
N
EDR

INQUIRY #: 5570447.8

YEAR: 1974

= 500'

N

EDR

INQUIRY #: 5570447.8

YEAR: 1968

= 500'

N

EDR

INQUIRY #: 5570447.8

YEAR: 1963

= 500'

N

EDR

INQUIRY #: 5570447.8

YEAR: 1956

= 500'

N

EDR

INQUIRY #: 5570447.8

YEAR: 1950

= 500'

N

EDR

INQUIRY #: 5570447.8

YEAR: 1948

= 500'

N

EDR

INQUIRY #: 5570447.8

YEAR: 1940

= 500'

N

EDR

INQUIRY #: 5570447.8

YEAR: 1939

= 500'

N

EDR

1000 Jacklin Road
1000 Jacklin Road
Milpitas, CA 95035

Inquiry Number: 5570447.5
February 25, 2019

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

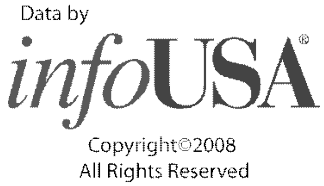
Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.



RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2006	Haines Company, Inc.	-	X	X	-
	Haines Company, Inc.	X	X	X	-
2001	Haines Company, Inc.	-	-	-	-
2000	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1996	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1991	PACIFIC BELL WHITE PAGES	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1991	PACIFIC BELL WHITE PAGES	X	X	X	-
1986	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1985	Pacific Bell	-	X	X	-
	Pacific Bell	X	X	X	-
1982	Pacific Telephone	-	-	-	-
1980	Pacific Telephone	-	X	X	-
1978	R. L. Polk & Co.	-	-	-	-
1975	R. L. Polk Co.	-	-	-	-
1974	R. L. Polk Co.	-	-	-	-
1970	R. L. Polk Co.	-	-	-	-
1968	R. L. Polk Co.	-	-	-	-
1966	R. L. POLK	-	-	-	-
1965	R. L. Polk Co.	-	-	-	-
1964	R. L. Polk Co.	-	-	-	-
1963	Pacific Telephone	-	-	-	-
1962	R. L. Polk & Co.	-	-	-	-
1960	R. L. Polk Co.	-	-	-	-
1957	R. L. Polk Co.	-	-	-	-
1955	R.L. Polk and Co Publishers	-	-	-	-
1950	R. L. Polk Co.	-	-	-	-
1946	R. L. Polk Co.	-	-	-	-
1945	R. L. Polk Co.	-	-	-	-
1942	R.L. Polk	-	-	-	-
1940	R. L. Polk Co.	-	-	-	-
1936	R. L. Polk Co.	-	-	-	-
1935	R. L. Polk Co.	-	-	-	-
1931	R. L. Polk Co.	-	-	-	-
1930	R. L. Polk Co. of California	-	-	-	-
1926	R. L. Polk Co.	-	-	-	-
1925	R. L. Polk Co.	-	-	-	-
1922	R. L. Polk Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1000 Jacklin Road
Milpitas, CA 95035

FINDINGS DETAIL

Target Property research detail.

JACKLIN CIR

1000 JACKLIN CIR

Year	*Uses*	*Source*
1985	KEHRIG DICK REAL ESTATE	Pacific Bell

Jacklin Rd

1000 Jacklin Rd

Year	*Uses*	*Source*
2014	BAYHILL REAL ESTATE	EDR Digital Archive
	CROSSFIT UNLIMITED LLC	EDR Digital Archive
	GILROY FITNESS INC	EDR Digital Archive
	KAUFFMAN RYAN D	EDR Digital Archive
	MILPITAS HEALTH AND FITNESS	EDR Digital Archive
2010	BAYHILL REAL ESTATE	EDR Digital Archive
	CROSSFIT UNLIMITED LLC	EDR Digital Archive
	MILPITAS HEALTH AND FITNESS	EDR Digital Archive
	WORKOUTCOM	EDR Digital Archive

JACKLIN RD

1000 JACKLIN RD

Year	*Uses*	*Source*
2006	BAYHILLREAL	Haines Company, Inc.
	CHIROSPORT	Haines Company, Inc.
	ESTATE	Haines Company, Inc.
	FARID OC	Haines Company, Inc.
	FITNESS	Haines Company, Inc.
	MILPTS	Haines Company, Inc.
	MILPTS HEALTH	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2006	ROOHPARVAR	Haines Company, Inc.
	WELLIESSONEOF	Haines Company, Inc.
2000	BAYHILL REAL ESTATE	Haines & Company
	GENTLE PAIN RELIEVERS	Haines & Company
	GIGANTINO Joseph	Haines & Company
	ROOH FARID DC	Haines & Company
1996	BAYHILL ATHLETIC	Pacific Bell
	BAYHILL ATHLETIC CLUB	Pacific Bell
	BAYHILL REAL ESTATE	Pacific Bell
	CLUB MASSAGE THERAPY	Pacific Bell
	KEHRIG DICK REAL ESTATE	Pacific Bell
1991	Bayhill Real Estate	PACIFIC BELL WHITE PAGES
	BAYHILL REAL ESTATE MILPITAS 946 528	PACIFIC BELL WHITE PAGES
1986	Center For Health	Pacific Bell
	Kehrig Dick Real Estate	Pacific Bell

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ALISAL CT

827 ALISAL CT

Year	Uses	Source
2006	a WANG Betty	Haines Company, Inc.
2000	WANG Betty	Haines & Company

843 ALISAL CT

Year	Uses	Source
2006	a NGUYEN Diep	Haines Company, Inc.
2000	ZHANG Zhenyong	Haines & Company
1986	Foothill Park II	Pacific Bell
1985	FOOTHILL PARK11	Pacific Bell

844 ALISAL CT

Year	Uses	Source
2006	a WANG May	Haines Company, Inc.
2000	WANG May	Haines & Company

856 ALISAL CT

Year	Uses	Source
2006	DOThuan	Haines Company, Inc.
	a VANDOThuen	Haines Company, Inc.
2000	DO Thuan	Haines & Company

Alisal Ct

859 Alisal Ct

Year	Uses	Source
2014	TRI QUANG CHAU	EDR Digital Archive

ALISAL CT

859 ALISAL CT

Year	Uses	Source
2006	CHAUTri	Haines Company, Inc.
	a CHAU Khanh	Haines Company, Inc.

FINDINGS

Year	Uses	Source
2000	CHAU Khanh	Haines & Company
	CHAU Tn	Haines & Company

868 ALISAL CT

Year	Uses	Source
2006	a VUHoa	Haines Company, Inc.
2000	KUMIN Margnt	Haines & Company

DE ANZA CT

807 DE ANZA CT

Year	Uses	Source
2006	LIONGTak	Haines Company, Inc.
2000	HERNANDEZ Robert	Haines & Company

819 DE ANZA CT

Year	Uses	Source
2006	VILLAGOMEZ	Haines Company, Inc.
	Francisco	Haines Company, Inc.
2000	REHLING Mark	Haines & Company
	VILLAGOMEZ F	Haines & Company

822 DE ANZA CT

Year	Uses	Source
2006	LEER L	Haines Company, Inc.
2000	LEE R L	Haines & Company
	ROBINSON Robert	Haines & Company
1996	Lee R L	Pacific Bell

831 DE ANZA CT

Year	Uses	Source
2006	o VITALESJoe	Haines Company, Inc.
2000	VITALES Joe	Haines & Company

838 DE ANZA CT

Year	Uses	Source
2006	e DARYANI Parkash	Haines Company, Inc.
2000	DARYANI Parkash	Haines & Company
1996	Daryani Parkash	Pacific Bell
1991	DARYANI PARKASH	PACIFIC BELL WHITE PAGES
	Daryani Parkash	PACIFIC BELL WHITE PAGES

FINDINGS

De Anza Ct

843 De Anza Ct

Year	Uses	Source
2014	GAME ACTION LLC	EDR Digital Archive
	CASHFLOW MARKETING	EDR Digital Archive

DE ANZA CT

843 DE ANZA CT

Year	Uses	Source
2006	PAYOMO Rene	Haines Company, Inc.
2000	PAYOMO Rene	Haines & Company

854 DE ANZA CT

Year	Uses	Source
2006	BARIANAFauja	Haines Company, Inc.
2000	NGUYEN Joseph DO	Haines & Company

855 DE ANZA CT

Year	Uses	Source
2006	ROMERO Amelia	Haines Company, Inc.
2000	ROMERO Amelia	Haines & Company

DEL VAILE CT

859 DEL VAILE CT

Year	Uses	Source
2006	a HOM Donna	Haines Company, Inc.
2000	HOM Donna	Haines & Company

862 DEL VAILE CT

Year	Uses	Source
2006	a HO Huel	Haines Company, Inc.
2000	BLYLER Barry R	Haines & Company
	DUROSS Ron	Haines & Company
	HO Huei	Haines & Company
1986	Ferron Ronald W	Pacific Bell
	Perron Robert	Pacific Bell

FINDINGS

871 DEL VAILE CT

Year	Uses	Source
2006	a NGUYEN Tuan	Haines Company, Inc.
2000	NGUYEN Tuan	Haines & Company

874 DEL VAILE CT

Year	Uses	Source
2006	a NAIDOU Kamal	Haines Company, Inc.
2000	NAIDU Kamal	Haines & Company
1980	Foothill Park	Pacific Telephone

883 DEL VAILE CT

Year	Uses	Source
2006	a TRAN Gla	Haines Company, Inc.
2000	TRAN Gia	Haines & Company
1986	Del Castilho Rudolph	Pacific Bell

886 DEL VAILE CT

Year	Uses	Source
2006	a CHANG Singhuey	Haines Company, Inc.
2000	CHANG Singhuey	Haines & Company

895 DEL VAILE CT

Year	Uses	Source
2006	WU Tammy	Haines Company, Inc.
	WU Hun	Haines Company, Inc.
2000	WU Hun	Haines & Company
1996	Yeh Tsai	Pacific Bell
1991	Wu Chun l	PACIFIC BELL WHITE PAGES

898 DEL VAILE CT

Year	Uses	Source
2006	a LY Donald	Haines Company, Inc.
2000	LIU Sheng	Haines & Company
1991	Liu Sam	PACIFIC BELL WHITE PAGES
1986	Liu Sam	Pacific Bell

FINDINGS

Heather Ct

822 Heather Ct

Year	Uses	Source
2014	SPECIALIZED KITCHEN & BATH	EDR Digital Archive

HILLVIEW DR

718 HILLVIEW DR

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company

720 HILLVIEW DR

Year	Uses	Source
2000	LITE ON USA INC	Haines & Company
	LITEON PERIPHERALS INC	Haines & Company

722 HILLVIEW DR

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company
1986	TELEX COMPUTER PRODUCTS INC	Pacific Bell
	Telex Computer Products Inc	Pacific Bell

726 HILLVIEW DR

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company
1986	Materials Engineering Associates	Pacific Bell
	Prodevco	Pacific Bell
1985	ROBERTS THOMAS A MEMBER OF SIGMA RESCARH GROUP	Pacific Bell
	THOMAS ROBERTS A MEMBER OF SIGMA RESEARCH GROUP	Pacific Bell
	SIGMA RESEARCH THOMAS ROBERTS DIV	Pacific Bell

736 HILLVIEW DR

Year	Uses	Source
2000	LITEON COMMUNICATIONS INC	Haines & Company
1985	PHOTO CIRCUIT TECHNOLOGY	Pacific Bell

740 HILLVIEW DR

Year	Uses	Source
2000	TRABERT Joseph	Haines & Company

Year	Uses	Source
1986	Computer Products International Inc	Pacific Bell
1985	COMPUTER PRODUCTS INTERNATIONAL INC	Pacific Bell

744 HILLVIEW DR

Year	Uses	Source
2000	NO CURRENT LISTING	Haines & Company

947 HILLVIEW DR

Year	Uses	Source
1986	Larson Jack W	Pacific Bell
1985	LARSON JACK W	Pacific Bell
1980	Larson Jack W	Pacific Telephone

JACKLIN RD

0 JACKLIN RD

Year	Uses	Source
1996	YOUNGS PROPERTIES>	Pacific Bell

Jacklin Rd

920 Jacklin Rd

Year	Uses	Source
2014	H&R BLOCK INC	EDR Digital Archive
	H&R BLOCK INC	EDR Digital Archive
2010	H&R BLOCK INC	EDR Digital Archive

940 Jacklin Rd

Year	Uses	Source
2010	BANK AMERICA NATIONAL ASSN	EDR Digital Archive

960 Jacklin Rd

Year	Uses	Source
2014	MALLARI HEALTH SYSTEMS INC	EDR Digital Archive
	SEARS ROEBUCK AND CO	EDR Digital Archive
2010	SEARS ROEBUCK AND CO	EDR Digital Archive

FINDINGS

JACKLIN RD

960 JACKLIN RD

Year	Uses	Source
2006	ESTATE GROUP	Haines Company, Inc.
	APOLLO REAL	Haines Company, Inc.
2000	COLDWELL BKR	Haines & Company
	COLDWELL BKR	Haines & Company
1996	GOLDEN CROWN MORTGAGE CO	Pacific Bell
	LOAN SPECIALIST THE	Pacific Bell
	THE REAL ESTATE PEOPLE	Pacific Bell
	COLDWELL BANKER	Pacific Bell
	THE REAL ESTATE PEOPLE	Pacific Bell
	COLDWELL BANKER	Pacific Bell
1991	COLDWELL BANKER Residential Real Estate Services Sales Offices	PACIFIC BELL WHITE PAGES
	CAMPBELL	PACIFIC BELL WHITE PAGES
	Milpltas	PACIFIC BELL WHITE PAGES

Jacklin Rd

966 Jacklin Rd

Year	Uses	Source
2014	WELLSPRING COMMUNITY CHURCH	EDR Digital Archive
2010	WELLSPRING COMMUNITY CHURCH	EDR Digital Archive

JACKLIN RD

966 JACKLIN RD

Year	Uses	Source
2006	SYLVAN LEARNING	Haines Company, Inc.
	CENTER	Haines Company, Inc.

Jacklin Rd

990 Jacklin Rd

Year	Uses	Source
2014	MILPITAS SHELL & CAR WASH	EDR Digital Archive
2010	MILPITAS SHELL & CAR WASH	EDR Digital Archive

FINDINGS

JACKLIN RD

990 JACKLIN RD

Year	Uses	Source
2006	MILPTS SHELL&	Haines Company, Inc.
	CAR WASH	Haines Company, Inc.
2000	MILPTS SHELL	Haines & Company
1996	MILPITAS SHELL & CAR WASH	Pacific Bell
	JACKLIN RD	Pacific Bell
1991	Jans Jacklin Road Shell Self Serve	PACIFIC BELL WHITE PAGES
	JAN S JACKLIN ROAD SHELL SELF SERVE MILPITAS 263 53	PACIFIC BELL WHITE PAGES
1986	Jans Jacklin Road Shell Self Serve	Pacific Bell
1985	JAN S JACKLIN ROAD SHELL SELF SERVE	Pacific Bell

Kevenaire Dr

875 Kevenaire Dr

Year	Uses	Source
2010	CRG REALTY AND LOANS	EDR Digital Archive

La Palma Pl

884 La Palma Pl

Year	Uses	Source
2014	DARREN TAN	EDR Digital Archive

LA PALMA PL

884 LA PALMA PL

Year	Uses	Source
2006	TANDarren	Haines Company, Inc.

888 LA PALMA PL

Year	Uses	Source
2006	No Current Listing	Haines Company, Inc.

892 LA PALMA PL

Year	Uses	Source
2006	Bush Frank	Haines Company, Inc.

FINDINGS

La Palma Pl

896 La Palma Pl

Year	Uses	Source
2010	RIE CONSULTING	EDR Digital Archive

LA PALMA PL

896 LA PALMA PL

Year	Uses	Source
2006	EDUSADA Raul	Haines Company, Inc.

900 LA PALMA PL

Year	Uses	Source
2006	TUTin	Haines Company, Inc.

904 LA PALMA PL

Year	Uses	Source
2006	JONES Gregory e	Haines Company, Inc.

908 LA PALMA PL

Year	Uses	Source
2006	NARIO Ray F	Haines Company, Inc.
1996	Nario Ray F	Pacific Bell

912 LA PALMA PL

Year	Uses	Source
2006	NGUYEN Anh	Haines Company, Inc.
	SHA Albert	Haines Company, Inc.
1996	Nguyen Anh	Pacific Bell

916 LA PALMA PL

Year	Uses	Source
2006	NGUYEN Phuong	Haines Company, Inc.

920 LA PALMA PL

Year	Uses	Source
2006	MEHARUSohan	Haines Company, Inc.

924 LA PALMA PL

Year	Uses	Source
2006	LEE Wang	Haines Company, Inc.

FINDINGS

Year	Uses	Source
1996	Wang Debbie	Pacific Bell

928 LA PALMA PL

Year	Uses	Source
2006	s TAN Nicky	Haines Company, Inc.
1996	Tan Nicky & Karen	Pacific Bell

932 LA PALMA PL

Year	Uses	Source
2006	ZHOU Qlang	Haines Company, Inc.

936 LA PALMA PL

Year	Uses	Source
2006	a KHUU Muol	Haines Company, Inc.

940 LA PALMA PL

Year	Uses	Source
2006	0 CHAN MIng	Haines Company, Inc.

944 LA PALMA PL

Year	Uses	Source
2006	TAM George	Haines Company, Inc.

La Palma Pl

948 La Palma Pl

Year	Uses	Source
2014	PRESCILLA RUFINO DDS	EDR Digital Archive
	SAN JOSE CHILD CARE LLC	EDR Digital Archive

LA PALMA PL

948 LA PALMA PL

Year	Uses	Source
2006	SAHEJPALBala	Haines Company, Inc.

952 LA PALMA PL

Year	Uses	Source
2006	Dorothy	Haines Company, Inc.
	REMOQUILLO	Haines Company, Inc.

FINDINGS

956 LA PALMA PL

Year	Uses	Source
2006	FUCHIGAMI John	Haines Company, Inc.

960 LA PALMA PL

Year	Uses	Source
2006	e HO Bdan	Haines Company, Inc.

La Palma Pl

964 La Palma Pl

Year	Uses	Source
2010	OWISDOM LLC	EDR Digital Archive

LA PALMA PL

964 LA PALMA PL

Year	Uses	Source
2006	a DELEON Jesse	Haines Company, Inc.

968 LA PALMA PL

Year	Uses	Source
2006	a WOOKaymann e+6	Haines Company, Inc.

972 LA PALMA PL

Year	Uses	Source
2006	SPERALTARoy	Haines Company, Inc.

La Palma Pl

976 La Palma Pl

Year	Uses	Source
2010	SEMANTICJAVA SOFT LLC	EDR Digital Archive

LA PALMA PL

976 LA PALMA PL

Year	Uses	Source
2006	MCGOVERTCurts	Haines Company, Inc.

FINDINGS

980 LA PALMA PL

Year	Uses	Source
2006	HUYNHToan	Haines Company, Inc.

984 LA PALMA PL

Year	Uses	Source
2006	o KAUSARAs If	Haines Company, Inc.
	LENNARTTSON K	Haines Company, Inc.

988 LA PALMA PL

Year	Uses	Source
2006	TAN Benny	Haines Company, Inc.

N HILLVIEW DR

736 N HILLVIEW DR

Year	Uses	Source
1991	JANUS	PACIFIC BELL WHITE PAGES
	Janus	PACIFIC BELL WHITE PAGES

740 N HILLVIEW DR

Year	Uses	Source
1991	Reinforcing Post Tensioning Services Inc	PACIFIC BELL WHITE PAGES
	RPSInc	PACIFIC BELL WHITE PAGES
	RPS INC	PACIFIC BELL WHITE PAGES

744 N HILLVIEW DR

Year	Uses	Source
1991	Integra Microwave	PACIFIC BELL WHITE PAGES
	INTEGRA MICROWAVE	PACIFIC BELL WHITE PAGES
	INTEGRA INC	PACIFIC BELL WHITE PAGES
	Integra Inc	PACIFIC BELL WHITE PAGES

820 N HILLVIEW DR

Year	Uses	Source
2006	TALLACJACKUN	Haines Company, Inc.
1991	FORTUNE TRAVEL AGENCY	PACIFIC BELL WHITE PAGES
	Joe Cleto & Associates	PACIFIC BELL WHITE PAGES
	JOE CLETO & ASSOCIATES	PACIFIC BELL WHITE PAGES

FINDINGS

N Hillview Dr

822 N Hillview Dr

Year	Uses	Source
2014	LEE RANDY DDS	EDR Digital Archive
2010	LEE RANDY DDS	EDR Digital Archive

N HILLVIEW DR

822 N HILLVIEW DR

Year	Uses	Source
2006	LEE RANDYT DDS	Haines Company, Inc.
1996	HENDERSON SCOTT D DMD	Pacific Bell

N Hillview Dr

824 N Hillview Dr

Year	Uses	Source
2014	CHARLES HENRY MARGIOTTA DDS	EDR Digital Archive
2010	CHARLES HENRY MARGIOTTA DDS	EDR Digital Archive

N HILLVIEW DR

824 N HILLVIEW DR

Year	Uses	Source
2006	CHARLES H DDS	Haines Company, Inc.
	CHARLES H DDS	Haines Company, Inc.
	MARGIOTTA	Haines Company, Inc.
	MARGIOTTA	Haines Company, Inc.
1996	MARGIOTTA CHARLES H DDS	Pacific Bell
1991	Vivix Corporation	PACIFIC BELL WHITE PAGES
	VIVIX CORPORATION	PACIFIC BELL WHITE PAGES

N Hillview Dr

826 N Hillview Dr

Year	Uses	Source
2014	SPRINGSOFT USA INC	EDR Digital Archive
2010	SPRINGSOFT USA INC	EDR Digital Archive

FINDINGS

N HILLVIEW DR

826 N HILLVIEW DR

Year	Uses	Source
2006	HYPERBAND	Haines Company, Inc.
	HYPERBAND	Haines Company, Inc.
	COMMUNICATIONS	Haines Company, Inc.
	COMMUNICATIONS	Haines Company, Inc.

N Hillview Dr

828 N Hillview Dr

Year	Uses	Source
2014	MILPITAS CHAMBER OF COMMERCE	EDR Digital Archive
	PACTECH RESOURCES INC	EDR Digital Archive
	SVAZU INC	EDR Digital Archive
2010	SVAZU INC	EDR Digital Archive
	MILPITAS CHAMBER OF COMMERCE	EDR Digital Archive
	PACTECH RESOURCES INC	EDR Digital Archive

N HILLVIEW DR

828 N HILLVIEW DR

Year	Uses	Source
1996	ENTERPRISE TECHNOLOGY SYSTEM	Pacific Bell
1991	Enterprise Technology System	PACIFIC BELL WHITE PAGES
	ENTERPRISE TECHNOLOGY SYSTEM	PACIFIC BELL WHITE PAGES

N Hillview Dr

830 N Hillview Dr

Year	Uses	Source
2014	INC INTELOP	EDR Digital Archive

N HILLVIEW DR

832 N HILLVIEW DR

Year	Uses	Source
1996	B DAIRY BELLE FREEZE INC	Pacific Bell
1991	Loral Data Systems	PACIFIC BELL WHITE PAGES
	LORAL DATA SYSTEMS	PACIFIC BELL WHITE PAGES

FINDINGS

834 N HILLVIEW DR

Year	Uses	Source
1991	Able Telecommunications Inc	PACIFIC BELL WHITE PAGES
	ABLE TELECOMMUNICATIONS INC	PACIFIC BELL WHITE PAGES

N Hillview Dr

838 N Hillview Dr

Year	Uses	Source
2014	SILICON INTGRATED SYSTEMS CORP	EDR Digital Archive
	MEREDITH CRDOZO LNZE CHIU CPAS	EDR Digital Archive
	CHIU ISADEL AND CO LLP	EDR Digital Archive
	ISABEL CHIU & CO LLP	EDR Digital Archive
	CROSSCULTURAL CMNTY SVS CTR	EDR Digital Archive
	EN YONG FOUNDATION	EDR Digital Archive
2010	EN YONG FOUNDATION	EDR Digital Archive
	ISABEL CHIU & CO LLP	EDR Digital Archive
	SILICON INTGRATED SYSTEMS CORP	EDR Digital Archive
	MEREDITH CRDOZO LNZE CHIU CPAS	EDR Digital Archive
	CHIU ISADEL AND CO LLP	EDR Digital Archive

N HILLVIEW DR

838 N HILLVIEW DR

Year	Uses	Source
2006	CHIU ISABEL CPA	Haines Company, Inc.
	SANTOS MINDA CPA	Haines Company, Inc.
	ISABEL CHIUSCO	Haines Company, Inc.
1991	Chrontel Inc	PACIFIC BELL WHITE PAGES
	CHRONTEL INC	PACIFIC BELL WHITE PAGES

N Hillview Dr

840 N Hillview Dr

Year	Uses	Source
2014	MOSCHIP SEMICONDUCTOR TECH USA	EDR Digital Archive

FINDINGS

N HILLVIEW DR

840 N HILLVIEW DR

Year	Uses	Source
2006	BAYSIDE DESIGN	Haines Company, Inc.

N Hillview Dr

846 N Hillview Dr

Year	Uses	Source
2014	BAYSIDE DESIGN INC	EDR Digital Archive
2010	BAYSIDE DESIGN INC	EDR Digital Archive

848 N Hillview Dr

Year	Uses	Source
2014	AMARJAN CORP	EDR Digital Archive

850 N Hillview Dr

Year	Uses	Source
2014	RELIANCE FINANCIAL GROUP	EDR Digital Archive

852 N Hillview Dr

Year	Uses	Source
2014	PRAXIS ENGINEERS INC	EDR Digital Archive
	ANDREWS & CARLO CPA	EDR Digital Archive
2010	ANDREWS & CARLO CPA	EDR Digital Archive
	ANDREWS & CARLO	EDR Digital Archive

N HILLVIEW DR

852 N HILLVIEW DR

Year	Uses	Source
2006	MAGNANI GILBERT	Haines Company, Inc.
	BETTS PATRICIA	Haines Company, Inc.
	ANDREWS &CARLO	Haines Company, Inc.
	ANDREWS& CARLO	Haines Company, Inc.
	BRYNING SCOTT	Haines Company, Inc.
1996	PRAXIS ENGINEERS INC	Pacific Bell

FINDINGS

N Hillview Dr

854 N Hillview Dr

Year	Uses	Source
2014	MARTINEZ DANIEL B MD	EDR Digital Archive
	MUSICK JAMES E DC	EDR Digital Archive
	INGTECH CORP	EDR Digital Archive

N HILLVIEW DR

854 N HILLVIEW DR

Year	Uses	Source
1996	KC ASSOCIATES	Pacific Bell
	PROFESSIONAL ARCHITECT GROUP	Pacific Bell

N Hillview Dr

856 N Hillview Dr

Year	Uses	Source
2014	YEN CHUNG DDS	EDR Digital Archive
2010	YEN CHUNG DDS	EDR Digital Archive

N HILLVIEW DR

856 N HILLVIEW DR

Year	Uses	Source
2006	YEN CHUNG K DDS	Haines Company, Inc.
1996	YEN CHUNG DDS	Pacific Bell
	YEN KIRK K DOS	Pacific Bell
1991	YEN CHUNG DDS	PACIFIC BELL WHITE PAGES
	Yen Kirk KDDS	PACIFIC BELL WHITE PAGES
	Yen Chung DDS	PACIFIC BELL WHITE PAGES
	YEN KIRK KDDS	PACIFIC BELL WHITE PAGES

N Hillview Dr

858 N Hillview Dr

Year	Uses	Source
2014	ORTHOWORKS	EDR Digital Archive
2010	ORTHOWORKS	EDR Digital Archive

FINDINGS

N HILLVIEW DR

858 N HILLVIEW DR

Year	Uses	Source
1996	HUTNICK LANA S DC	Pacific Bell
1991	HUTNICK LANA S DC	PACIFIC BELL WHITE PAGES

N Hillview Dr

860 N Hillview Dr

Year	Uses	Source
2014	KNOWLEDGE UNIVERSE EDUCATN LLC	EDR Digital Archive
	JACKLIN COMMONS KINDERCARE	EDR Digital Archive
2010	KNOWLEDGE LEARNING CORPORATION	EDR Digital Archive

N HILLVIEW DR

860 N HILLVIEW DR

Year	Uses	Source
1996	CHILDRENS WORLD LEARNING CENTERS	Pacific Bell
1991	CHILDRENS WORLD LEARNING CENTERS	PACIFIC BELL WHITE PAGES
	Milpitas	PACIFIC BELL WHITE PAGES
	CENTER LOCATIONS	PACIFIC BELL WHITE PAGES

N Hillview Dr

870 N Hillview Dr

Year	Uses	Source
2014	TIAN TIAN CHINESE PRE-SCH	EDR Digital Archive

N HILLVIEW DR

870 N HILLVIEW DR

Year	Uses	Source
2006	TICOR TITLE	Haines Company, Inc.
1996	AMERICAN TITLE INSURANCE COMPANY	Pacific Bell

FINDINGS

874 N HILLVIEW DR

Year	Uses	Source
1996	HARRIGAN & BRIENT ASSOCIATES	Pacific Bell
1991	A NEW CONCEPT FOR TEMPORARY PLACEMENT	PACIFIC BELL WHITE PAGES
	A New Concept For Temporary Placement	PACIFIC BELL WHITE PAGES
	Harrigan & Brient Associates	PACIFIC BELL WHITE PAGES
	HARRIGAN & BRIENT ASSOCIATES	PACIFIC BELL WHITE PAGES

N Hillview Dr

878 N Hillview Dr

Year	Uses	Source
2014	LOPEZ-MARZAN MARIETTA DMD	EDR Digital Archive
2010	LOPEZ-MARZAN MARIETTA DMD	EDR Digital Archive

N HILLVIEW DR

878 N HILLVIEW DR

Year	Uses	Source
2006	TITLE COMPANY	Haines Company, Inc.
	B 82 NORTH AMERICAN	Haines Company, Inc.
	LOPEZ MARZAN	Haines Company, Inc.
	MARIETTA DMD	Haines Company, Inc.

N Hillview Dr

882 N Hillview Dr

Year	Uses	Source
2014	ABELLERA MEDICAL GROUP INC	EDR Digital Archive

N HILLVIEW DR

882 N HILLVIEW DR

Year	Uses	Source
1991	ROTH ROBT J MD	PACIFIC BELL WHITE PAGES
	RODAN KAITHRYN PMD.	PACIFIC BELL WHITE PAGES
	AN DE RS ON DE BORAH JMD	PACIFIC BELL WHITE PAGES
	CARMEL JEFFREY A MD	PACIFIC BELL WHITE PAGES
	EASTBAY DERMATOLOGY MEDICAL GROUP INC	PACIFIC BELL WHITE PAGES
	HONG STEVEN RHMD	PACIFIC BELL WHITE PAGES

FINDINGS

Year	Uses	Source
1991	Womens Medical Arts	PACIFIC BELL WHITE PAGES
	Roth Robt J MD	PACIFIC BELL WHITE PAGES
	WOMEN S MEDICAL ARTS	PACIFIC BELL WHITE PAGES
	Carmel Jeffrey A MD	PACIFIC BELL WHITE PAGES
	Hong Steven RHMD	PACIFIC BELL WHITE PAGES
	ANDERSON DEBORAH JMD	PACIFIC BELL WHITE PAGES

915 N HILLVIEW DR

Year	Uses	Source
2006	a NAVARROMardano	Haines Company, Inc.
	a NAVARRO B J	Haines Company, Inc.

923 N HILLVIEW DR

Year	Uses	Source
2006	a CASPELLAN Doraingo	Haines Company, Inc.

930 N HILLVIEW DR

Year	Uses	Source
2006	SIMUTEST	Haines Company, Inc.

N Hillview Dr

935 N Hillview Dr

Year	Uses	Source
2014	ARC ENGINEERS & CONSULTANTS	EDR Digital Archive

N HILLVIEW DR

935 N HILLVIEW DR

Year	Uses	Source
2006	a ACIERTO Jose	Haines Company, Inc.

947 N HILLVIEW DR

Year	Uses	Source
2006	NGUYEN Phuc	Haines Company, Inc.

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
0 JACKLIN RD	2014, 2010, 2006, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
718 HILLVIEW DR	2014, 2010, 2006, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
720 HILLVIEW DR	2014, 2010, 2006, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
722 HILLVIEW DR	2014, 2010, 2006, 2001, 1996, 1991, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
726 HILLVIEW DR	2014, 2010, 2006, 2001, 1996, 1991, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
736 HILLVIEW DR	2014, 2010, 2006, 2001, 1996, 1991, 1986, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
736 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1996, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
740 HILLVIEW DR	2014, 2010, 2006, 2001, 1996, 1991, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
740 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1996, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
744 HILLVIEW DR	2014, 2010, 2006, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
744 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1996, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
807 DE ANZA CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
819 DE ANZA CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
820 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
822 DE ANZA CT	2014, 2010, 2001, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
822 Heather Ct	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
822 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
822 N HILLVIEW DR	2014, 2010, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
824 N HILLVIEW DR	2014, 2010, 2001, 2000, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
824 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
826 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
826 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
827 ALISAL CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
828 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
828 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
830 N Hillview Dr	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
831 DE ANZA CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
832 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
834 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1996, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
838 DE ANZA CT	2014, 2010, 2001, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
838 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
838 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
840 N Hillview Dr	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
840 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
843 ALISAL CT	2014, 2010, 2001, 1996, 1991, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
843 DE ANZA CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
843 De Anza Ct	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
844 ALISAL CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
846 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
848 N Hillview Dr	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
850 N Hillview Dr	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
852 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
852 N HILLVIEW DR	2014, 2010, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
854 DE ANZA CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
854 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
854 N Hillview Dr	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
855 DE ANZA CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
856 ALISAL CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
856 N HILLVIEW DR	2014, 2010, 2001, 2000, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
856 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
858 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
858 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
859 ALISAL CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
859 Alisal Ct	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
859 DEL VAILE CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
860 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
860 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
862 DEL VAILE CT	2014, 2010, 2001, 1996, 1991, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
868 ALISAL CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
870 N HILLVIEW DR	2014, 2010, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
870 N Hillview Dr	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
871 DEL VAILE CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
874 DEL VAILE CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
874 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
875 Kevenaire Dr	2014, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
878 N Hillview Dr	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
878 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
882 N HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1996, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
882 N Hillview Dr	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
883 DEL VAILE CT	2014, 2010, 2001, 1996, 1991, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
884 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
884 La Palma Pl	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
886 DEL VAILE CT	2014, 2010, 2001, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
888 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
892 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
895 DEL VAILE CT	2014, 2010, 2001, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
896 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
896 La Palma Pl	2014, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
898 DEL VAILE CT	2014, 2010, 2001, 1996, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
900 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
904 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
908 LA PALMA PL	2014, 2010, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
912 LA PALMA PL	2014, 2010, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
915 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
916 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
920 Jacklin Rd	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
920 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
923 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
924 LA PALMA PL	2014, 2010, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
928 LA PALMA PL	2014, 2010, 2001, 2000, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
930 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
932 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
935 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
935 N Hillview Dr	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
936 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
940 Jacklin Rd	2014, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
940 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
944 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
947 HILLVIEW DR	2014, 2010, 2006, 2001, 2000, 1996, 1991, 1982, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
947 N HILLVIEW DR	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
948 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
948 La Palma Pl	2010, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
952 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
956 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
960 JACKLIN RD	2014, 2010, 2001, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
960 Jacklin Rd	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
960 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
964 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
964 La Palma Pl	2014, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
966 Jacklin Rd	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
966 JACKLIN RD	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
968 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
972 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
976 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
976 La Palma Pl	2014, 2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
980 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
984 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

FINDINGS

Address Researched	Address Not Identified in Research Source
988 LA PALMA PL	2014, 2010, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
990 JACKLIN RD	2014, 2010, 2001, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922
990 Jacklin Rd	2006, 2001, 2000, 1996, 1991, 1986, 1985, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
1000 Jacklin Road	2001, 1982, 1980, 1978, 1975, 1974, 1970, 1968, 1966, 1965, 1964, 1963, 1962, 1960, 1957, 1955, 1950, 1946, 1945, 1942, 1940, 1936, 1935, 1931, 1930, 1926, 1925, 1922

1000 Jacklin Road

1000 Jacklin Road

Milpitas, CA 95035

Inquiry Number: 5570447.3

February 22, 2019

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

02/22/19

Site Name:

1000 Jacklin Road
1000 Jacklin Road
Milpitas, CA 95035
EDR Inquiry # 5570447.3

Client Name:

Baseline Environmental Cons.
5900 Hollis Street
Emeryville, CA 94608
Contact: Kathy Mertz

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Baseline Environmental Cons. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 1764-403B-A735

PO # 19302-00

Project Milpitas La Quinta Hotel Proj.

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 1764-403B-A735

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Baseline Environmental Cons. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

1000 Jacklin Road

1000 Jacklin Road

Milpitas, CA 95035

Inquiry Number: 5570447.4

February 22, 2019

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

02/22/19

Site Name:

1000 Jacklin Road
1000 Jacklin Road
Milpitas, CA 95035
EDR Inquiry # 5570447.4

Client Name:

Baseline Environmental Cons.
5900 Hollis Street
Emeryville, CA 94608
Contact: Kathy Mertz

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Baseline Environmental Cons. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 19302-00

Project: Milpitas La Quinta Hotel Proj.

Coordinates:

Latitude:	37.446218 37° 26' 46" North
Longitude:	-121.892447 -121° 53' 33" West
UTM Zone:	Zone 10 North
UTM X Meters:	597968.47
UTM Y Meters:	4144950.42
Elevation:	24.00' above sea level

Maps Provided:

2012	1889
1980	
1973	
1968	
1961	
1953	
1899	
1897	

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

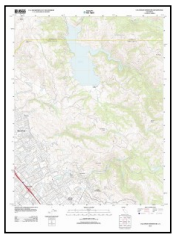
Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

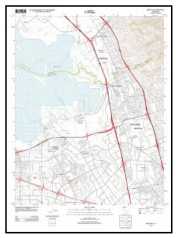
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



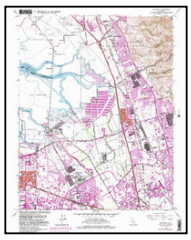
Calaveras Reservoir
2012
7.5-minute, 24000



Milpitas
2012
7.5-minute, 24000

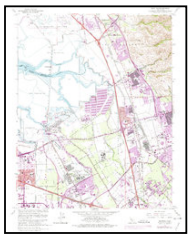
1980 Source Sheets

Calaveras Reservoir
1980
7.5-minute, 24000
Aerial Photo Revised 1978



Milpitas
1980
7.5-minute, 24000
Aerial Photo Revised 1979

1973 Source Sheets

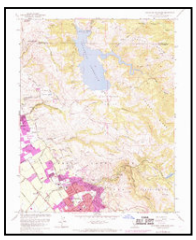


Milpitas
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Calaveras Reservoir
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1968 Source Sheets

Milpitas
1968
7.5-minute, 24000
Aerial Photo Revised 1968



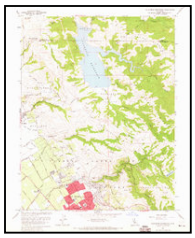
Calaveras Reservoir
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1961 Source Sheets

Milpitas
1961
7.5-minute, 24000
Aerial Photo Revised 1960



Calaveras Reservoir
1961
7.5-minute, 24000
Aerial Photo Revised 1960

1953 Source Sheets

Calaveras Reservoir
1953
7.5-minute, 24000
Aerial Photo Revised 1948

Milpitas
1953
7.5-minute, 24000
Aerial Photo Revised 1948

1899 Source Sheets

San Jose
1899
15-minute, 62500

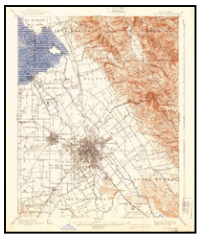
1897 Source Sheets

San Jose
1897
15-minute, 62500

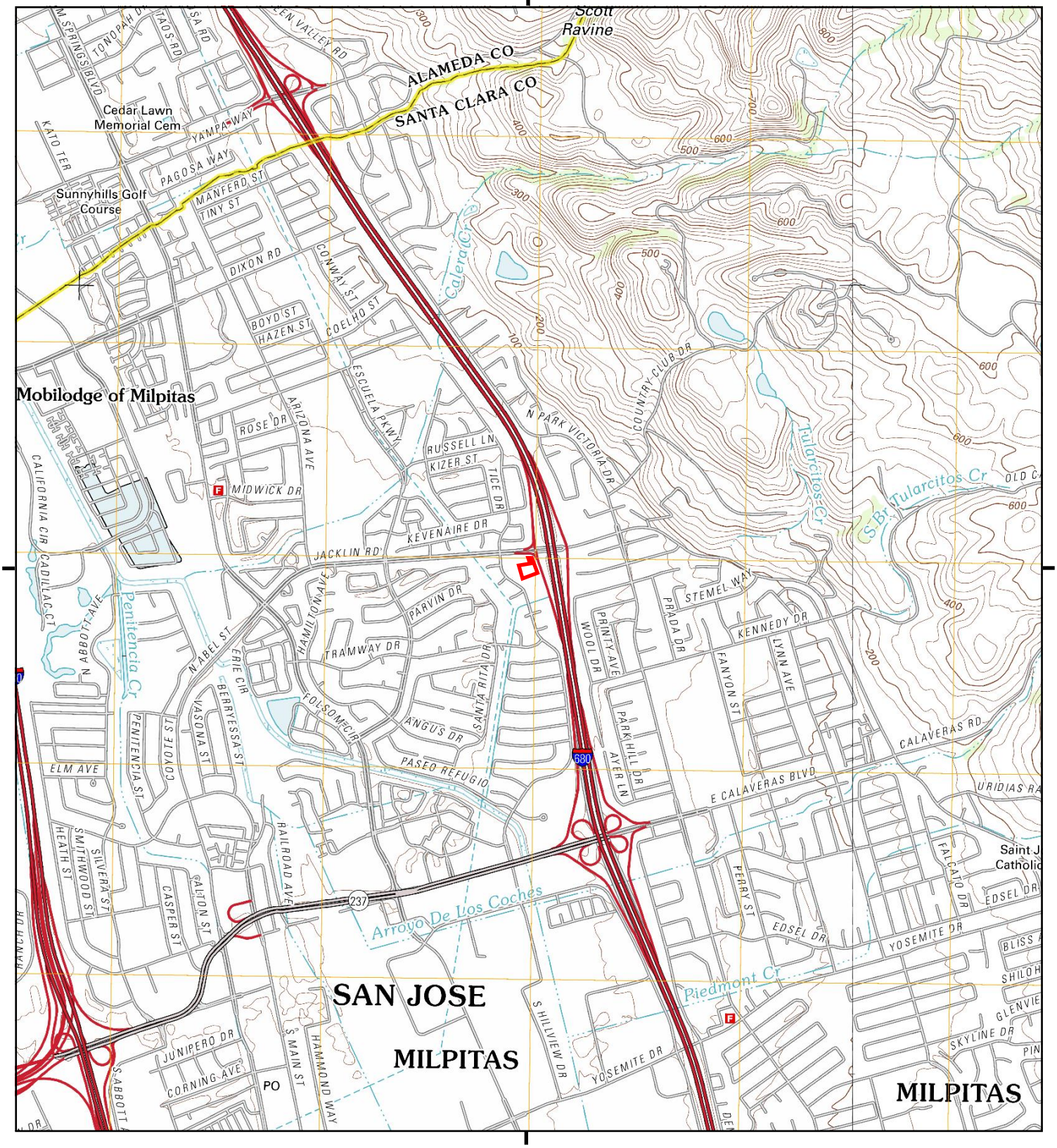
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1889 Source Sheets



San Jose
1889
15-minute, 62500



This report includes information from the following map sheet(s).

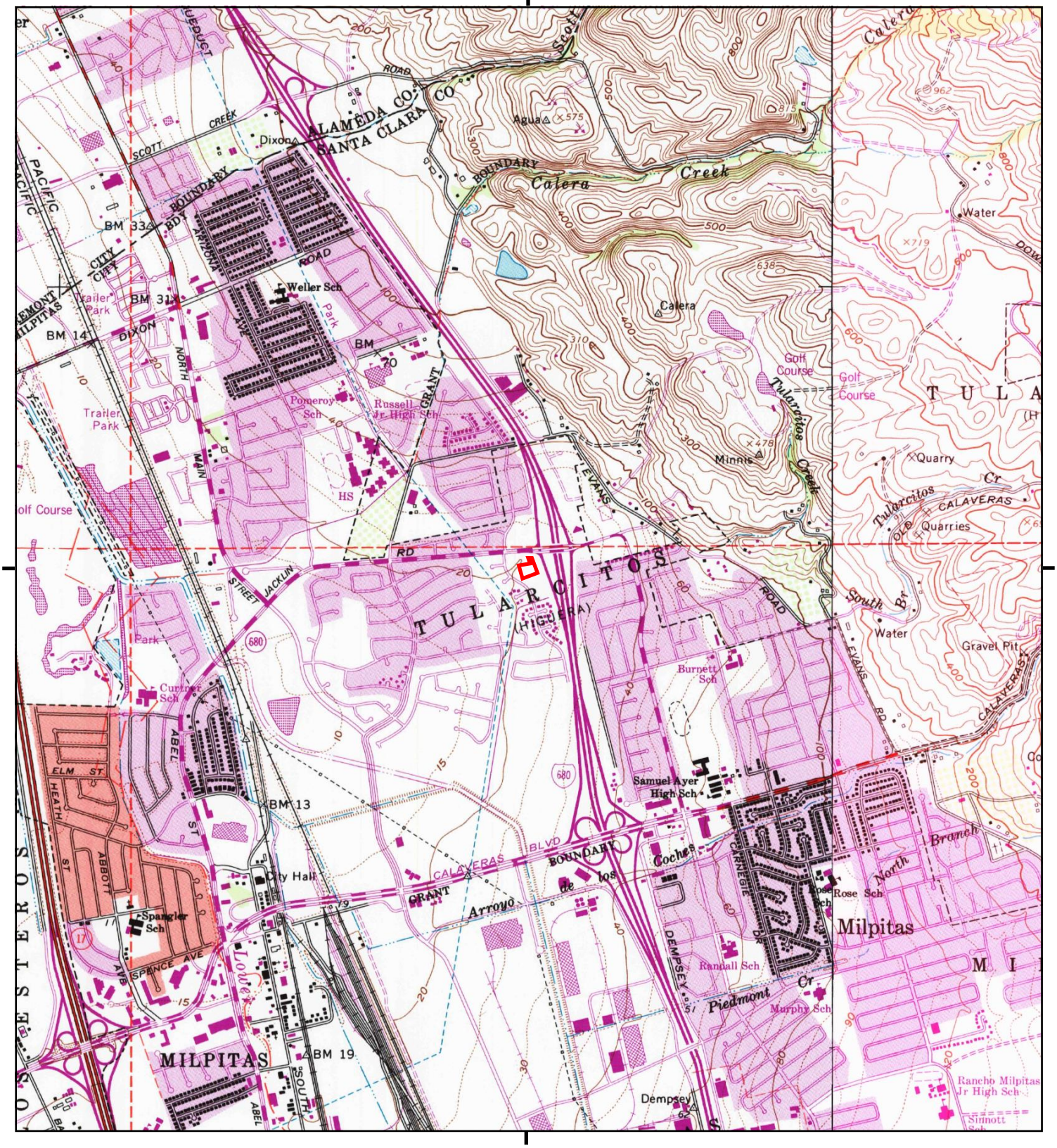
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Milpitas, 2012, 7.5-minute
E, Calaveras Reservoir, 2012, 7.5-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N



This report includes information from the following map sheet(s).

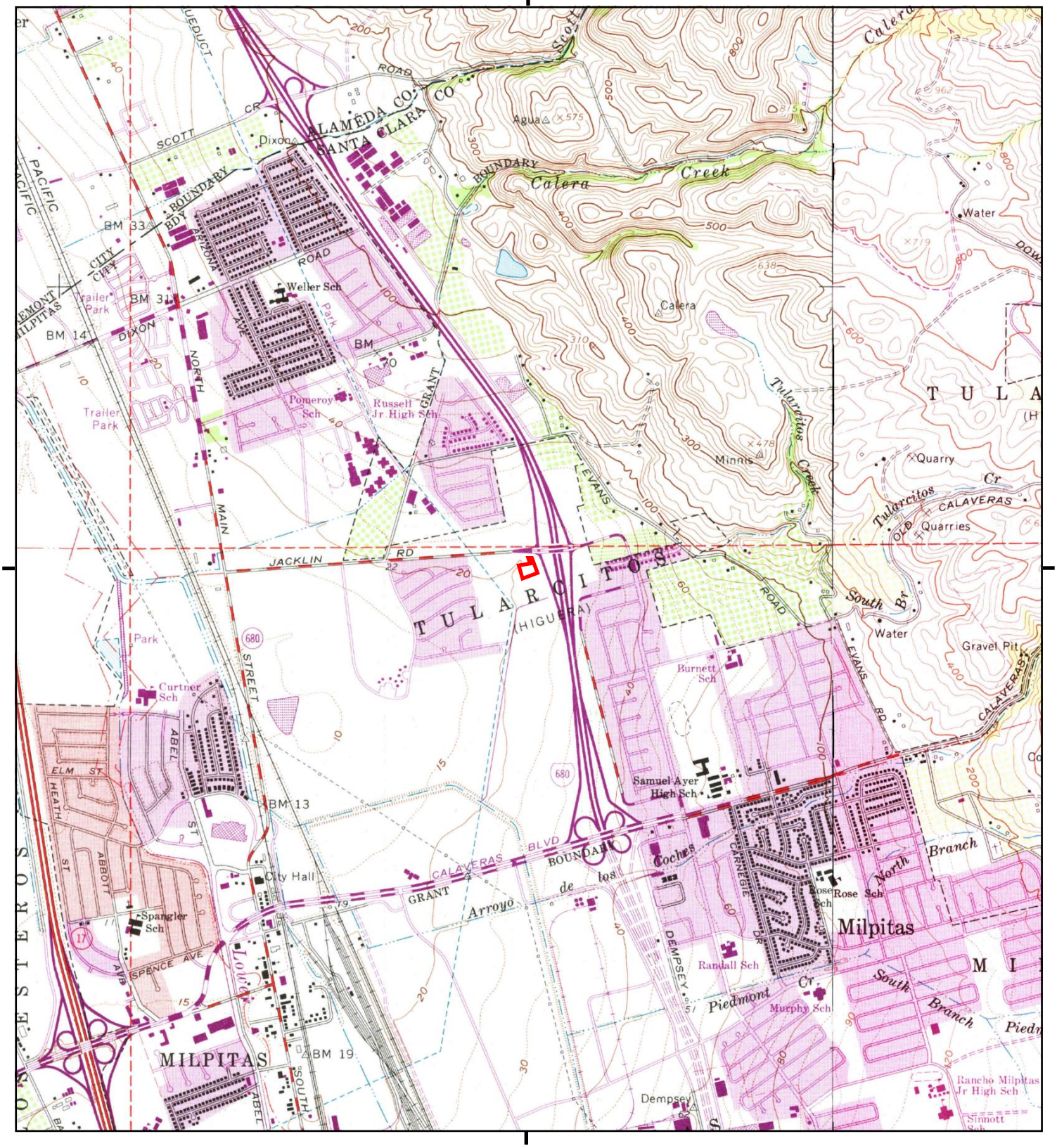
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Milpitas, 1980, 7.5-minute
E, Calaveras Reservoir, 1980, 7.5-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N



This report includes information from the following map sheet(s).

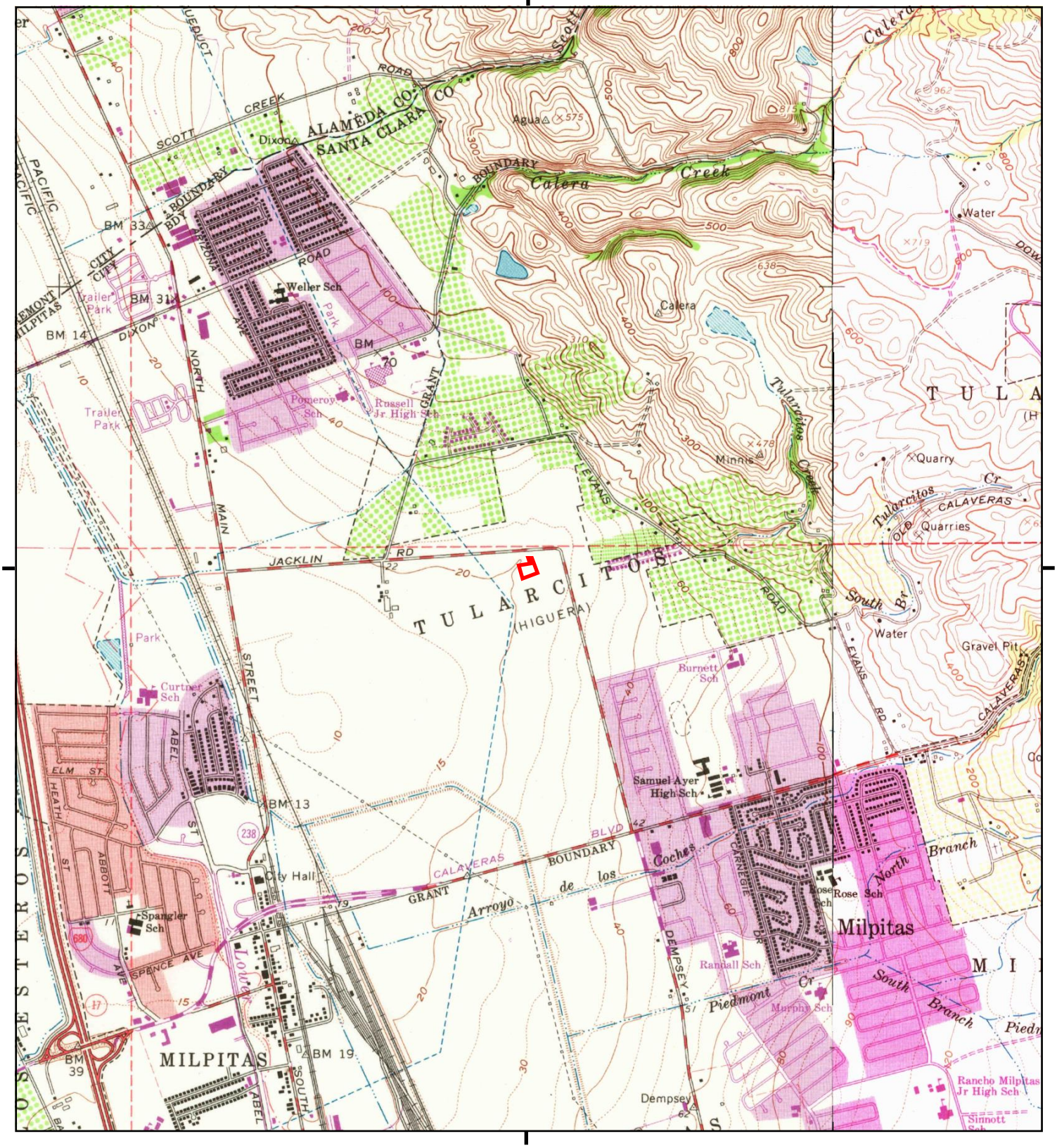
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Milpitas, 1973, 7.5-minute
E, Calaveras Reservoir, 1973, 7.5-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N



This report includes information from the following map sheet(s).

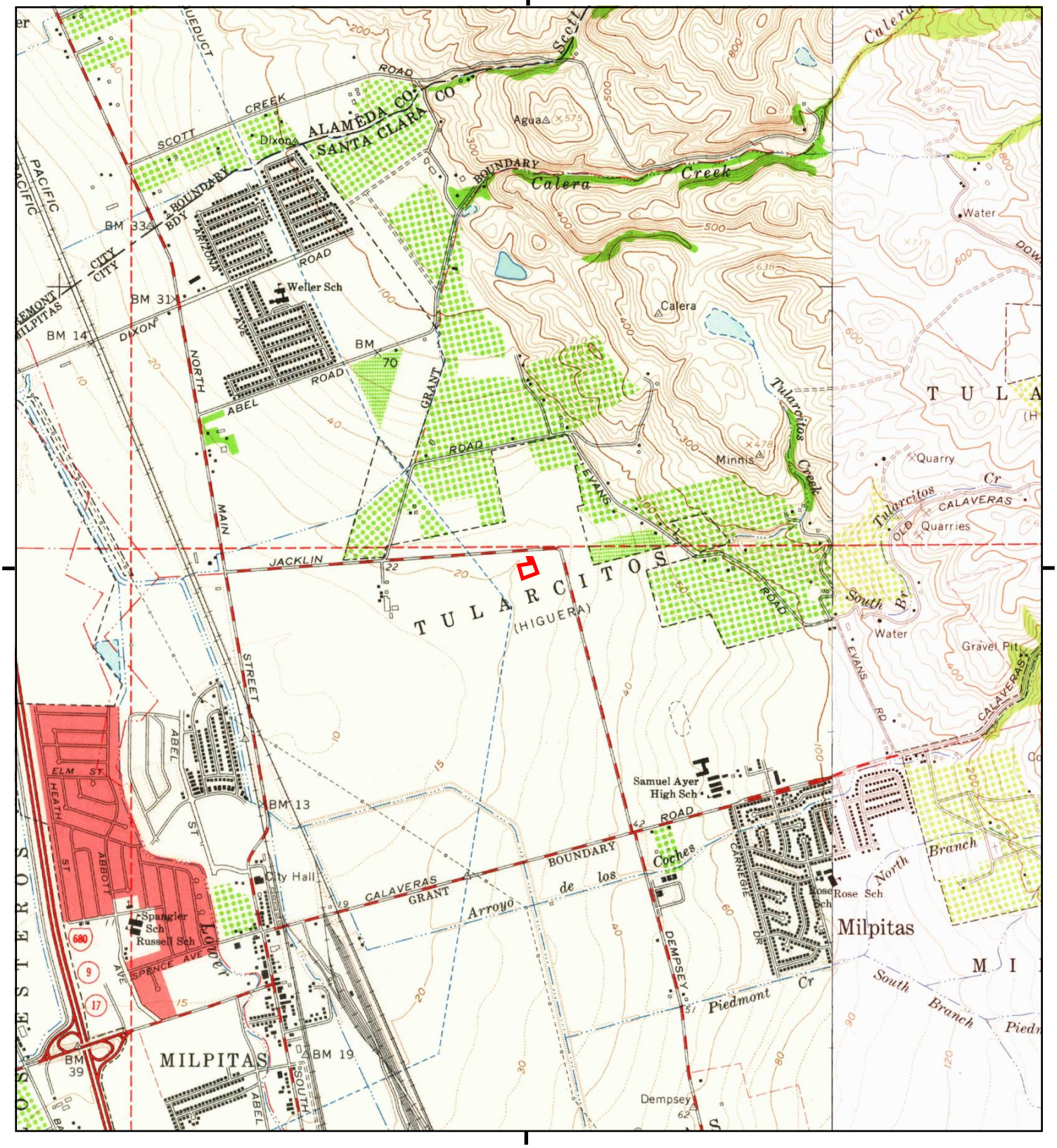
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Milpitas, 1968, 7.5-minute
E, Calaveras Reservoir, 1968, 7.5-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N



This report includes information from the following map sheet(s).

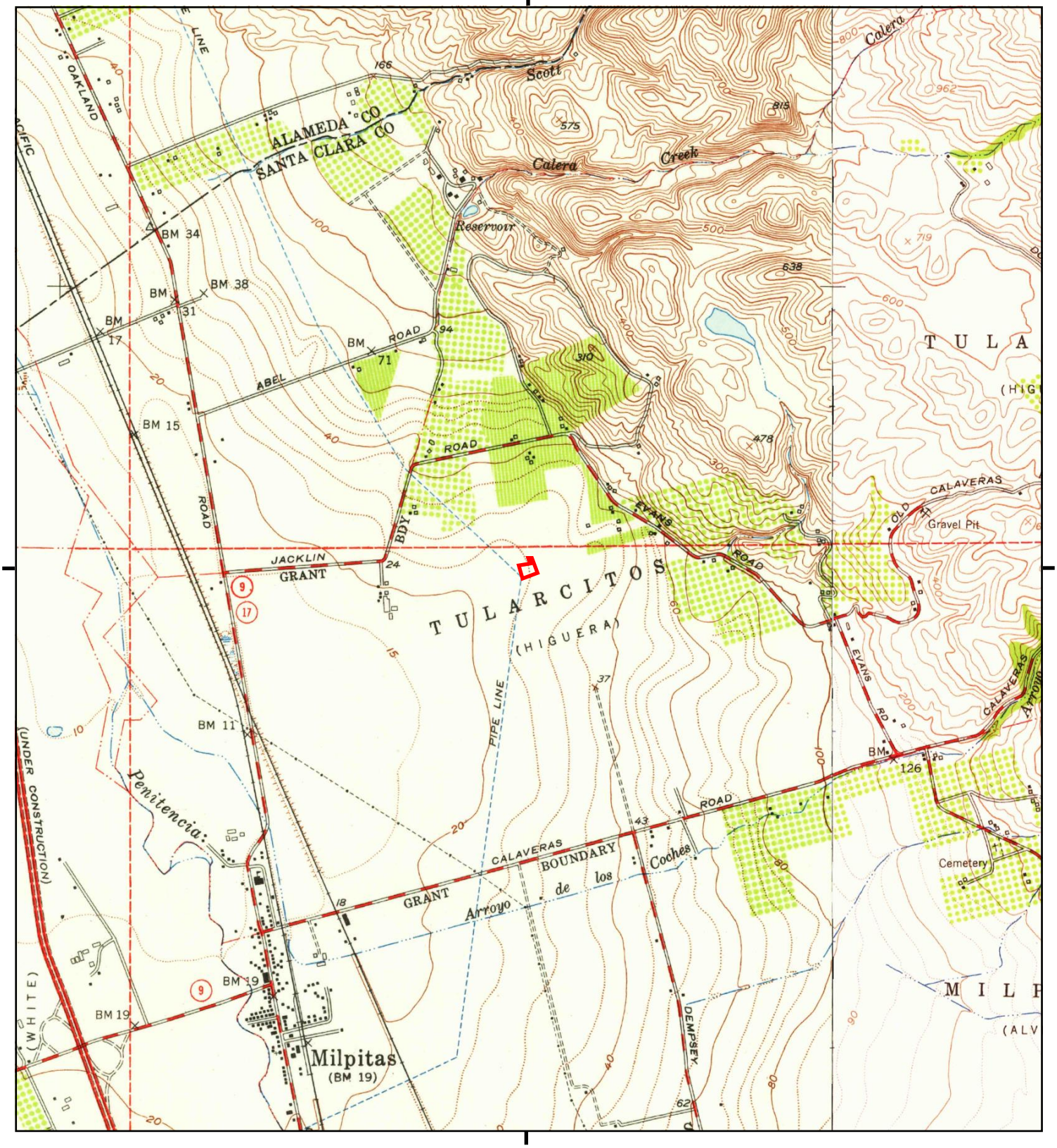
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Milpitas, 1961, 7.5-minute
E, Calaveras Reservoir, 1961, 7.5-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N



This report includes information from the following map sheet(s).

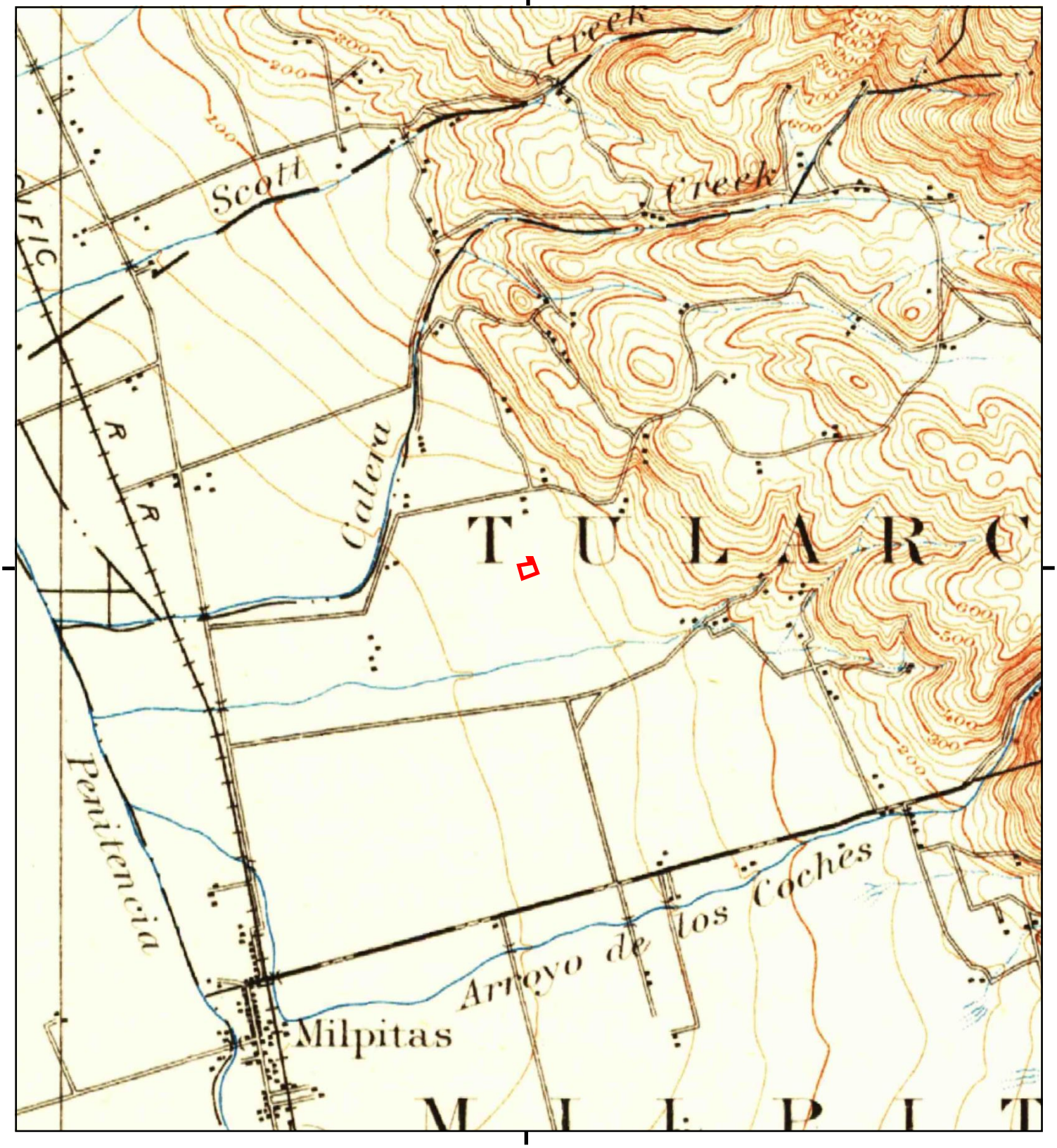
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Milpitas, 1953, 7.5-minute
E, Calaveras Reservoir, 1953, 7.5-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1899, 15-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N

This report includes information from the following map sheet(s).

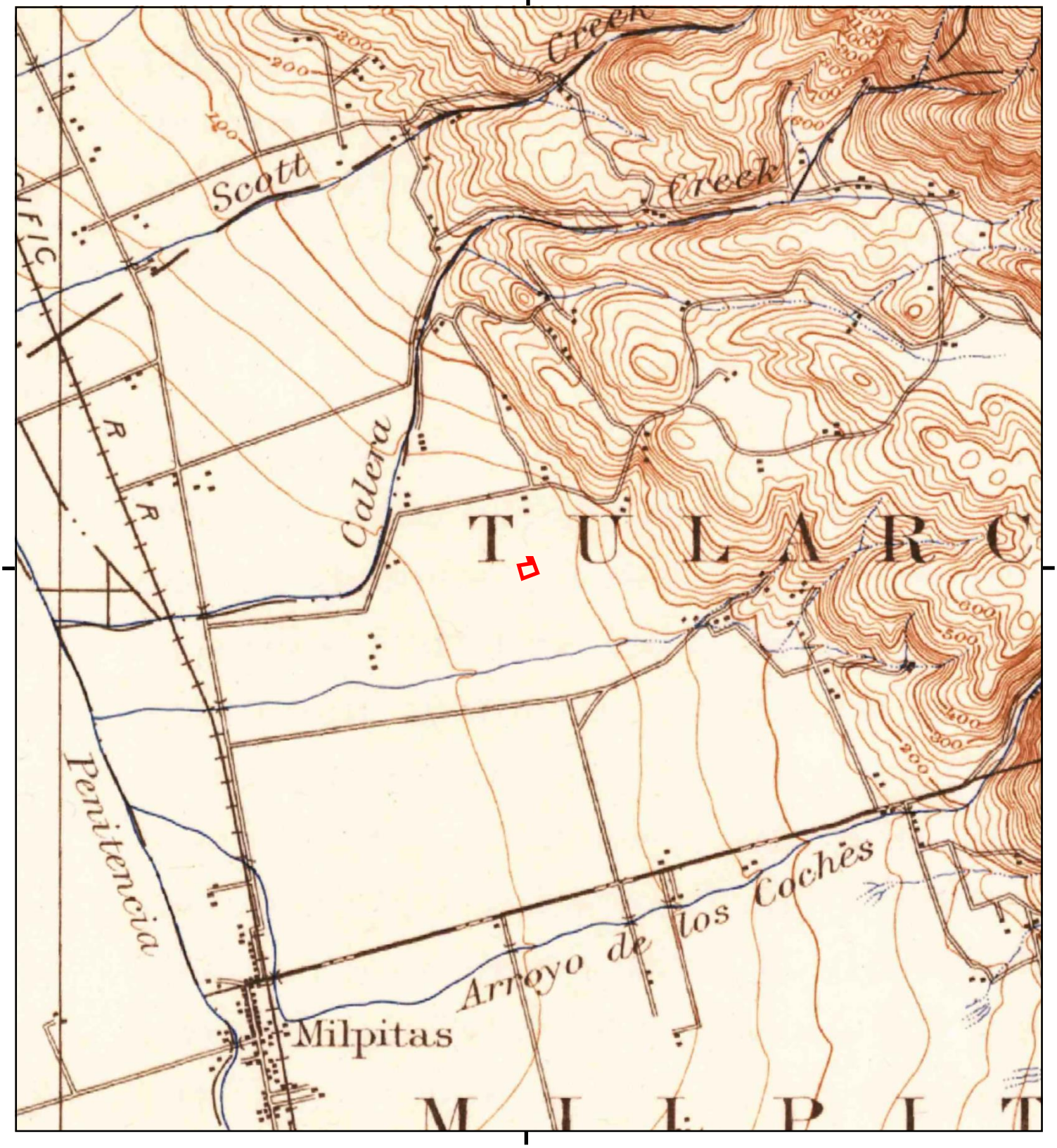
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1897, 15-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Jose, 1889, 15-minute

SITE NAME: 1000 Jacklin Road
ADDRESS: 1000 Jacklin Road
Milpitas, CA 95035
CLIENT: Baseline Environmental Cons.

N

APPENDIX D

ENVIRONMENTAL DATABASE REPORT

1000 Jacklin Road
1000 Jacklin Road
Milpitas, CA 95035

Inquiry Number: 5570447.2s
February 22, 2019

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	99
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2018 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1000 JACKLIN ROAD
MILPITAS, CA 95035

COORDINATES

Latitude (North):	37.4462180 - 37° 26' 46.38''
Longitude (West):	121.8924470 - 121° 53' 32.80''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	597970.9
UTM Y (Meters):	4144746.0
Elevation:	24 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640070 MILPITAS, CA
Version Date:	2012
East Map:	5640636 CALAVERAS RESERVOIR, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140606
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1000 JACKLIN ROAD
MILPITAS, CA 95035

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	NEXTEL-SITE CA2042	1000 JACKLIN RD	FINDS		TP
A2	AT&T MOBILITY - MILP	1000 JACKLIN RD	FINDS		TP
A3	VERIZON WIRELESS: HW	996 JACKLIN RD	FINDS	Higher	1 ft.
A4	VERIZON WIRELESS HWY	996 JACKLIN RD	CUPA Listings, CERS	Higher	1 ft.
A5	MILPITAS SHELL & CAR	990 JACKLIN RD	EDR Hist Auto	Lower	74, 0.014, NNW
A6	SHELL	990 JACKLIN RD	LUST, CPS-SLIC, HIST LUST, CERS HAZ WASTE, CERS...	Lower	74, 0.014, NNW
A7	SHELL STATION #13559	990 JACKLIN RD	CUPA Listings	Lower	74, 0.014, NNW
A8	SHELL SERVICE STATIO	990 JACKLIN	RCRA-SQG, LUST, CPS-SLIC, HIST UST, FINDS, ECHO,...	Lower	74, 0.014, NNW
A9	JANS SHELL	990 JACKLIN RD	SWEEPS UST, CA FID UST	Lower	74, 0.014, NNW
A10	JAN'S SHELL WERNER &	990 JACKLIN RD	HIST UST	Lower	74, 0.014, NNW
A11	MILPITAS SHELL	990 JACKLIN RD	CUPA Listings, HAZNET	Lower	74, 0.014, NNW
A12	SHELL STATION #13559	990 JACKLIN RD	CUPA Listings	Lower	74, 0.014, NNW
A13	JACKLIN RD SHELL #13	990 JACKLIN RD	UST	Lower	74, 0.014, NNW
B14	CHARLES H MARGIOTTA	824 N HILLVIEW DR	CERS HAZ WASTE, CUPA Listings	Higher	185, 0.035, SSE
B15	CHUNG K YEN DDS	856 N HILLVIEW DR	CUPA Listings	Higher	185, 0.035, SSE
B16	DR CHUNG K YEN, DDS	856 N HILLVIEW DR	CERS HAZ WASTE, HAZNET, CERS	Higher	185, 0.035, SSE
B17	RANDY T LEE DDS	822 N HILLVIEW DR	CERS HAZ WASTE, CUPA Listings, CERS	Higher	185, 0.035, SSE
B18	HILLVIEW CHIROPRACTI	858 N HILLVIEW DR	CUPA Listings	Higher	185, 0.035, SSE
19	MARIETTA LOPEZ-MARZA	878 N HILLVIEW DR	CERS HAZ WASTE, CUPA Listings	Lower	213, 0.040, West
C20	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST, HIST LUST, HIST CORTESE, CERS	Higher	1365, 0.259, NE
C21	FOX HOLLOW - PARK VI	PARK VICTORIA & FOX	CPS-SLIC, CERS	Higher	1442, 0.273, NE
D22	SUMMITPOINTE GOLF CL	1200 COUNTRY CLUB	LUST, HIST LUST, SWEEPS UST, HIST CORTESE, CERS	Higher	1822, 0.345, NE
D23	TULACITOS GOLF COURS	1200 COUNTRY CLUB DR	Notify 65	Higher	1822, 0.345, NE
24	CENTRE POINTE DR	APN 086-33-102 AND -	ENVIROSTOR, SCH, CERS	Higher	3407, 0.645, South
25	MILPITAS MATERIALS	1125 NORTH MILPITAS	Notify 65	Lower	4799, 0.909, West
26	COOK PAINT AND VARNI	201 SINCLAIR FRONTAG	RESPONSE, ENVIROSTOR, CPS-SLIC, HIST Cal-Sites,...	Higher	4991, 0.945, SSE
27	NTA INDUSTRIES INC	398 RAILROAD COURT	ENVIROSTOR, FINDS, EMI	Lower	5164, 0.978, SW
28	INTERNATIONAL MICROC	525 LOS COCHES STREE	ENVIROSTOR, EMI	Higher	5259, 0.996, South

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
NEXTEL-SITE CA2042 1000 JACKLIN RD MILPITAS, CA 95035	FINDS Registry ID:: 110065162335	N/A
AT&T MOBILITY - MILP 1000 JACKLIN RD MILPITAS, CA 95035	FINDS Registry ID:: 110055806908	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites

US AIRS ---- Aerometric Information Retrieval System Facility Subsystem
US MINES ---- Mines Master Index File
ABANDONED MINES ---- Abandoned Mines
ECHO ---- Enforcement & Compliance History Information
DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
UXO ---- Unexploded Ordnance Sites
FUELS PROGRAM ---- EPA Fuels Program Registered Listing
CA BOND EXP. PLAN ---- Bond Expenditure Plan
Cortese ---- "Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS ---- Cleaner Facilities
EMI ---- Emissions Inventory Data
ENF ---- Enforcement Action Listing
Financial Assurance ---- Financial Assurance Information Listing
HAZNET ---- Facility and Manifest Data
ICE ---- ICE
HWP ---- EnviroStor Permitted Facilities Listing
HWT ---- Registered Hazardous Waste Transporter Database
MINES ---- Mines Site Location Listing
MWMP ---- Medical Waste Management Program Listing
NPDES ---- NPDES Permits Listing
PEST LIC ---- Pesticide Regulation Licenses Listing
PROC ---- Certified Processors Database
SAN JOSE HAZMAT ---- Hazardous Material Facilities
UIC ---- UIC Listing
UIC GEO ---- UIC GEO (GEOTRACKER)
WASTEWATER PITS ---- Oil Wastewater Pits Listing
WDS ---- Waste Discharge System
MILITARY PRIV SITES ---- MILITARY PRIV SITES (GEOTRACKER)
PROJECT ---- PROJECT (GEOTRACKER)
WDR ---- Waste Discharge Requirements Listing
CIWQS ---- California Integrated Water Quality System
WIP ---- Well Investigation Program Case List
NON-CASE INFO ---- NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS ---- OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS ---- PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT ---- SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ ---- Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---- EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner ---- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL SERVICE STATIO	***990 JACKLIN***	***NNW 0 - 1/8 (0.014 mi.)***	***A8***	***33***
EPA ID:: CAR000105106				

State- and tribal - equivalent NPL

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COOK PAINT AND VARNI	***201 SINCLAIR FRONTAG***	***SSE 1/2 - 1 (0.945 mi.)***	***26***	***86***
Database: RESPONSE, Date of Government Version: 10/29/2018				
Status: Certified				
Facility Id: 43280132				

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State

Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/29/2018 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CENTRE POINTE DR	***APN 086-33-102 AND -***	***S 1/2 - 1 (0.645 mi.)***	***24***	***82***
Facility Id: 60001989				
Status: Inactive - Withdrawn				
COOK PAINT AND VARNI	***201 SINCLAIR FRONTAG***	***SSE 1/2 - 1 (0.945 mi.)***	***26***	***86***
Facility Id: 43280132				
Status: Certified				
INTERNATIONAL MICROC	***525 LOS COCHES STREE***	***S 1/2 - 1 (0.996 mi.)***	***28***	***96***
Facility Id: 71003233				
Status: Inactive - Needs Evaluation				

Lower Elevation	Address	Direction / Distance	Map ID	Page
NTA INDUSTRIES INC	***398 RAILROAD COURT***	***SW 1/2 - 1 (0.978 mi.)***	***27***	***93***
Facility Id: 71003235				
Status: Inactive - Needs Evaluation				

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRIVATE RESIDENCE	***PRIVATE RESIDENCE***	***NE 1/4 - 1/2 (0.259 mi.)***	***C20***	***74***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014				
Database: LUST REG 2, Date of Government Version: 09/30/2004				
Database: LUST, Date of Government Version: 12/10/2018				
Status: Completed - Case Closed				
Facility Status: Case Closed				
Date Closed: 05/29/1991				
Global Id: T0608500641				
SCVWD ID: 05S1E32P01F				
date9: 5/29/1991				
SUMMITPOINTE GOLF CL	***1200 COUNTRY CLUB***	***NE 1/4 - 1/2 (0.345 mi.)***	***D22***	***77***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014				
Database: LUST REG 2, Date of Government Version: 09/30/2004				
Database: LUST, Date of Government Version: 12/10/2018				

Status: Completed - Case Closed
Facility Status: Pollution Characterization
Date Closed: 07/22/2008
Global Id: T0608501461
SCVWD ID: 05S1E32G01F

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A6***	***12***

Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Status: Pollution Characterization

SHELL SERVICE STATIO	***990 JACKLIN***	***NNW 0 - 1/8 (0.014 mi.)***	***A8***	***33***

Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST, Date of Government Version: 12/10/2018
Status: Completed - Case Closed
Date Closed: 01/06/2011
Global Id: T0608565949
SCVWD ID: 06S1E05D01F

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 3 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FOX HOLLOW - PARK VI	***PARK VICTORIA & FOX***	***NE 1/4 - 1/2 (0.273 mi.)***	***C21***	***76***

Database: CPS-SLIC, Date of Government Version: 12/10/2018
Facility Status: Open - Inactive
Global Id: T10000008074

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A6***	***12***

Database: SLIC REG 2, Date of Government Version: 09/30/2004
Facility Id: 43-1932

SHELL SERVICE STATIO	***990 JACKLIN***	***NNW 0 - 1/8 (0.014 mi.)***	***A8***	***33***

Database: CPS-SLIC, Date of Government Version: 12/10/2018
Facility Status: Completed - Case Closed
Global Id: T0608591760

HIST LUST: A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 3 HIST LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRIVATE RESIDENCE	***PRIVATE RESIDENCE***	***NE 1/4 - 1/2 (0.259 mi.)***	***C20***	***74***

SCVWD ID: 05S1E32P01

SUMMITPOINTE GOLF CL	***1200 COUNTRY CLUB***	***NE 1/4 - 1/2 (0.345 mi.)***	***D22***	***77***

SCVWD ID: 05S1E32G01

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A6***	***12***

SCVWD ID: 06S1E05D01

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JACKLIN RD SHELL #13	990 JACKLIN RD	NNW 0 - 1/8 (0.014 mi.)	A13	45

Database: UST, Date of Government Version: 12/10/2018
Facility Id: FA0700060
Facility Id: 43-011-032441-0

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COOK PAINT AND VARNI	***201 SINCLAIR FRONTAG***	***SSE 1/2 - 1 (0.945 mi.)***	***26***	***86***

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 10/22/2018 has revealed that there are 5 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHARLES H MARGIOTTA	***824 N HILLVIEW DR***	***SSE 0 - 1/8 (0.035 mi.)***	***B14***	***45***
DR CHUNG K YEN, DDS	***856 N HILLVIEW DR***	***SSE 0 - 1/8 (0.035 mi.)***	***B16***	***47***

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RANDY T LEE DDS	***822 N HILLVIEW DR***	***SSE 0 - 1/8 (0.035 mi.)***	***B17***	***59***

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A6***	***12***
MARIETTA LOPEZ-MARZA	***878 N HILLVIEW DR***	***W 0 - 1/8 (0.040 mi.)***	***19***	***71***

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JANS SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A9***	***42***
Status: A				
Tank Status: A				
Comp Number: 32441				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL SERVICE STATIO	***990 JACKLIN***	***NNW 0 - 1/8 (0.014 mi.)***	***A8***	***33***
JAN'S SHELL WERNER &	990 JACKLIN RD	NNW 0 - 1/8 (0.014 mi.)	A10	43
Facility Id: 00000032441				

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 10/22/2018 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A6***	***12***

EXECUTIVE SUMMARY

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JANS SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A9***	***42***
Facility Id: 43012292				
Status: A				

Other Ascertainable Records

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 11/15/2018 has revealed that there is 1 FINDS site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VERIZON WIRELESS: HW	996 JACKLIN RD	0 - 1/8 (0.000 mi.)	A3	8
Registry ID:: 110055890317				

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there are 10 CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VERIZON WIRELESS HWY	***996 JACKLIN RD***	***0 - 1/8 (0.000 mi.)***	***A4***	***9***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
CHARLES H MARGIOTTA	***824 N HILLVIEW DR***	***SSE 0 - 1/8 (0.035 mi.)***	***B14***	***45***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
CHUNG K YEN DDS	856 N HILLVIEW DR	SSE 0 - 1/8 (0.035 mi.)	B15	47
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
RANDY T LEE DDS	***822 N HILLVIEW DR***	***SSE 0 - 1/8 (0.035 mi.)***	***B17***	***59***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
HILLVIEW CHIROPRACTI	858 N HILLVIEW DR	SSE 0 - 1/8 (0.035 mi.)	B18	71
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A6***	***12***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL STATION #13559	990 JACKLIN RD	NNW 0 - 1/8 (0.014 mi.)	A7	33
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
MILPITAS SHELL	***990 JACKLIN RD***	***NNW 0 - 1/8 (0.014 mi.)***	***A11***	***44***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
SHELL STATION #13559	990 JACKLIN RD	NNW 0 - 1/8 (0.014 mi.)	A12	44
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				
MARIETTA LOPEZ-MARZA	***878 N HILLVIEW DR***	***W 0 - 1/8 (0.040 mi.)***	***19***	***71***
Database: CUPA SANTA CLARA, Date of Government Version: 11/16/2018				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 2 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRIVATE RESIDENCE	***PRIVATE RESIDENCE***	***NE 1/4 - 1/2 (0.259 mi.)***	***C20***	***74***
Reg Id: 43-0605				
SUMMITPOINTE GOLF CL	***1200 COUNTRY CLUB***	***NE 1/4 - 1/2 (0.345 mi.)***	***D22***	***77***
Reg Id: 43-1491				

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 09/19/2018 has revealed that there are 2 Notify 65 sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TULACITOS GOLF COURS	1200 COUNTRY CLUB DR	NE 1/4 - 1/2 (0.345 mi.)	D23	81
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
MILPITAS MATERIALS	1125 NORTH MILPITAS	W 1/2 - 1 (0.909 mi.)	25	85

CERS: The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

A review of the CERS list, as provided by EDR, and dated 10/22/2018 has revealed that there is 1 CERS site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VERIZON WIRELESS HWY	***996 JACKLIN RD***	***0 - 1/8 (0.000 mi.)***	***A4***	***9***

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

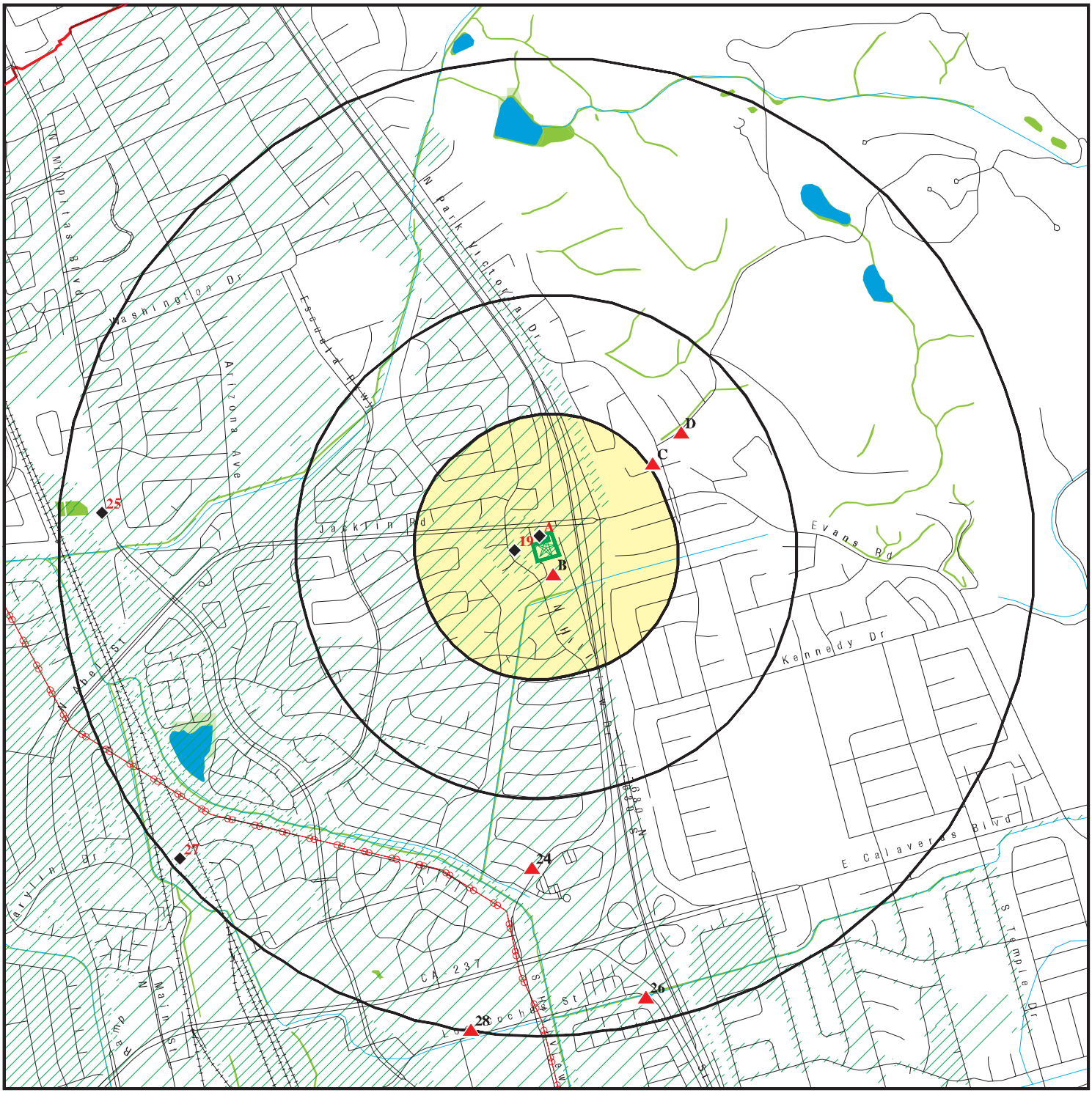
A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MILPITAS SHELL & CAR	990 JACKLIN RD	NNW 0 - 1/8 (0.014 mi.)	A5	11

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 5570447.2S



0 1/4 1/2 1 Miles

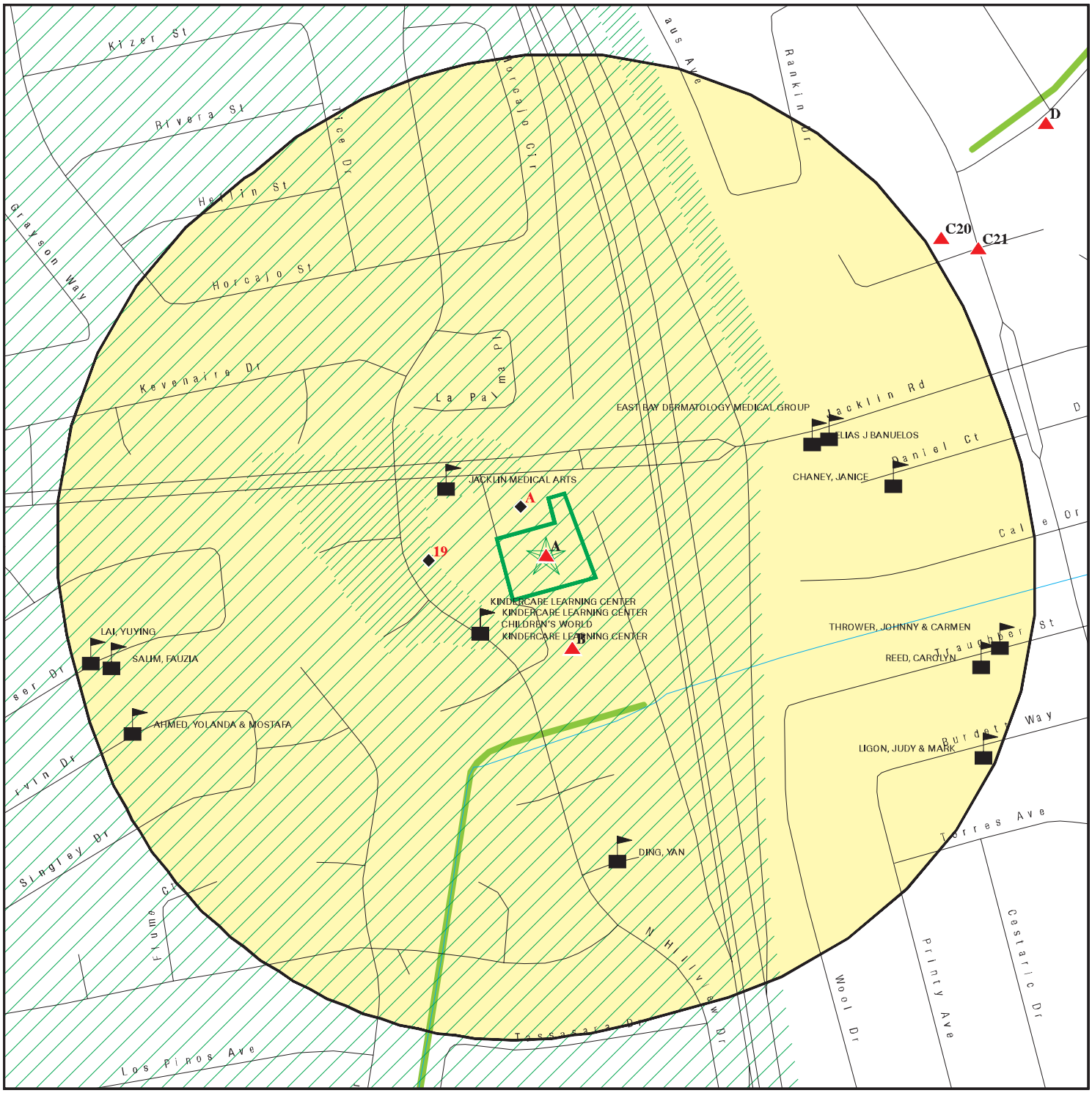
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1000 Jacklin Road	CLIENT: Baseline Environmental Cons.
ADDRESS: 1000 Jacklin Road Milpitas CA 95035	CONTACT: Kathy Mertz INQUIRY #: 5570447.2s
LAT/LONG: 37.446218 / 121.892447	DATE: February 22, 2019 1:50 pm

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

DETAIL MAP - 5570447.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1000 Jacklin Road	CLIENT: Baseline Environmental Cons.
ADDRESS: 1000 Jacklin Road Milpitas CA 95035	CONTACT: Kathy Mertz INQUIRY #: 5570447.2s
LAT/LONG: 37.446218 / 121.892447	DATE: February 22, 2019 1:51 pm

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	0	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	1	NR	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	4	NR	4
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		2	0	2	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		2	0	1	NR	NR	3
HIST LUST	0.500		1	0	2	NR	NR	3
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	1	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		5	0	NR	NR	NR	5
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	0	NR	NR	NR	1
HIST UST	0.250		2	0	NR	NR	NR	2
CERS TANKS	0.250		1	0	NR	NR	NR	1
CA FID UST	0.250		1	0	NR	NR	NR	1
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001	2	1	NR	NR	NR	NR	3
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		10	0	NR	NR	NR	10

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	2	NR	NR	2
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	1	1	NR	2
SAN JOSE HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		1	NR	NR	NR	NR	1
WIP	0.250		0	0	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		2	30	0	8	7	0	47

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
Target Property
NEXTEL-SITE CA2042
1000 JACKLIN RD
MILPITAS, CA 95035

FINDS **1023229245**
N/A

Site 1 of 13 in cluster A

Actual:
24 ft.

FINDS:

Registry ID: 110065162335

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A2
Target Property
AT&T MOBILITY - MILPITAS 4 - JACKLIN RD (26449)
1000 JACKLIN RD
MILPITAS, CA 95035

FINDS **1016429867**
N/A

Site 2 of 13 in cluster A

Actual:
24 ft.

FINDS:

Registry ID: 110055806908

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A3
< 1/8
1 ft.
VERIZON WIRELESS: HWY 680/JACKLIN
996 JACKLIN RD
MILPITAS, CA 95035

FINDS **1016436043**
N/A

Site 3 of 13 in cluster A

Relative:
Higher

Actual:
24 ft.

FINDS:

Registry ID: 110055890317

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A4 **VERIZON WIRELESS HWY 680 JACKLIN** **CUPA Listings** **S121777022**
996 JACKLIN RD **CERS** **N/A**
< 1/8 **MILPITAS, CA 95035**
1 ft.

Site 4 of 13 in cluster A

Relative: Higher

Actual: 24 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 1-3 CHEMICALS
Latitude:	37.44678
Longitude:	-121.893543
Record ID:	PR0413346
Facility ID:	FA0262397

CERS TANKS:

Site ID:	406056
CERS ID:	10143793
CERS Description:	Chemical Storage Facilities

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	05-23-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Inspection is a follow up to the routine inspection dated 04/08/2014. All violations observed during that inspection were corrected.
Eval Division:	Milpitas City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-08-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Annual Facility Review --
Eval Division:	Milpitas City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Coordinates:

Site ID:	406056
Facility Name:	Verizon Wireless Hwy 680 Jacklin
Env Int Type Code:	HMBP
Program ID:	10143793
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.446220
Longitude:	-121.892450

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Environmental Compliance
Entity Title:	Not reported
Affiliation Address:	295 Parkshore Drive
Affiliation City:	Folsom
Affiliation State:	CA
Affiliation Country:	Not reported

VERIZON WIRELESS HWY 680 JACKLIN (Continued) **S121777022**

Affiliation Zip:	95630
Affiliation Phone:	(866) 694-2415
Affiliation Type Desc:	Identification Signer
Entity Name:	armand delgado
Entity Title:	environmental compliance mgr
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Verizon Wireless
Entity Title:	Not reported
Affiliation Address:	295 Parkshore Drive
Affiliation City:	Folsom
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95630
Affiliation Phone:	(866) 694-2415
Affiliation Type Desc:	Parent Corporation
Entity Name:	Verizon Wireless [Northern California]
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	295 Parkshore Drive
Affiliation City:	Folsom
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95630
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Verizon Wireless
Entity Title:	Not reported
Affiliation Address:	Not reported

VERIZON WIRELESS HWY 680 JACKLIN (Continued) **S121777022**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(866) 694-2415
Affiliation Type Desc:	Document Preparer
Entity Name:	Steve Skanderson, Stantec
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

A5 **MILPITAS SHELL & CAR WASH** **EDR Hist Auto** **1020279374**
NNW **990 JACKLIN RD** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.014 mi.
74 ft. **Site 5 of 13 in cluster A**

Relative: EDR Hist Auto
Lower

Actual:
23 ft.

Year:	Name:	Type:
1989	JANS JACKLIN SELF SERVE	Gasoline Service Stations
1991	JANS JACKLIN SELF SERVE	Gasoline Service Stations
1992	JANS JACKLIN SELF SERVE	Gasoline Service Stations
1993	JANS JACKLIN SELF SERVE	Gasoline Service Stations
1994	JANS JACKLIN SELF SERVE	Gasoline Service Stations
1995	JANS JACKLIN SELF SERVE	Gasoline Service Stations
1996	JANS JACKLIN SELF SERVE	Gasoline Service Stations
2000	MILPITAS SHELL & CAR WASH	Gasoline Service Stations
2001	MILPITAS SHELL & CAR WASH	Gasoline Service Stations
2002	MILPITAS SHELL & CAR WASH	Gasoline Service Stations
2003	MILPITAS SHELL & CAR WASH	Gasoline Service Stations
2004	MILPITAS SHELL & CAR WASH	Gasoline Service Stations
2005	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2006	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2007	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2008	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2009	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2010	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2011	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2012	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2013	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC
2014	MILPITAS SHELL & CAR WASH	Gasoline Service Stations, NEC

A6
NNW
< 1/8
0.014 mi.
74 ft.

Relative:
Lower

Actual:
23 ft.

SHELL
990 JACKLIN RD
MILPITAS, CA 95035

Site 6 of 13 in cluster A

Database(s): LUST, CPS-SLIC, HIST LUST, CERS HAZ WASTE, CERS TANKS, CUPA Listings, CERS

EDR ID Number: S102436961
EPA ID Number: N/A

LUST REG 2:

Region:	2
Facility Id:	Not reported
Facility Status:	Pollution Characterization
Case Number:	06S1E05D01f
How Discovered:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Date Leak Confirmed:	Not reported
Oversight Program:	LUST
Prelim. Site Assesment Wokplan Submitted:	Not reported
Preliminary Site Assesment Began:	7/18/2001
Pollution Characterization Began:	7/18/2001
Pollution Remediation Plan Submitted:	Not reported
Date Remediation Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

SLIC REG 2:

Region:	2
Facility ID:	43-1932
Facility Status:	Case Closed
Date Closed:	9/15/1993
Local Case #:	43-1932
How Discovered:	Tank Closure
Leak Cause:	Structure Failure
Leak Source:	Tank
Date Confirmed:	Not reported
Date Prelim Site Assmnt Workplan Submitted:	Not reported
Date Preliminary Site Assessment Began:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

HIST LUST SANTA CLARA:

Region:	SANTA CLARA
Region Code:	2
SCVWD ID:	06S1E05D01
Oversite Agency:	SCCDEH
Date Listed:	2001-10-25 00:00:00
Closed Date:	Not reported

CERS HAZ WASTE:

Site ID:	125370
CERS ID:	10089922
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	125370
Site Name:	JACKLIN RD SHELL #139

SHELL (Continued) **S102436961**

Violation Date: 11-29-2017
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes: Not reported
Violation Division: Milpitas City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 11-29-2017
Citation: HSC 6.7 25290.1(c)(3),25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3),25290.2(c)(3)
Violation Description: Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003.
Violation Notes: Not reported
Violation Division: Milpitas City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 11-06-2014
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: Returned to compliance on 11/13/2014. Facility failed to retain the following manifest copies: 010396471JJK shipped on 6-8-13 (no TSDF signed copy or generator initial copy) 010832062JJK shipped on 3-29-13 (no TSDF signed copy) 011575187JJK shipped on 9-10-13 (no TSDF signed copy or generator initial copy)
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 02-21-2018
Citation: HSC 6.7 25290.1(c)(3),25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3),25290.2(c)(3)
Violation Description: Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003.
Violation Notes: Returned to compliance on 02/28/2018.
Violation Division: Milpitas City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139

SHELL (Continued) **S102436961**

Violation Date: 02-21-2018
Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes: Returned to compliance on 03/20/2018.
Violation Division: Milpitas City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 11-06-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 11/13/2014. Facility failed to identify the hazardous properties of one 5 gal bucket of used absorbent (gasoline contaminated).
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 02-21-2018
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: Returned to compliance on 02/28/2018.
Violation Division: Milpitas City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 11-29-2017
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: Not reported
Violation Division: Milpitas City Fire Department
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown

SHELL (Continued) **S102436961**

Eval Date:	04-04-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Milpitas City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-21-2018
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Inspection is a follow up to the routine inspection dated 11/29/2017. All violations observed during that inspection were not corrected.
Eval Division:	Milpitas City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-29-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Annual Facility Review --
Eval Division:	Milpitas City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-06-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility changed from Shell Station # 135594 to Jacklin Shell after change of ownership on 03-08-2010 .
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-21-2018
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Inspection is a follow up to the routine inspection dated 11/29/2017. All violations observed during that inspection were not corrected.
Eval Division:	Milpitas City Fire Department
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-29-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Annual Facility Review --
Eval Division:	Milpitas City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

SHELL (Continued) **S102436961**

Enforcement Action:

Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Site Address:	990 JACKLIN RD
Site City:	MILPITAS
Site Zip:	95035
Enf Action Date:	11-06-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS

Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Site Address:	990 JACKLIN RD
Site City:	MILPITAS
Site Zip:	95035
Enf Action Date:	11-29-2017
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Milpitas City Fire Department
Enf Action Program:	HMRRP
Enf Action Source:	CERS

Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Site Address:	990 JACKLIN RD
Site City:	MILPITAS
Site Zip:	95035
Enf Action Date:	11-29-2017
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Milpitas City Fire Department
Enf Action Program:	UST
Enf Action Source:	CERS

Coordinates:

Site ID:	125370
Facility Name:	JACKLIN RD SHELL #139
Env Int Type Code:	HWG
Program ID:	10089922
Coord Name:	Not reported
Ref Point Type Desc:	Unknown
Latitude:	37.446613
Longitude:	-121.892715

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	Stantec Consulting Services Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

SHELL (Continued) **S102436961**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	41805 ALBRAE ST
Affiliation City:	FREMONT
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94538
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 ALBRAE ST
Affiliation City:	FREMONT
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Operator
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Parent Corporation
Entity Name:	AU Energy LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Sunny Goyal
Entity Title:	Project Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	UST Tank Operator
Entity Name:	AU Energy, LLC

SHELL (Continued) **S102436961**

Entity Title:	Not reported
Affiliation Address:	41805 Albrae St
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae Street
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Environmental Contact
Entity Name:	Sunny Goyal
Entity Title:	Not reported
Affiliation Address:	41805 Albrae Street
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Identification Signer
Entity Name:	Sunny Goyal
Entity Title:	Project Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae Street
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

SHELL (Continued) **S102436961**

Affiliation Type Desc:	UST Tank Owner
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae St
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150

CERS TANKS:

Site ID:	125370
CERS ID:	10089922
CERS Description:	Underground Storage Tank

Violations:

Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	11-29-2017
Citation:	HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	11-29-2017
Citation:	HSC 6.7 25290.1(c)(3),25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3),25290.2(c)(3)
Violation Description:	Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	UST
Violation Source:	CERS

Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	11-06-2014
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes:	Returned to compliance on 11/13/2014. Facility failed to retain the following manifest copies: 010396471JJK shipped on 6-8-13 (no TSDF signed copy or generator initial copy) 010832062JJK shipped on 3-29-13 (no TSDF signed copy) 011575187JJK shipped on 9-10-13 (no TSDF signed

SHELL (Continued) **S102436961**

	copy or generator initial copy)
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	02-21-2018
Citation:	HSC 6.7 25290.1(c)(3),25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3),25290.2(c)(3)
Violation Description:	Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003.
Violation Notes:	Returned to compliance on 02/28/2018.
Violation Division:	Milpitas City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	02-21-2018
Citation:	HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes:	Returned to compliance on 03/20/2018.
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	11-06-2014
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 11/13/2014. Facility failed to identify the hazardous properties of one 5 gal bucket of used absorbent (gasoline contaminated).
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	02-21-2018
Citation:	23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description:	Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.

SHELL (Continued) **S102436961**

Violation Notes: Returned to compliance on 02/28/2018.
Violation Division: Milpitas City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 11-29-2017
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: Not reported
Violation Division: Milpitas City Fire Department
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 04-04-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Milpitas City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-21-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspection is a follow up to the routine inspection dated 11/29/2017. All violations observed during that inspection were not corrected.
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-29-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Facility Review --
Eval Division: Milpitas City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-06-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Facility changed from Shell Station # 135594 to Jacklin Shell after change of ownership on 03-08-2010 .
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown

SHELL (Continued) **S102436961**

Eval Date: 02-21-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspection is a follow up to the routine inspection dated 11/29/2017. All violations observed during that inspection were not corrected.
Eval Division: Milpitas City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-29-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Facility Review --
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Site Address: 990 JACKLIN RD
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 11-06-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Site Address: 990 JACKLIN RD
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 11-29-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Site Address: 990 JACKLIN RD
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 11-29-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: UST
Enf Action Source: CERS

SHELL (Continued) **S102436961**

Coordinates:

Site ID:	125370
Facility Name:	JACKLIN RD SHELL #139
Env Int Type Code:	HWG
Program ID:	10089922
Coord Name:	Not reported
Ref Point Type Desc:	Unknown
Latitude:	37.446613
Longitude:	-121.892715

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	Stantec Consulting Services Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	41805 ALBRAE ST
Affiliation City:	FREMONT
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94538
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 ALBRAE ST
Affiliation City:	FREMONT
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150

Affiliation Type Desc:	Operator
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 657-9150

Affiliation Type Desc:	Parent Corporation
Entity Name:	AU Energy LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

SHELL (Continued) **S102436961**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Sunny Goyal
Entity Title:	Project Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	UST Tank Operator
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae St
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae Street
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Environmental Contact
Entity Name:	Sunny Goyal
Entity Title:	Not reported
Affiliation Address:	41805 Albrae Street
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Identification Signer
Entity Name:	Sunny Goyal
Entity Title:	Project Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	AU Energy, LLC

SHELL (Continued) **S102436961**

Entity Title: Not reported
Affiliation Address: 41805 Albrae Street
Affiliation City: Fremont
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94538
Affiliation Phone: (510) 657-9150

Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: UST Tank Owner
Entity Name: AU Energy, LLC
Entity Title: Not reported
Affiliation Address: 41805 Albrae St
Affiliation City: Fremont
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 94538
Affiliation Phone: (510) 657-9150

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2202
Program Description: GENERATES < 100 KG/YR
Latitude: 37.446779
Longitude: -121.893564
Record ID: PR0417844
Facility ID: FA0700060

Region: SANTA CLARA
PE#: 2399
Program Description: UNDERGROUND STORAGE TANK PROGRAM RECORD
Latitude: 37.446779
Longitude: -121.893564
Record ID: PR0384887
Facility ID: FA0700060

Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 4-6 CHEMICALS
Latitude: 37.446779
Longitude: -121.893564
Record ID: PR0400735
Facility ID: FA0700060

CERS TANKS:
Site ID: 199126

SHELL (Continued) **S102436961**

CERS ID: T0608565949
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: MARK JOHNSON - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY STREET, SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: Regional Water Board - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY ST SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Site ID: 199126
CERS ID: T0608591760
CERS Description: Cleanup Program Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: MARK JOHNSON - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY STREET, SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: Regional Water Board - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY ST SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Site ID: 125370
CERS ID: 10089922
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 11-29-2017

SHELL (Continued) **S102436961**

Citation: HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes: Not reported
Violation Division: Milpitas City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 11-29-2017
Citation: HSC 6.7 25290.1(c)(3),25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3),25290.2(c)(3)
Violation Description: Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003.
Violation Notes: Not reported
Violation Division: Milpitas City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 11-06-2014
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: Returned to compliance on 11/13/2014. Facility failed to retain the following manifest copies: 010396471JJK shipped on 6-8-13 (no TSDF signed copy or generator initial copy) 010832062JJK shipped on 3-29-13 (no TSDF signed copy) 011575187JJK shipped on 9-10-13 (no TSDF signed copy or generator initial copy)
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 02-21-2018
Citation: HSC 6.7 25290.1(c)(3),25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3),25290.2(c)(3)
Violation Description: Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003.
Violation Notes: Returned to compliance on 02/28/2018.
Violation Division: Milpitas City Fire Department
Violation Program: UST
Violation Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Violation Date: 02-21-2018

SHELL (Continued) **S102436961**

Citation:	HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes:	Returned to compliance on 03/20/2018.
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	11-06-2014
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 11/13/2014. Facility failed to identify the hazardous properties of one 5 gal bucket of used absorbent (gasoline contaminated).
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	02-21-2018
Citation:	23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description:	Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes:	Returned to compliance on 02/28/2018.
Violation Division:	Milpitas City Fire Department
Violation Program:	UST
Violation Source:	CERS
Site ID:	125370
Site Name:	JACKLIN RD SHELL #139
Violation Date:	11-29-2017
Citation:	23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description:	Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	UST
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	04-04-2017

SHELL (Continued) **S102436961**

Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Milpitas City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-21-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspection is a follow up to the routine inspection dated 11/29/2017. All violations observed during that inspection were not corrected.
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-29-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Facility Review --
Eval Division: Milpitas City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-06-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Facility changed from Shell Station # 135594 to Jacklin Shell after change of ownership on 03-08-2010 .
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-21-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspection is a follow up to the routine inspection dated 11/29/2017. All violations observed during that inspection were not corrected.
Eval Division: Milpitas City Fire Department
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-29-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Facility Review --
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 125370

SHELL (Continued) **S102436961**

Site Name: JACKLIN RD SHELL #139
Site Address: 990 JACKLIN RD
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 11-06-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Site Address: 990 JACKLIN RD
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 11-29-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 125370
Site Name: JACKLIN RD SHELL #139
Site Address: 990 JACKLIN RD
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 11-29-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: UST
Enf Action Source: CERS

Coordinates:
Site ID: 125370
Facility Name: JACKLIN RD SHELL #139
Env Int Type Code: HWG
Program ID: 10089922
Coord Name: Not reported
Ref Point Type Desc: Unknown
Latitude: 37.446613
Longitude: -121.892715

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Stantec Consulting Services Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

SHELL (Continued) **S102436961**

Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	41805 ALBRAE ST
Affiliation City:	FREMONT
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94538
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 ALBRAE ST
Affiliation City:	FREMONT
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Operator
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Parent Corporation
Entity Name:	AU Energy LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Sunny Goyal
Entity Title:	Project Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	UST Tank Operator
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae St

SHELL (Continued) **S102436961**

Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae Street
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Environmental Contact
Entity Name:	Sunny Goyal
Entity Title:	Not reported
Affiliation Address:	41805 Albrae Street
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	Identification Signer
Entity Name:	Sunny Goyal
Entity Title:	Project Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae Street
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150
Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	UST Tank Owner

SHELL (Continued) **S102436961**

Entity Name:	AU Energy, LLC
Entity Title:	Not reported
Affiliation Address:	41805 Albrae St
Affiliation City:	Fremont
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94538
Affiliation Phone:	(510) 657-9150

A7 **SHELL STATION #135594** **CUPA Listings** **S121473717**
NNW **990 JACKLIN RD** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.014 mi.
74 ft. **Site 7 of 13 in cluster A**

Relative:
Lower

Actual:
23 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2240
Program Description:	GENERATES < 10 GAL/YR
Latitude:	37.446779
Longitude:	-121.893564
Record ID:	PR0381339
Facility ID:	FA0260208

A8 **SHELL SERVICE STATION** **RCRA-SQG** **1004678102**
NNW **990 JACKLIN** **LUST** **CAR000105106**
< 1/8 **MILPITAS, CA 95035** **CPS-SLIC**
0.014 mi. **HIST UST**
74 ft. **Site 8 of 13 in cluster A** **FINDS**
ECHO
Relative: **HAZNET**
Lower

Actual:
23 ft.

RCRA-SQG:

Date form received by agency:	09/13/2001
Facility name:	SHELL SERVICE STATION
Facility address:	990 JACKLIN SAP 135594 MILPITAS, CA 95035
EPA ID:	CAR000105106
Mailing address:	P O BOX 2648 HOUSTON, TX 77252-2648
Contact:	SONDRA BIENVENU
Contact address:	P O BOX 2648 HOUSTON, TX 77252-2648
Contact country:	US
Contact telephone:	713-241-5036
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

SHELL SERVICE STATION (Continued) **1004678102**

Owner/Operator Summary:
Owner/operator name: EQUILON ENTERPRISES L L C
Owner/operator address: P O BOX 2648
HOUSTON, TX 77252
Owner/operator country: Not reported
Owner/operator telephone: 713-241-5036
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

LUST:
Lead Agency: SANTA CLARA COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608565949
Global Id: T0608565949
Latitude: 37.446519
Longitude: -121.89265
Status: Completed - Case Closed
Status Date: 01/06/2011
Case Worker: Not reported
RB Case Number: 14-638
Local Agency: Not reported
File Location: All Files are on GeoTracker or in the Local Agency Database
Local Case Number: 06S1E05D01f
Potential Media Affect: Other Groundwater (uses other than drinking water)

SHELL SERVICE STATION (Continued) **1004678102**

Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0608565949
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
City: OAKLAND
Email: Not reported
Phone Number: Not reported

LUST:
Global Id: T0608565949
Action Type: Other
Date: 01/02/1990
Action: Leak Reported

Global Id: T0608565949
Action Type: RESPONSE
Date: 11/30/2004
Action: Other Report / Document

Global Id: T0608565949
Action Type: REMEDIATION
Date: 04/03/2003
Action: Pump & Treat (P&T) Groundwater

Global Id: T0608565949
Action Type: ENFORCEMENT
Date: 03/05/2010
Action: Staff Letter

Global Id: T0608565949
Action Type: ENFORCEMENT
Date: 01/06/2011
Action: Closure/No Further Action Letter

Global Id: T0608565949
Action Type: RESPONSE
Date: 07/16/2010
Action: Well Destruction Report

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/2006
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: RESPONSE
Date: 12/18/2001
Action: Soil and Water Investigation Workplan

Global Id: T0608565949
Action Type: RESPONSE
Date: 08/03/1992

SHELL SERVICE STATION (Continued) **1004678102**

Action: Request for Closure

Global Id: T0608565949
Action Type: RESPONSE
Date: 09/18/2003
Action: Sensitive Receptor Survey Report

Global Id: T0608565949
Action Type: RESPONSE
Date: 12/16/2002
Action: Correspondence

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/23/2003
Action: Correspondence

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/1990
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: RESPONSE
Date: 08/03/1992
Action: Other Report / Document

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/02/1990
Action: Preliminary Site Assessment Report

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/2005
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: ENFORCEMENT
Date: 10/30/2001
Action: Notice of Responsibility

Global Id: T0608565949
Action Type: RESPONSE
Date: 10/18/2001
Action: Soil and Water Investigation Report

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/06/2011
Action: Other Report / Document

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/2010
Action: Correspondence

SHELL SERVICE STATION (Continued) **1004678102**

Global Id: T0608565949
Action Type: RESPONSE
Date: 11/06/2002
Action: Other Report / Document

Global Id: T0608565949
Action Type: RESPONSE
Date: 02/20/1992
Action: Other Report / Document

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/2006
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: RESPONSE
Date: 09/10/2010
Action: Well Destruction Report

Global Id: T0608565949
Action Type: RESPONSE
Date: 11/28/2006
Action: Request for Closure

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/2003
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: RESPONSE
Date: 11/30/2004
Action: Well Installation Report

Global Id: T0608565949
Action Type: Other
Date: 02/01/1987
Action: Leak Discovery

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/1991
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/1992
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/2002
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: RESPONSE

SHELL SERVICE STATION (Continued) **1004678102**

Date: 12/28/2001
Action: Unauthorized Release Form

Global Id: T0608565949
Action Type: RESPONSE
Date: 08/12/2013
Action: Unauthorized Release Form

Global Id: T0608565949
Action Type: RESPONSE
Date: 01/01/2004
Action: Monitoring Report - Quarterly

Global Id: T0608565949
Action Type: RESPONSE
Date: 02/27/1987
Action: Other Report / Document

Global Id: T0608565949
Action Type: ENFORCEMENT
Date: 08/05/2004
Action: Staff Letter - #400258

Global Id: T0608565949
Action Type: ENFORCEMENT
Date: 10/18/2006
Action: Staff Letter - #068101

LUST:
Global Id: T0608565949
Status: Completed - Case Closed
Status Date: 01/06/2011

Global Id: T0608565949
Status: Open - Case Begin Date
Status Date: 07/18/2001

Global Id: T0608565949
Status: Open - Site Assessment
Status Date: 07/18/2001

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 06S1E05D01F
Date Closed: 01/06/2011
EDR Link ID: 06S1E05D01F

CPS-SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 09/15/1993
Global Id: T0608591760
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number: Not reported
Latitude: 37.446519

SHELL SERVICE STATION (Continued) **1004678102**

Longitude:	-121.89265
Case Type:	Cleanup Program Site
Case Worker:	MEJ
Local Agency:	Not reported
RB Case Number:	43-1932
File Location:	Not reported
Potential Media Affected:	Under Investigation
Potential Contaminants of Concern:	* Solvents
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

HIST UST:

File Number:	000208ED
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000208ED.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported

Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

FINDS:

Registry ID: 110055664703

Environmental Interest/Information System
STATE MASTER

Registry ID: 110012231940

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA

SHELL SERVICE STATION (Continued) **1004678102**

program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1004678102
Registry ID:	110012231940
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110012231940

HAZNET:

envid:	1004678102
Year:	2010
GEPAID:	CAR000105106
Contact:	J. Traylor/ENV REPORTING ANALYST
Telephone:	7132416992
Mailing Name:	Not reported
Mailing Address:	PO Box 3127
Mailing City,St,Zip:	HOUSTON, TX 772530000
Gen County:	Not reported
TSD EPA ID:	UTD981552177
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Not reported
Tons:	0.02
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

envid:	1004678102
Year:	2010
GEPAID:	CAR000105106
Contact:	J. Traylor/ENV REPORTING ANALYST
Telephone:	7132416992
Mailing Name:	Not reported
Mailing Address:	PO Box 3127
Mailing City,St,Zip:	HOUSTON, TX 772530000
Gen County:	Not reported
TSD EPA ID:	UTD981552177
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Not reported
Tons:	0.02
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

envid:	1004678102
Year:	2010
GEPAID:	CAR000105106
Contact:	J. Traylor/ENV REPORTING ANALYST
Telephone:	7132416992
Mailing Name:	Not reported
Mailing Address:	PO Box 3127

SHELL SERVICE STATION (Continued) **1004678102**

Mailing City,St,Zip:	HOUSTON, TX 772530000
Gen County:	Not reported
TSD EPA ID:	UTD981552177
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.045
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

envid:	1004678102
Year:	2010
GEPAID:	CAR000105106
Contact:	J. Traylor/ENV REPORTING ANALYST
Telephone:	7132416992
Mailing Name:	Not reported
Mailing Address:	PO Box 3127
Mailing City,St,Zip:	HOUSTON, TX 772530000
Gen County:	Not reported
TSD EPA ID:	UTD981552177
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.045
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

envid:	1004678102
Year:	2009
GEPAID:	CAR000105106
Contact:	R HULL/ENV. REPORTING ANALYST
Telephone:	2818742224
Mailing Name:	Not reported
Mailing Address:	12700 NORTHBOROUGH DR 300G03
Mailing City,St,Zip:	Houston, TX 770670000
Gen County:	Not reported
TSD EPA ID:	CAD008302903
TSD County:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.095
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

Click this hyperlink while viewing on your computer to access
23 additional CA_HAZNET: record(s) in the EDR Site Report.

A9
NNW
< 1/8
0.014 mi.
74 ft.

JANS SHELL
990 JACKLIN RD
MILPITAS, CA 95035

Site 9 of 13 in cluster A

SWEEPS UST **S101594674**
CA FID UST **N/A**

Relative:
Lower

Actual:
23 ft.

SWEEPS UST:

Status:	Active
Comp Number:	32441
Number:	1
Board Of Equalization:	44-000074
Referral Date:	03-27-92
Action Date:	07-28-92
Created Date:	02-29-88
Owner Tank Id:	1
SWRCB Tank Id:	43-011-032441-000001
Tank Status:	A
Capacity:	10000
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	3

Status:	Active
Comp Number:	32441
Number:	1
Board Of Equalization:	44-000074
Referral Date:	03-27-92
Action Date:	07-28-92
Created Date:	02-29-88
Owner Tank Id:	2
SWRCB Tank Id:	43-011-032441-000002
Tank Status:	A
Capacity:	10000
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	32441
Number:	1
Board Of Equalization:	44-000074
Referral Date:	03-27-92
Action Date:	07-28-92
Created Date:	02-29-88
Owner Tank Id:	3
SWRCB Tank Id:	43-011-032441-000003
Tank Status:	A
Capacity:	10000
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

JANS SHELL (Continued) **S101594674**

CA FID UST:

Facility ID:	43012292
Regulated By:	UTNKA
Regulated ID:	00032441
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	4082635359
Mail To:	Not reported
Mailing Address:	PO BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	MILPITAS 95035
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

A10 **JAN'S SHELL WERNER & JANET DIE** **HIST UST** **U001601462**
NNW **990 JACKLIN RD** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.014 mi.
74 ft. **Site 10 of 13 in cluster A**

Relative: **Lower**

Actual: **23 ft.**

HIST UST:

File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000032441
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	WERNER & JANET DIETRICH
Telephone:	4082635359
Owner Name:	SHELL OIL COMPANY
Owner Address:	P.O. BOX 4848
Owner City,St,Zip:	ANAHEIM, CA 92803
Total Tanks:	0003
Tank Num:	001
Container Num:	1
Year Installed:	1982
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10
Tank Num:	002
Container Num:	2
Year Installed:	1982
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10

JAN'S SHELL WERNER & JANET DIE (Continued) **U001601462**

Tank Num:	003
Container Num:	3
Year Installed:	1982
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	1/4
Leak Detection:	Stock Inventor, Groundwater Monitoring Well, 10

A11 **MILPITAS SHELL** **CUPA Listings** **S112849337**
NNW **990 JACKLIN RD** **HAZNET** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.014 mi.
74 ft. **Site 11 of 13 in cluster A**

Relative: **Lower**

Actual: **23 ft.**

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2205
Program Description:	GENERATES 100 KG YR TO <5 TONS/YR
Latitude:	37.446779
Longitude:	-121.893564
Record ID:	PR0314292
Facility ID:	FA0202937

HAZNET:

envid:	S112849337
Year:	1994
GEPAID:	CAC000877696
Contact:	BOB SMITH
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	990 JACKLIN RD
Mailing City,St,Zip:	MILPITAS, CA 950350000
Gen County:	Not reported
TSD EPA ID:	CAD980887418
TSD County:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	2.7105
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

A12 **SHELL STATION #135594** **CUPA Listings** **S121473716**
NNW **990 JACKLIN RD** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.014 mi.
74 ft. **Site 12 of 13 in cluster A**

Relative: **Lower**

Actual: **23 ft.**

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2240
Program Description:	GENERATES < 10 GAL/YR
Latitude:	37.446779
Longitude:	-121.893564
Record ID:	PR0381337

SHELL STATION #135594 (Continued) **S121473716**

Facility ID: FA0260207

A13 **JACKLIN RD SHELL #139** **UST** **U003782790**
NNW **990 JACKLIN RD** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.014 mi.
74 ft. **Site 13 of 13 in cluster A**

Relative:
Lower

Actual:
23 ft.

UST:
Facility ID: 43-011-032441-0
Permitting Agency: MILPITAS, CITY OF
Latitude: 37.4479227
Longitude: -121.8914764

Facility ID: FA0700060
Permitting Agency: Santa Clara County Environmental Health
Latitude: 37.446621
Longitude: -121.892723

B14 **CHARLES H MARGIOTTA DDS** **CERS HAZ WASTE** **S121472733**
SSE **824 N HILLVIEW DR** **CUPA Listings** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.035 mi.
185 ft. **Site 1 of 5 in cluster B**

Relative:
Higher

Actual:
25 ft.

CERS HAZ WASTE:
Site ID: 18002
CERS ID: 10355911
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 18002
Site Name: CHARLES H MARGIOTTA DDS
Violation Date: 07-28-2015
Citation: 22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
Violation Description: Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.
Violation Notes: Returned to compliance on 08/18/2015. Denture cleaning is performed approximately 1-2 times per month using Premier Pro Clean (Sulfamic Acid). Spent solution is disposed of via the drain. Product Safety Data Sheet (SDS) last revised March 1 2012, identifies a pH range of 1.8-2.5 (1% solution). Begin managing solution as a hazardous waste or provide documentation or testing indicating that the solution as used is not a hazardous waste. If spent solution is determined to be a hazardous waste, re-activate your California EPA ID number CAL000100259.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-28-2015
Violations Found: Yes
Eval Type: Routine done by local agency

CHARLES H MARGIOTTA DDS (Continued) **S121472733**

Eval Notes:	Dental facility performs 100% digital X-rays. No cold sterilization is performed. All items are disposable or suitable for heat sterilization via the autoclave. Denture cleaning is performed approximately 1-2 times per month using Premier Pro Clean (Sulfamic Acid) Surface disinfection is performed by Discide Ultra (quaternary ammonium compounds). Amalgams are collected and managed properly.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS

Enforcement Action:

Site ID:	18002
Site Name:	CHARLES H MARGIOTTA DDS
Site Address:	824 N HILLVIEW DR
Site City:	MILPITAS
Site Zip:	95035
Enf Action Date:	07-28-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS

Coordinates:

Site ID:	18002
Facility Name:	CHARLES H MARGIOTTA DDS
Env Int Type Code:	HWG
Program ID:	10355911
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.445450
Longitude:	-121.892170

Affiliation:

Affiliation Type Desc:	Legal Owner
Entity Name:	MARGIOTTA, CHARLES
Entity Title:	Not reported
Affiliation Address:	824 N HILLVIEW DR
Affiliation City:	MILPITAS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95035
Affiliation Phone:	(408) 262-0510

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Parent Corporation

CHARLES H MARGIOTTA DDS (Continued) **S121472733**

Entity Name:	CHARLES H MARGIOTTA DDS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	824 N HILLVIEW DR
Affiliation City:	MILPITAS
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95035
Affiliation Phone:	Not reported

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2240
Program Description:	GENERATES < 10 GAL/YR
Latitude:	37.445017
Longitude:	-121.89238
Record ID:	PR0379207
Facility ID:	FA0255587

B15 **CHUNG K YEN DDS** **CUPA Listings** **S105091464**
SSE **856 N HILLVIEW DR** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.035 mi.
185 ft. **Site 2 of 5 in cluster B**

Relative:
Higher

Actual:
25 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2240
Program Description:	GENERATES < 10 GAL/YR
Latitude:	37.445176
Longitude:	-121.892498
Record ID:	PR0373958
Facility ID:	FA0202902

B16 **DR CHUNG K YEN, DDS** **CERS HAZ WASTE** **S113099393**
SSE **856 N HILLVIEW DR** **HAZNET** **N/A**
< 1/8 **MILPITAS, CA 95035** **CERS**
0.035 mi.
185 ft. **Site 3 of 5 in cluster B**

Relative:
Higher

Actual:
25 ft.

CERS HAZ WASTE:

Site ID:	18986
CERS ID:	10356130
CERS Description:	Hazardous Waste Generator

Violations:

DR CHUNG K YEN, DDS (Continued) **S113099393**

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	06-02-2014
Citation:	19 CCR 4 2729.5 - California Code of Regulations, Title 19, Chapter 4, Section(s) 2729.5
Violation Description:	Failure to submit inventory reports (Activities, Owner/Operator, Hazardous Materials Descriptions and Map pages, if required. Documentation must be resubmitted (for facilities which exceed EPCRA thresholds) or re-certified (for facilities which do not exceed EPCRA thresholds) by March 1.
Violation Notes:	Returned to compliance on 06/16/2014.
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	09-01-2015
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 09/29/2015. Observed 1x5 gal container of disinfection waste (cavicide) identified as "glutaraldehyde" on waste container. Should identify as diisobutylphenoxyethoxyethyl dimethyl benzyl ammonium chloride)and isopropanol.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	09-01-2015
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes:	Returned to compliance on 09/29/2015. Facility failed to retain the following uniform hazardous waste manifest: 006693417FLE shipped on 7-15-13.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	09-01-2015
Citation:	22 CCR 12 66262.23(a)(4) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)(4)
Violation Description:	Failure to send hazardous waste manifest copies to DTSC.
Violation Notes:	Returned to compliance on 09/29/2015. Facility has not been submitting generator manifest copies to the state.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

DR CHUNG K YEN, DDS (Continued) **S113099393**

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	09-01-2015
Citation:	22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
Violation Description:	Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.
Violation Notes:	Returned to compliance on 09/29/2015. Dental facility has been managing cavicide disinfection waste (diisobutylphenoxyethoxyethyl dimethyl benzyl ammonium chloride and isopropanol) as glutaraldeyhde waste. Hazardous waste is actually a RCRA identified hazardous waste due to a flashpoint of 88 degrees fahrenheit. Correctly identify and manage the hazardous waste.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	09-01-2015
Citation:	22 CCR 12 66262.23(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)
Violation Description:	Failure to properly complete the Hazardous Waste manifest.
Violation Notes:	Returned to compliance on 09/29/2015. Uniform hazardous waste manifests fail to properly identify hazardous waste. DOT shipping name/contents (section 9b), and EPA waste codes(section 13) are not accurate.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	09-01-2015
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 09/29/2015. Disinfection waste has been accumulating since 6-16-2014. Ensure you do not accumulate hazardous waste for longer than 1 year.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	09-01-2015
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain and/or maintain an Active EPA ID.
Violation Notes:	Returned to compliance on 09/29/2015. EPA ID # CAL000189667 has been inactive since 6-30-08. Per 25205.16(c) of the health and safety code, generators of hazardous waste must maintain active EPA ID numbers. Application to reactivate number was provided at time of inspection.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

DR CHUNG K YEN, DDS (Continued) **S113099393**

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 06-02-2014
Citation: HSC 6.95 25503.5(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25503.5(a)
Violation Description: Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes: Returned to compliance on 07/08/2014.
Violation Division: Milpitas City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-08-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: State Identification Number CAL000189667 is active. Facility performs digital x-rays only. No fixer waste on-site. No denture cleaning. Facility performs high level disinfection utilizing Rapicide OPA 25 (1.5% alcohol, OPA). Waste disinfectant is neutralized under the state treatment exemption using glycine. Surface disinfection performed by Birexse (phosphoric acid, IPA) and caviwipes (quaternary ammonium compound). No amalgam waste is generated. Facility generates less than 10 gallons per year and permit will be modified from 2271(silver only) to 2240 (less than 10 gal/yr).
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-08-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspection is a follow up to the routine inspection dated 06/02/2014. All violations observed during that inspection were corrected.
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-01-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Dental facility is transitioning to all digital x-rays but still has small amounts of fixer and developer on-site. Most items are heat sterilized in the autoclave with the exception of unused/sealed anesthetic cartridges and water injectors. Inspection mirrors are placed in a disinfecting solution and per dental assistant Rhona Casupanan, are later sterilized in the autoclave. No cold sterilization is performed however disinfection is performed in a tray using Cavicide (diisobutylphenoxyethoxyethyl dimethyl benzyl ammonium chloride) (.28%) and isopropanol (17.20%). No denture cleaning. Cavicide is used for surface disinfection including instrument trays.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW

DR CHUNG K YEN, DDS (Continued) **S113099393**

Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-02-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Facility Review --
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 18986
Site Name: CHUNG K YEN DDS
Site Address: 856 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 06-02-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Site Address: 856 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 09-01-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 18986
Facility Name: CHUNG K YEN DDS
Env Int Type Code: HWG
Program ID: 10356130
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.445450
Longitude: -121.892170

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported

DR CHUNG K YEN, DDS (Continued) **S113099393**

Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Operator
Entity Name:	Chung K Yen
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 945-8646
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	856 N HILLVIEW DR
Affiliation City:	MILPITAS
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95035
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	YEN, CHUNG K DDS
Entity Title:	Not reported
Affiliation Address:	856 N HILLVIEW DR
Affiliation City:	MILPITAS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95035
Affiliation Phone:	(408) 945-8646
Affiliation Type Desc:	Parent Corporation
Entity Name:	CHUNG K YEN DDS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Pearla Taculog
Entity Title:	Not reported
Affiliation Address:	856 North Hillview Dr
Affiliation City:	Milpitas
Affiliation State:	ca
Affiliation Country:	Not reported
Affiliation Zip:	95035
Affiliation Phone:	(408) 945-8646

HAZNET:

envid:	S113099393
Year:	2014

DR CHUNG K YEN, DDS (Continued) **S113099393**

GEPAID: CAL000189667
Contact: HELENE TRAN
Telephone: 4089458646
Mailing Name: Not reported
Mailing Address: 856 N HILLVIEW DR
Mailing City,St,Zip: MILPITAS, CA 950354544
Gen County: Santa Clara
TSD EPA ID: CAD059494310
TSD County: Santa Clara
Waste Category: Unspecified organic liquid mixture
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0238
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

envid: S113099393
Year: 2014
GEPAID: CAL000189667
Contact: HELENE TRAN
Telephone: 4089458646
Mailing Name: Not reported
Mailing Address: 856 N HILLVIEW DR
Mailing City,St,Zip: MILPITAS, CA 950354544
Gen County: Santa Clara
TSD EPA ID: CAD059494310
TSD County: Santa Clara
Waste Category: Unspecified organic liquid mixture
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0238
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

envid: S113099393
Year: 2013
GEPAID: CAL000189667
Contact: HELENE TRAN
Telephone: 4089458646
Mailing Name: Not reported
Mailing Address: 856 N HILLVIEW DR
Mailing City,St,Zip: MILPITAS, CA 950354544
Gen County: Santa Clara
TSD EPA ID: CAD059494310
TSD County: Santa Clara
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0544
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Not reported

envid: S113099393
Year: 2013

DR CHUNG K YEN, DDS (Continued) **S113099393**

GEPAID:	CAL000189667
Contact:	HELENE TRAN
Telephone:	4089458646
Mailing Name:	Not reported
Mailing Address:	856 N HILLVIEW DR
Mailing City,St,Zip:	MILPITAS, CA 950354544
Gen County:	Santa Clara
TSD EPA ID:	CAD059494310
TSD County:	Santa Clara
Waste Category:	Not reported
Disposal Method:	Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0544
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Not reported

envid:	S113099393
Year:	2012
GEPAID:	CAL000189667
Contact:	HELENE TRAN
Telephone:	4089458646
Mailing Name:	Not reported
Mailing Address:	856 N HILLVIEW DR
Mailing City,St,Zip:	MILPITAS, CA 950354544
Gen County:	Santa Clara
TSD EPA ID:	CAD059494310
TSD County:	Santa Clara
Waste Category:	Not reported
Disposal Method:	Not reported
Tons:	Not reported
Cat Decode:	Not reported
Method Decode:	Not reported
Facility County:	Santa Clara

Click this hyperlink while viewing on your computer to access
123 additional CA_HAZNET: record(s) in the EDR Site Report.

CERS TANKS:

Site ID:	18986
CERS ID:	10356130
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Violation Date:	06-02-2014
Citation:	19 CCR 4 2729.5 - California Code of Regulations, Title 19, Chapter 4, Section(s) 2729.5
Violation Description:	Failure to submit inventory reports (Activities, Owner/Operator, Hazardous Materials Descriptions and Map pages, if required. Documentation must be resubmitted (for facilities which exceed EPCRA thresholds) or re-certified (for facilities which do not exceed EPCRA thresholds) by March 1.
Violation Notes:	Returned to compliance on 06/16/2014.
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP

DR CHUNG K YEN, DDS (Continued) **S113099393**

Violation Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 09-01-2015
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 09/29/2015. Observed 1x5 gal container of disinfection waste (cavicide) identified as "glutaraldehyde" on waste container. Should identify as diisobutylphenoxyethoxyethyl dimethyl benzyl ammonium chloride)and isopropanol.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 09-01-2015
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: Returned to compliance on 09/29/2015. Facility failed to retain the following uniform hazardous waste manifest: 006693417FLE shipped on 7-15-13.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 09-01-2015
Citation: 22 CCR 12 66262.23(a)(4) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)(4)
Violation Description: Failure to send hazardous waste manifest copies to DTSC.
Violation Notes: Returned to compliance on 09/29/2015. Facility has not been submitting generator manifest copies to the state.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 09-01-2015
Citation: 22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
Violation Description: Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.
Violation Notes: Returned to compliance on 09/29/2015. Dental facility has been managing cavicide disinfection waste (diisobutylphenoxyethoxyethyl dimethyl benzyl ammonium chloride and isopropanol) as glutaraldeyhde waste. Hazardous waste is actually a RCRA identified hazardous waste due to a flashpoint of 88 degrees fahrenheit. Correctly identify and

DR CHUNG K YEN, DDS (Continued) **S113099393**

manage the hazardous waste.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 09-01-2015
Citation: 22 CCR 12 66262.23(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)
Violation Description: Failure to properly complete the Hazardous Waste manifest.
Violation Notes: Returned to compliance on 09/29/2015. Uniform hazardous waste manifests fail to properly identify hazardous waste. DOT shipping name/contents (section 9b), and EPA waste codes(section 13) are not accurate.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 09-01-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 09/29/2015. Disinfection waste has been accumulating since 6-16-2014. Ensure you do not accumulate hazardous waste for longer than 1 year.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 09-01-2015
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain and/or maintain an Active EPA ID.
Violation Notes: Returned to compliance on 09/29/2015. EPA ID # CAL000189667 has been inactive since 6-30-08. Per 25205.16(c) of the health and safety code, generators of hazardous waste must maintain active EPA ID numbers. Application to reactivate number was provided at time of inspection.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 18986
Site Name: CHUNG K YEN DDS
Violation Date: 06-02-2014
Citation: HSC 6.95 25503.5(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25503.5(a)
Violation Description: Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.
Violation Notes: Returned to compliance on 07/08/2014.
Violation Division: Milpitas City Fire Department
Violation Program: HMRRP

DR CHUNG K YEN, DDS (Continued) **S113099393**

Violation Source: CERS

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-08-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: State Identification Number CAL000189667 is active. Facility performs digital x-rays only. No fixer waste on-site. No denture cleaning. Facility performs high level disinfection utilizing Rapicide OPA 25 (1.5% alcohol, OPA). Waste disinfectant is neutralized under the state treatment exemption using glycine. Surface disinfection performed by Birexse (phosphoric acid, IPA) and caviwipes (quaternary ammonium compound). No amalgam waste is generated. Facility generates less than 10 gallons per year and permit will be modified from 2271(silver only) to 2240 (less than 10 gal/yr).
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-08-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspection is a follow up to the routine inspection dated 06/02/2014. All violations observed during that inspection were corrected.
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-01-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Dental facility is transitioning to all digital x-rays but still has small amounts of fixer and developer on-site. Most items are heat sterilized in the autoclave with the exception of unused/sealed anesthetic cartridges and water injectors. Inspection mirrors are placed in a disinfecting solution and per dental assistant Rhona Casupanan, are later sterilized in the autoclave. No cold sterilization is performed however disinfection is performed in a tray using Cavicide (diisobutylphenoxyethoxyethyl dimethyl benzyl ammonium chloride) (.28%) and isopropanol (17.20%). No denture cleaning. Cavicide is used for surface disinfection including instrument trays.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-02-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Facility Review --
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

DR CHUNG K YEN, DDS (Continued) **S113099393**

Enforcement Action:

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Site Address:	856 N HILLVIEW DR
Site City:	MILPITAS
Site Zip:	95035
Enf Action Date:	06-02-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Milpitas City Fire Department
Enf Action Program:	HMRRP
Enf Action Source:	CERS

Site ID:	18986
Site Name:	CHUNG K YEN DDS
Site Address:	856 N HILLVIEW DR
Site City:	MILPITAS
Site Zip:	95035
Enf Action Date:	09-01-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS

Coordinates:

Site ID:	18986
Facility Name:	CHUNG K YEN DDS
Env Int Type Code:	HWG
Program ID:	10356130
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.445450
Longitude:	-121.892170

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Operator
Entity Name:	Chung K Yen
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

DR CHUNG K YEN, DDS (Continued) **S113099393**

Affiliation Phone:	(408) 945-8646
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	856 N HILLVIEW DR
Affiliation City:	MILPITAS
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95035
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	YEN, CHUNG K DDS
Entity Title:	Not reported
Affiliation Address:	856 N HILLVIEW DR
Affiliation City:	MILPITAS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95035
Affiliation Phone:	(408) 945-8646
Affiliation Type Desc:	Parent Corporation
Entity Name:	CHUNG K YEN DDS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Pearla Taculog
Entity Title:	Not reported
Affiliation Address:	856 North Hillview Dr
Affiliation City:	Milpitas
Affiliation State:	ca
Affiliation Country:	Not reported
Affiliation Zip:	95035
Affiliation Phone:	(408) 945-8646

B17 **RANDY T LEE DDS** **CERS HAZ WASTE** **S102822153**
SSE **822 N HILLVIEW DR** **CUPA Listings** **N/A**
< 1/8 **MILPITAS, CA 95035** **CERS**
0.035 mi.
185 ft. **Site 4 of 5 in cluster B**

Relative:
Higher

Actual:
25 ft.

CERS HAZ WASTE:

Site ID:	146629
CERS ID:	10355899
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	03-16-2015

RANDY T LEE DDS (Continued) **S102822153**

Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 06/19/2015.
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	03-19-2018
Citation:	HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description:	Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	10-12-2016
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	03-19-2018
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	10-12-2016
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.

RANDY T LEE DDS (Continued) **S102822153**

Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	11-25-2014
Citation:	22 CCR 12 66262.23(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)
Violation Description:	Failure to properly complete the Hazardous Waste manifest.
Violation Notes:	Returned to compliance on 12/05/2014. Facility inaccurately identified cold sterile waste on the uniform hazardous waste manifest as ethanol and formaldehyde. Cold sterile waste being generated is glutaraldehyde. BEFORE SIGNING A MANIFEST ENSURE YOU READ THROUGH THE DOCUMENT AND ENSURE EVERYTHING IS ACCURATELY DOCUMENTED.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	03-19-2018
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	11-25-2014
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 12/05/2014. Observed 1x5 gal container of cold sterile (glutaraldehyde) waste without any marking.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	11-25-2014
Citation:	22 CCR 12 66262.23(a)(4) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)(4)
Violation Description:	Failure to send hazardous waste manifest copies to DTSC.
Violation Notes:	Returned to compliance on 12/05/2014. Facility has not been sending any manifest copies to the state at the address below.

RANDY T LEE DDS (Continued) **S102822153**

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-12-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-25-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: X-rays are 100% digital and silver fixer waste is no longer generated. Ultrasonic machine is used for cleaning and autoclave for heat sterilization. Denture cleaning is performed using efferdent. Birex is used as the surface disinfectant and per staff is always used up before refilling fresh liquid into the spray bottle.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-28-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Inspection is a follow up to the routine inspection dated 10/12/2016. All violations observed during that inspection were corrected.
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-19-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Facility Review --
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-16-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Facility Review --
Eval Division: Milpitas City Fire Department
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:

RANDY T LEE DDS (Continued) **S102822153**

Site ID: 146629
Site Name: RANDY T LEE DDS
Site Address: 822 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 03-16-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Site Address: 822 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 03-19-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Site Address: 822 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 10-12-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Site Address: 822 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 11-25-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 146629
Facility Name: RANDY T LEE DDS
Env Int Type Code: HWG
Program ID: 10355899

RANDY T LEE DDS (Continued) **S102822153**

Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.445390
Longitude: -121.892620

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Randy Lee
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: LEE, RANDY T DDS
Entity Title: Not reported
Affiliation Address: 822 N HILLVIEW DR
Affiliation City: MILPITAS
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95035
Affiliation Phone: (408) 263-2320

Affiliation Type Desc: Parent Corporation
Entity Name: RANDY T LEE DDS
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 822 N HILLVIEW DR
Affiliation City: MILPITAS
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95035
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer

RANDY T LEE DDS (Continued) **S102822153**

Entity Name:	Randy Lee
Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Randy Lee
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 263-2320
Affiliation Type Desc:	Environmental Contact
Entity Name:	Randy Lee
Entity Title:	Not reported
Affiliation Address:	822 North Hillview Drive
Affiliation City:	Milpitas
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95035
Affiliation Phone:	(408) 263-2320

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2240
Program Description:	GENERATES < 10 GAL/YR
Latitude:	37.445007
Longitude:	-121.892376
Record ID:	PR0374814
Facility ID:	FA0202898

CERS TANKS:

Site ID:	146629
CERS ID:	10355899
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	03-16-2015
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 06/19/2015.
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

RANDY T LEE DDS (Continued) **S102822153**

Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	03-19-2018
Citation:	HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description:	Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	10-12-2016
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	03-19-2018
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	10-12-2016
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Not reported
Violation Division:	Milpitas City Fire Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	146629
Site Name:	RANDY T LEE DDS
Violation Date:	11-25-2014
Citation:	22 CCR 12 66262.23(a) - California Code of Regulations, Title 22,

RANDY T LEE DDS (Continued) **S102822153**

Chapter 12, Section(s) 66262.23(a)
Violation Description: Failure to properly complete the Hazardous Waste manifest.
Violation Notes: Returned to compliance on 12/05/2014. Facility inaccurately identified cold sterile waste on the uniform hazardous waste manifest as ethanol and formaldehyde. Cold sterile waste being generated is glutaraldehyde. BEFORE SIGNING A MANIFEST ENSURE YOU READ THROUGH THE DOCUMENT AND ENSURE EVERYTHING IS ACCURATELY DOCUMENTED.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Violation Date: 03-19-2018
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Not reported
Violation Division: Milpitas City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Violation Date: 11-25-2014
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 12/05/2014. Observed 1x5 gal container of cold sterile (glutaraldehyde) waste without any marking.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Violation Date: 11-25-2014
Citation: 22 CCR 12 66262.23(a)(4) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)(4)
Violation Description: Failure to send hazardous waste manifest copies to DTSC.
Violation Notes: Returned to compliance on 12/05/2014. Facility has not been sending any manifest copies to the state at the address below.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-12-2016
Violations Found: Yes
Eval Type: Routine done by local agency

RANDY T LEE DDS (Continued) **S102822153**

Eval Notes:	Not reported
Eval Division:	Milpitas City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-25-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	X-rays are 100% digital and silver fixer waste is no longer generated. Ultrasonic machine is used for cleaning and autoclave for heat sterilization. Denture cleaning is performed using efferdent. Birex is used as the surface disinfectant and per staff is always used up before refilling fresh liquid into the spray bottle.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	02-28-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Inspection is a follow up to the routine inspection dated 10/12/2016. All violations observed during that inspection were corrected.
Eval Division:	Milpitas City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-19-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Annual Facility Review --
Eval Division:	Milpitas City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-16-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Annual Facility Review --
Eval Division:	Milpitas City Fire Department
Eval Program:	HMRRP
Eval Source:	CERS

Enforcement Action:

Site ID:	146629
Site Name:	RANDY T LEE DDS
Site Address:	822 N HILLVIEW DR
Site City:	MILPITAS
Site Zip:	95035
Enf Action Date:	03-16-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Milpitas City Fire Department

RANDY T LEE DDS (Continued) **S102822153**

Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Site Address: 822 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 03-19-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Site Address: 822 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 10-12-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Milpitas City Fire Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 146629
Site Name: RANDY T LEE DDS
Site Address: 822 N HILLVIEW DR
Site City: MILPITAS
Site Zip: 95035
Enf Action Date: 11-25-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 146629
Facility Name: RANDY T LEE DDS
Env Int Type Code: HWG
Program ID: 10355899
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.445390
Longitude: -121.892620

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Randy Lee
Entity Title: Not reported

RANDY T LEE DDS (Continued) **S102822153**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	LEE, RANDY T DDS
Entity Title:	Not reported
Affiliation Address:	822 N HILLVIEW DR
Affiliation City:	MILPITAS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95035
Affiliation Phone:	(408) 263-2320
Affiliation Type Desc:	Parent Corporation
Entity Name:	RANDY T LEE DDS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	822 N HILLVIEW DR
Affiliation City:	MILPITAS
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95035
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Randy Lee
Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

RANDY T LEE DDS (Continued) **S102822153**

Affiliation Type Desc:	Operator
Entity Name:	Randy Lee
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 263-2320

Affiliation Type Desc:	Environmental Contact
Entity Name:	Randy Lee
Entity Title:	Not reported
Affiliation Address:	822 North Hillview Drive
Affiliation City:	Milpitas
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95035
Affiliation Phone:	(408) 263-2320

B18 **HILLVIEW CHIROPRACTIC CARE** **CUPA Listings** **S121468820**
SSE **858 N HILLVIEW DR** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.035 mi.
185 ft. **Site 5 of 5 in cluster B**

Relative: **Higher**

Actual: **25 ft.**

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2271
Program Description:	SILVER WASTE ONLY <100 KG/MO
Latitude:	37.445183
Longitude:	-121.892513
Record ID:	PR0317578
Facility ID:	FA0202903

---

19 **MARIETTA LOPEZ-MARZAN DMD** **CERS HAZ WASTE** **S105725236**
West **878 N HILLVIEW DR** **CUPA Listings** **N/A**
< 1/8 **MILPITAS, CA 95035**
0.040 mi.
213 ft.

Relative: **Lower**

Actual: **23 ft.**

CERS HAZ WASTE:

Site ID:	132834
CERS ID:	10356187
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	132834
Site Name:	MARIETTA LOPEZ-MARZAN DMD
Violation Date:	03-08-2016
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain and/or maintain an Active EPA ID.
Violation Notes:	Returned to compliance on 03/18/2016. EPA ID # CAL000221466 has been inactive since 6-30-2015. Reactivate epa ID #. Form provided at time of inspection.

MARIETTA LOPEZ-MARZAN DMD (Continued) **S105725236**

Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	132834
Site Name:	MARIETTA LOPEZ-MARZAN DMD
Violation Date:	03-08-2016
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 03/18/2016. Facility has determined that the glutaraldehyde waste is a hazardous waste but have accumulated the waste since approximately 2012.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	132834
Site Name:	MARIETTA LOPEZ-MARZAN DMD
Violation Date:	03-08-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 03/18/2016. Facility personnel failed to mark the 5 gallon container of waste glutaraldehyde. REPEAT VIOLATION FROM 4-10-2012 INSPECTION.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	132834
Site Name:	MARIETTA LOPEZ-MARZAN DMD
Violation Date:	03-08-2016
Citation:	HSC 6.5 25189.5(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25189.5(a)
Violation Description:	Failure to properly dispose of hazardous waste at an authorized location.
Violation Notes:	Returned to compliance on 03/18/2016. Facility uses Henry Schein Tartar & Stain Remover to clean dentures. Waste is disposed of down the drain. This product material safety data sheet indicates pH is between 0.3 -0.7.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-08-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility has transitioned to using 100% digital x-rays. ProCide (2.5% glutaraldehyde) is used for high level disinfection of instruments and waste appears to be collected in a 5 gal container. Activator observed with the disinfectant. Denture cleaning performed using Henry Schein

MARIETTA LOPEZ-MARZAN DMD (Continued) **S105725236**

Tartar & Stain Remover. Caviwipes are used for surface disinfection. Amalgams collected and managed as scrap metal. Note 1: Facility generates less than 10 gallons per year of hazardous waste and permit will be modified accordingly. Note 2: To participate in the County's hazardous waste disposal program for small businesses go to HHW.ORG.

Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 132834
Facility Name: MARIETTA LOPEZ-MARZAN DMD
Env Int Type Code: HWG
Program ID: 10356187
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.446230
Longitude: -121.893750

Affiliation:
Affiliation Type Desc: Parent Corporation
Entity Name: MARIETTA LOPEZ-MARZAN DMD
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Legal Owner
Entity Name: LOPEZ-MARZAN, MARIETTA
Entity Title: Not reported
Affiliation Address: 878 N HILLVIEW DR
Affiliation City: MILPITAS
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95035
Affiliation Phone: (408) 935-8853

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 878 N HILLVIEW DR
Affiliation City: MILPITAS
Affiliation State: CA

MARIETTA LOPEZ-MARZAN DMD (Continued) **S105725236**

Affiliation Country: Not reported
Affiliation Zip: 95035
Affiliation Phone: Not reported

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2240
Program Description: GENERATES < 10 GAL/YR
Latitude: 37.446054
Longitude: -121.893634
Record ID: PR0374172
Facility ID: FA0256074

C20 **PRIVATE RESIDENCE** **LUST** **S102430420**
NE **PRIVATE RESIDENCE** **HIST LUST** **N/A**
1/4-1/2 **MILPITAS, CA 95035** **HIST CORTESE**
0.259 mi. **CERS**
1365 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
41 ft.

LUST:
Lead Agency: SANTA CLARA COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608500641
Global Id: T0608500641
Latitude: 37.4485432689042
Longitude: -121.887495517731
Status: Completed - Case Closed
Status Date: 05/29/1991
Case Worker: UST
RB Case Number: Not reported
Local Agency: SANTA CLARA COUNTY LOP
File Location: All Files are on GeoTracker or in the Local Agency Database
Local Case Number: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0608500641
Contact Type: Regional Board Caseworker
Contact Name: Regional Water Board
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 CLAY ST SUITE 1400
City: OAKLAND
Email: Not reported
Phone Number: Not reported

Global Id: T0608500641
Contact Type: Local Agency Caseworker
Contact Name: UST CASE WORKER
Organization Name: SANTA CLARA COUNTY LOP
Address: 1555 Berger Drive, Suite 300
City: SAN JOSE
Email: Not reported
Phone Number: 4089183400

PRIVATE RESIDENCE (Continued) **S102430420**

LUST:
Global Id: T0608500641
Action Type: Other
Date: 06/07/1989
Action: Leak Reported

Global Id: T0608500641
Action Type: ENFORCEMENT
Date: 05/29/1991
Action: Closure/No Further Action Letter

Global Id: T0608500641
Action Type: ENFORCEMENT
Date: 04/02/1990
Action: Notice of Responsibility - #39177

Global Id: T0608500641
Action Type: RESPONSE
Date: 06/27/1989
Action: Other Report / Document

LUST:
Global Id: T0608500641
Status: Completed - Case Closed
Status Date: 05/29/1991

Global Id: T0608500641
Status: Open - Case Begin Date
Status Date: 06/07/1989

Global Id: T0608500641
Status: Open - Site Assessment
Status Date: 06/07/1989

LUST REG 2:
Region: 2
Facility Id: Not reported
Facility Status: Case Closed
Case Number: 05S1E32P01f
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 6/7/1989
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 05S1E32P01F

PRIVATE RESIDENCE (Continued) **S102430420**

Date Closed: 05/29/1991
EDR Link ID: 05S1E32P01F

HIST LUST SANTA CLARA:
Region: SANTA CLARA
Region Code: 2
SCVWD ID: 05S1E32P01
Oversite Agency: SCVWD
Date Listed: 1990-01-01 00:00:00
Closed Date: 1991-05-29 00:00:00

HIST CORTESE:
Region: CORTESE
Facility County Code: 43
Reg By: LTNKA
Reg Id: 43-0605

CERS TANKS:
Site ID: 248449
CERS ID: T0608500641
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: UST CASE WORKER - SANTA CLARA COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: SAN JOSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 4089183400

Affiliation Type Desc: Regional Board Caseworker
Entity Name: Regional Water Board - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY ST SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

C21 **FOX HOLLOW - PARK VICTORIA SITE** **CPS-SLIC S118406216**
NE **PARK VICTORIA & FOX HOLLOW** **CERS N/A**
1/4-1/2 **MILPITAS, CA 95035**
0.273 mi.
1442 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
43 ft.

CPS-SLIC:
Region: STATE
Facility Status: **Open - Inactive**
Status Date: 06/14/2016
Global Id: T10000008074
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number: Not reported

FOX HOLLOW - PARK VICTORIA SITE (Continued) **S118406216**

Latitude:	37.44871
Longitude:	-121.88805
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	43S0652
File Location:	All Files are on GeoTracker or in the Local Agency Database
Potential Media Affected:	Soil
Potential Contaminants of Concern:	Other Insecticides / Pesticide / Fumigants / Herbicides, Arsenic, Copper, Lead, Mercury (elemental)
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

CERS TANKS:

Site ID:	361358
CERS ID:	T10000008074
CERS Description:	Cleanup Program Site

D22 **SUMMITPOINTE GOLF CLUB** **LUST** **S101309006**
NE **1200 COUNTRY CLUB** **HIST LUST** **N/A**
1/4-1/2 **MILPITAS, CA 95035** **SWEEPS UST**
0.345 mi. **HIST CORTESE**
1822 ft. **Site 1 of 2 in cluster D** **CERS**

Relative:
Higher

Actual:
87 ft.

LUST:

Lead Agency:	SANTA CLARA COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608501461
Global Id:	T0608501461
Latitude:	37.450592
Longitude:	-121.881701
Status:	Completed - Case Closed
Status Date:	07/22/2008
Case Worker:	Not reported
RB Case Number:	Not reported
Local Agency:	Not reported
File Location:	All Files are on GeoTracker or in the Local Agency Database
Local Case Number:	05S1E32G01f
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

LUST:

Global Id:	T0608501461
Contact Type:	Regional Board Caseworker
Contact Name:	Regional Water Board
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY ST SUITE 1400
City:	OAKLAND
Email:	Not reported
Phone Number:	Not reported

LUST:

Global Id:	T0608501461
Action Type:	ENFORCEMENT
Date:	07/22/2008

SUMMITPOINTE GOLF CLUB (Continued) **S101309006**

Action: Closure/No Further Action Letter

Global Id: T0608501461
Action Type: RESPONSE
Date: 10/12/2001
Action: Other Report / Document

Global Id: T0608501461
Action Type: Other
Date: 07/05/1988
Action: Leak Reported

Global Id: T0608501461
Action Type: REMEDIATION
Date: 05/16/1994
Action: Excavation

Global Id: T0608501461
Action Type: RESPONSE
Date: 07/27/1988
Action: Soil and Water Investigation Report

Global Id: T0608501461
Action Type: RESPONSE
Date: 01/21/1999
Action: Correspondence

Global Id: T0608501461
Action Type: RESPONSE
Date: 07/05/1988
Action: Other Report / Document

Global Id: T0608501461
Action Type: RESPONSE
Date: 01/19/2007
Action: Correspondence

Global Id: T0608501461
Action Type: RESPONSE
Date: 03/29/1995
Action: Monitoring Report - Quarterly

Global Id: T0608501461
Action Type: ENFORCEMENT
Date: 07/10/2000
Action: Other Report

Global Id: T0608501461
Action Type: ENFORCEMENT
Date: 05/13/2005
Action: Other Report

Global Id: T0608501461
Action Type: ENFORCEMENT
Date: 07/05/1988
Action: Unauthorized Release Form

SUMMITPOINTE GOLF CLUB (Continued) **S101309006**

Global Id: T0608501461
Action Type: RESPONSE
Date: 11/09/1994
Action: Tank Removal Report / UST Sampling Report

Global Id: T0608501461
Action Type: RESPONSE
Date: 01/17/2003
Action: Monitoring Report - Quarterly

Global Id: T0608501461
Action Type: RESPONSE
Date: 07/22/2008
Action: Other Report / Document

Global Id: T0608501461
Action Type: RESPONSE
Date: 11/30/1990
Action: Other Report / Document

Global Id: T0608501461
Action Type: ENFORCEMENT
Date: 08/24/2001
Action: Staff Letter - #18244

LUST:
Global Id: T0608501461
Status: Completed - Case Closed
Status Date: 07/22/2008

Global Id: T0608501461
Status: Open - Case Begin Date
Status Date: 07/05/1988

Global Id: T0608501461
Status: Open - Site Assessment
Status Date: 07/05/1988

Global Id: T0608501461
Status: Open - Site Assessment
Status Date: 11/21/1990

LUST REG 2:
Region: 2
Facility Id: Not reported
Facility Status: Pollution Characterization
Case Number: 05S1E32G01f
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: 7/5/1988
Pollution Characterization Began: 11/21/1990

SUMMITPOINTE GOLF CLUB (Continued) **S101309006**

Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

LUST SANTA CLARA:
Region: SANTA CLARA
SCVWD ID: 05S1E32G01F
Date Closed: 07/22/2008
EDR Link ID: 05S1E32G01F

HIST LUST SANTA CLARA:
Region: SANTA CLARA
Region Code: 2
SCVWD ID: 05S1E32G01
Oversite Agency: SCVWD
Date Listed: 1989-01-01 00:00:00
Closed Date: Not reported

SWEEPS UST:
Status: Not reported
Comp Number: 49717
Number: Not reported
Board Of Equalization: 44-026387
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 43-011-049717-000001
Tank Status: Not reported
Capacity: 6000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: LEADED
Number Of Tanks: 3

Status: Not reported
Comp Number: 49717
Number: Not reported
Board Of Equalization: 44-026387
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 43-011-049717-000002
Tank Status: Not reported
Capacity: 2000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: LEADED
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 49717
Number: Not reported

SUMMITPOINTE GOLF CLUB (Continued) **S101309006**

Board Of Equalization: 44-026387
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 43-011-049717-000003
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 43
Reg By: LTNKA
Reg Id: 43-1491

CERS TANKS:
Site ID: 233179
CERS ID: T0608501461
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: Regional Water Board - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title: Not reported
Affiliation Address: 1515 CLAY ST SUITE 1400
Affiliation City: OAKLAND
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

D23 **TULACITOS GOLF COURSE** **Notify 65** **U000061259**
NE **1200 COUNTRY CLUB DRIVE** **N/A**
1/4-1/2 **MILPITAS, CA 93064**
0.345 mi.
1822 ft. **Site 2 of 2 in cluster D**

Relative:
Higher

Actual:
87 ft.

NOTIFY 65:
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

24
South
1/2-1
0.645 mi.
3407 ft.

CENTRE POINTE DR
APN 086-33-102 AND -103
MILPITAS, CA 95035

ENVIROSTOR
SCH
CERS

S116490703
N/A

Relative:
Higher

Actual:
27 ft.

ENVIROSTOR:

Facility ID:	60001989
Status:	Inactive - Withdrawn
Status Date:	12/03/2015
Site Code:	204259
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	10
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Mellan Songco
Supervisor:	Jose Salcedo
Division Branch:	Northern California Schools & Santa Susana
Assembly:	25
Senate:	10
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	37.43648
Longitude:	-121.8929
APN:	086-41-016, 086-41-017, 086-41-018
Past Use:	AGRICULTURAL - ROW CROPS, EQUIPMENT/INSTRUMENT REPAIR, OFFICE BUILDING, RESEARCH - OTHER, VEHICLE MAINTENANCE
Potential COC:	Under Investigation Arsenic Benzene Chlordane DDD DDE DDT Endrin Lead Naturally Occurring Asbestos (NOA Polynuclear aromatic hydrocarbons (PAHs Toxaphene TPH-diesel TPH-gas TPH-MOTOR OIL
Confirmed COC:	Under Investigation
Potential Description:	OTH, SOIL, SV, UE
Alias Name:	086-41-016
Alias Type:	APN
Alias Name:	086-41-017
Alias Type:	APN
Alias Name:	086-41-018
Alias Type:	APN
Alias Name:	204259
Alias Type:	Project Code (Site Code)
Alias Name:	60001989
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	01/08/2014
Comments:	On January 8, 2014, DTSC mailed the fully executed EOA to the District. (NOTE: The Fully Executed EOA is for the McCandless site; the First Amendment to the EOA was sent to the District on Mar 21, 2014 - see EOA Amendment)
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement

CENTRE POINTE DR (Continued) **S116490703**

Completed Date:	06/24/2014
Comments:	On June 24, 2014, DTSC mailed the fully executed First Amendment Environmental Oversight Agreement (HSA-EOA 13/14-067) to the District.
	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	04/02/2014
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Agreement Terminated Notification
Completed Date:	12/03/2015
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/02/2016
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Facility ID:	60001989
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	10
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Mellan Songco
Supervisor:	Jose Salcedo
Division Branch:	Northern California Schools & Santa Susana
Site Code:	204259
Assembly:	25
Senate:	10
Special Program Status:	Not reported
Status:	Inactive - Withdrawn
Status Date:	12/03/2015
Restricted Use:	NO
Funding:	School District
Latitude:	37.43648
Longitude:	-121.8929

CENTRE POINTE DR (Continued) **S116490703**

APN:	086-41-016, 086-41-017, 086-41-018
Past Use:	AGRICULTURAL - ROW CROPS, EQUIPMENT/INSTRUMENT REPAIR, OFFICE BUILDING, RESEARCH - OTHER, VEHICLE MAINTENANCE
Potential COC:	Under Investigation, Arsenic, Benzene, Chlordane, DDD, DDE, DDT, Endrin, Lead, Naturally Occurring Asbestos (NOA, Polynuclear aromatic hydrocarbons (PAHs, Toxaphene, TPH-diesel, TPH-gas, TPH-MOTOR OIL
Confirmed COC:	Under Investigation
Potential Description:	OTH, SOIL, SV, UE
Alias Name:	086-41-016
Alias Type:	APN
Alias Name:	086-41-017
Alias Type:	APN
Alias Name:	086-41-018
Alias Type:	APN
Alias Name:	204259
Alias Type:	Project Code (Site Code)
Alias Name:	60001989
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	01/08/2014
Comments:	On January 8, 2014, DTSC mailed the fully executed EOA to the District. (NOTE: The Fully Executed EOA is for the McCandless site; the First Amendment to the EOA was sent to the District on Mar 21, 2014 - see EOA Amendment)

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	06/24/2014
Comments:	On June 24, 2014, DTSC mailed the fully executed First Amendment Environmental Oversight Agreement (HSA-EOA 13/14-067) to the District. Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	04/02/2014
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Agreement Terminated Notification
Completed Date:	12/03/2015
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/02/2016
Comments:	Not reported

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported

CENTRE POINTE DR (Continued) **S116490703**

Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CERS TANKS:
Site ID: 335924
CERS ID: 60001989
CERS Description: School Investigation

Affiliation:
Affiliation Type Desc: Lead Project Manager
Entity Name: MELLAN SONGCO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: SACRAMENTO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Supervisor
Entity Name: JOSE SALCEDO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

25
West
1/2-1
0.909 mi.
4799 ft.

MILPITAS MATERIALS **Notify 65** **U000059598**
1125 NORTH MILPITAS **N/A**
MILPITAS, CA 93064

Relative:
Lower

Actual:
16 ft.

NOTIFY 65:
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported

26
SSE
1/2-1
0.945 mi.
4991 ft.

Relative:
Higher

Actual:
37 ft.

COOK PAINT AND VARNISH COMPANY
201 SINCLAIR FRONTAGE ROAD
MILPITAS, CA 95035

RESPONSE
ENVIROSTOR
CPS-SLIC
HIST Cal-Sites
EMI
NON-CASE INFO

S100933170
N/A

RESPONSE:

Facility ID:	43280132
Site Type:	State Response
Site Type Detail:	State Response or NPL
Acres:	Not reported
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Berkeley
Site Code:	Not reported
Site Mgmt. Req.:	NONE SPECIFIED
Assembly:	25
Senate:	10
Special Program Status:	Not reported
Status:	Certified
Status Date:	03/29/1988
Restricted Use:	NO
Funding:	Responsible Party
Latitude:	37.43257
Longitude:	-121.8886
APN:	NONE SPECIFIED
Past Use:	PAINT MANUFACTURING
Potential COC :	TPH-gas
Confirmed COC:	TPH-gas
Potential Description:	OTH, SOIL
Alias Name:	110002645399
Alias Type:	EPA (FRS #)
Alias Name:	110033613604
Alias Type:	EPA (FRS #)
Alias Name:	43280132
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Completion Report
Completed Date:	11/13/1986
Comments:	Completed Final Remedial Action. Excavation and disposal (on site treatment included spreading and tilling soil to aerate and remove PAO chemicals by wind and solar heat). Treatment of ground water was by extraction and aeration. 2,217 gal of ground water and 383 tons of soil was treated.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Well Decommissioning Report
Completed Date:	02/27/1987
Comments:	Report describes the closure of 12 extraction and/or monitoring wells. Not reported
Completed Area Name:	PROJECT WIDE

COOK PAINT AND VARNISH COMPANY (Continued) **S100933170**

Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 05/08/1985
Comments: Report defines the contamination found, cleanup standards, and proposed removal options.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 05/06/1985
Comments: Investigation near the waste water lagoon.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 02/19/1985
Comments: Workplan to define extent of the contaminants in groundwater.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 01/18/1985
Comments: Report documents initial field investigation work done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 03/29/1988
Comments: Certified Site. DHS determined all appropriate response actions were completed and no further removal/remedial action was necessary. The $115,000 cost of the remedial action was recovered from the responsible party.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Facility ID: 43280132
Status: Certified
Status Date: 03/29/1988
Site Code: Not reported
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: Not reported
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Berkeley

COOK PAINT AND VARNISH COMPANY (Continued) **S100933170**

Assembly: 25
Senate: 10
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 37.43257
Longitude: -121.8886
APN: NONE SPECIFIED
Past Use: PAINT MANUFACTURING
Potential COC: TPH-gas
Confirmed COC: TPH-gas
Potential Description: OTH, SOIL
Alias Name: 110002645399
Alias Type: EPA (FRS #)
Alias Name: 110033613604
Alias Type: EPA (FRS #)
Alias Name: 43280132
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 11/13/1986
Comments: Completed Final Remedial Action. Excavation and disposal (on site treatment included spreading and tilling soil to aerate and remove PAO chemicals by wind and solar heat). Treatment of ground water was by extraction and aeration. 2,217 gal of ground water and 383 tons of soil was treated.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 02/27/1987
Comments: Report describes the closure of 12 extraction and/or monitoring wells. Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 05/08/1985
Comments: Report defines the contamination found, cleanup standards, and proposed removal options.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 05/06/1985
Comments: Investigation near the waste water lagoon.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 02/19/1985
Comments: Workplan to define extent of the contaminants in groundwater.

Completed Area Name: PROJECT WIDE

COOK PAINT AND VARNISH COMPANY (Continued) **S100933170**

Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 01/18/1985
Comments: Report documents initial field investigation work done.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 03/29/1988
Comments: Certified Site. DHS determined all appropriate response actions were completed and no further removal/remedial action was necessary. The $115,000 cost of the remedial action was recovered from the responsible party.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SLIC REG 2:
Region: 2
Facility ID: SL18327747
Facility Status: Not reported
Date Closed: Not reported
Local Case #: Not reported
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Confirmed: Not reported
Date Prelim Site Assmnt Workplan Submitted: Not reported
Date Preliminary Site Assessment Began: Not reported
Date Pollution Characterization Began: Not reported
Date Remediation Plan Submitted: Not reported
Date Remedial Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

Calsite:
Region: BERKELEY
Facility ID: 43280132
Facility Type: RP
Type: RESPONSIBLE PARTY
Branch: NC
Branch Name: NORTH COAST
File Name: Not reported
State Senate District: 03291988
Status: CERTIFIED AS HAVING BEEN REMEDIED SATISFACTORILY UNDER DTSC OVERSIGHT
Status Name: CERTIFIED
Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL
NPL: Not reported
SIC Code: 28
SIC Name: MANU - CHEMICALS & ALLIED PRODUCTS

COOK PAINT AND VARNISH COMPANY (Continued) **S100933170**

Access:	Not reported
Cortese:	Not reported
Hazardous Ranking Score:	Not reported
Date Site Hazard Ranked:	Not reported
Groundwater Contamination:	Not reported
Staff Member Responsible for Site:	Not reported
Supervisor Responsible for Site:	Not reported
Region Water Control Board:	Not reported
Region Water Control Board Name:	Not reported
Lat/Long Direction:	Not reported
Lat/Long (dms):	0 0 0 / 0 0 0
Lat/long Method:	Not reported
Lat/Long Description:	Not reported
State Assembly District Code:	20
State Senate District Code:	10
Facility ID:	43280132
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	08051986
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	43280132
Activity:	FRA
Activity Name:	FINAL REMEDIAL ACTION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10281986
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported

COOK PAINT AND VARNISH COMPANY (Continued) **S100933170**

Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	43280132
Activity:	CERT
Activity Name:	CERTIFICATION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	03291988
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Alternate Address:	201 SINCLAIR FRONTAGE ROAD
Alternate City,St,Zip:	MILPITAS, CA 95035
Background Info:	Cook Paint and Varnish Company operated a manufacturing facility on this property. Soil and groundwater sampling was conducted and found xylene, ethylbenzene, toluene, benzene, and dichlorobenzene. The final remedy consisted of excavating and landfarming contaminated soil and extraction and aeration of contaminated groundwater.
Comments Date:	03291988
Comments:	Certified Site. DHS determined all appropriate response actions
Comments Date:	03291988
Comments:	were completed and no further removal/remedial action was
Comments Date:	03291988
Comments:	necessary. The $115,000 cost of the remedial action was
Comments Date:	03291988
Comments:	recovered from the responsible party.
Comments Date:	08051986
Comments:	Issued Remedial Action Order.
Comments Date:	08131985
Comments:	DHS reviewed and approved sampling analysis procedures,
Comments Date:	08131985
Comments:	health and safety protections, and removal/disposal
Comments Date:	08131985
Comments:	procedures.
Comments Date:	10171985
Comments:	Remedial action initiated.
Comments Date:	10281986

COOK PAINT AND VARNISH COMPANY (Continued) **S100933170**

Comments:	Completed Final Remedial Action. Excavation and disposal (on
Comments Date:	10281986
Comments:	site treatment included spreading and tilling soil to aerate and
Comments Date:	10281986
Comments:	remove PAO chemicals by wind and solar heat). Treatment of
Comments Date:	10281986
Comments:	ground water was by extraction and aeration. 2,217 gal of
Comments Date:	10281986
Comments:	ground water and 383 tons of soil was treated.
ID Name:	Not reported
ID Value:	Not reported
Alternate Name:	COOK PAINT AND VARNISH COMPANY
Alternate Name:	Not reported
Special Programs Code:	Not reported
Special Programs Name:	Not reported

EMI:

Year:	1987
County Code:	43
Air Basin:	SF
Facility ID:	160
Air District Name:	BA
SIC Code:	2851
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

NON-CASE INFO:

Global ID:	SL18327747
Case Type:	Non-Case Information
Status:	Informational Item
Status Date:	01/13/1997
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker:	UUU
Local Agency:	Not reported
RB Case Number:	SL18327747
Loc Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported
Site History:	Not reported
Begin Date:	1996-05-01 00:00:00
How Discovered:	Not reported
How Discovered Description:	Not reported
Stop Method:	Not reported
Stop Description:	Not reported
Latitude:	37.4325452613103
Longitude:	-121.888638320081
Geotracker:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL18327747

27
SW
1/2-1
0.978 mi.
5164 ft.

NTA INDUSTRIES INC
398 RAILROAD COURT
MILPITAS, CA 95035

ENVIROSTOR
FINDS
EMI

1006825763
N/A

Relative:
Lower

Actual:
14 ft.

ENVIROSTOR:

Facility ID:	71003235
Status:	Inactive - Needs Evaluation
Status Date:	11/03/2000
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	0
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Mark Piros
Division Branch:	Cleanup Berkeley
Assembly:	25
Senate:	10
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	37.43650
Longitude:	-121.9063
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAL000038370
Alias Type:	EPA Identification Number
Alias Name:	71003235
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1 Non-Submittal
Completed Date:	11/30/2000
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

FINDS:

Registry ID:	110013848079

NTA INDUSTRIES INC (Continued) **1006825763**

Environmental Interest/Information System
HAZARDOUS AIR POLLUTANT MAJOR

Registry ID: 110057100738

Environmental Interest/Information System
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

EMI:

Year:	1998
County Code:	43
Air Basin:	SF
Facility ID:	6000
Air District Name:	BA
SIC Code:	3821
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1999
County Code:	43
Air Basin:	SF
Facility ID:	6000
Air District Name:	BA
SIC Code:	3821
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2000
County Code:	43
Air Basin:	SF
Facility ID:	6000
Air District Name:	BA
SIC Code:	3821
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1

NTA INDUSTRIES INC (Continued) **1006825763**

Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2001
County Code:	43
Air Basin:	SF
Facility ID:	6000
Air District Name:	BA
SIC Code:	3821
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2002
County Code:	43
Air Basin:	SF
Facility ID:	6000
Air District Name:	BA
SIC Code:	3471
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2003
County Code:	43
Air Basin:	SF
Facility ID:	6000
Air District Name:	BA
SIC Code:	3471
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

28
South
1/2-1
0.996 mi.
5259 ft.

INTERNATIONAL MICROCIRCUITS, INC.
525 LOS COCHES STREET
MILPITAS, CA 95035

ENVIROSTOR
EMI

1001611134
N/A

Relative:
Higher

Actual:
24 ft.

ENVIROSTOR:

Facility ID:	71003233
Status:	Inactive - Needs Evaluation
Status Date:	Not reported
Site Code:	Not reported
Site Type:	Tiered Permit
Site Type Detailed:	Tiered Permit
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Berkeley
Assembly:	25
Senate:	10
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	37.43184
Longitude:	-121.8953
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	CAL000036961
Alias Type:	EPA Identification Number
Alias Name:	71003233
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

EMI:

Year:	1990
County Code:	43
Air Basin:	SF

INTERNATIONAL MICROCIRCUITS, INC. (Continued) **1001611134**

Facility ID:	4657
Air District Name:	BA
SIC Code:	3674
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1993
County Code:	43
Air Basin:	SF
Facility ID:	4657
Air District Name:	BA
SIC Code:	3674
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1996
County Code:	43
Air Basin:	SF
Facility ID:	4657
Air District Name:	BA
SIC Code:	3674
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	43
Air Basin:	SF
Facility ID:	4657
Air District Name:	BA
SIC Code:	3674
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

INTERNATIONAL MICROCIRCUITS, INC. (Continued) **1001611134**

Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 10/17/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 43

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 07/31/2018
Date Data Arrived at EDR: 08/28/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 45

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/16/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/11/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/15/2018
Number of Days to Update: 20

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/17/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/18/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 09/28/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 34

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/13/2019
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 02/01/2019
Next Scheduled EDR Contact: 05/13/2019
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 44
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/12/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 55
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/21/2018
Date Data Arrived at EDR: 09/21/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 49

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/04/2018
Date Data Arrived at EDR: 12/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 10/11/2018
Number of Days to Update: 29

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 51

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 08/31/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 45
Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/08/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/26/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 08/13/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 36
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/14/2018
Date Data Arrived at EDR: 10/11/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 57
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/03/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/03/2018
Date Made Active in Reports: 11/09/2018
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/03/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/01/2018
Date Data Arrived at EDR: 10/30/2018
Date Made Active in Reports: 01/18/2019
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/29/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 12/07/2018
Number of Days to Update: 56

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 12/14/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/12/2018
Date Data Arrived at EDR: 12/28/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2018
Date Data Arrived at EDR: 08/29/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 37

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/10/2018
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/15/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018
Date Data Arrived at EDR: 09/05/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/30/2018
Next Scheduled EDR Contact: 03/11/2019
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 06/19/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 87
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 08/22/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 44
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/24/2018
Date Data Arrived at EDR: 09/25/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 21
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 08/28/2018
Date Data Arrived at EDR: 08/30/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 63
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/11/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 09/11/2018
Date Data Arrived at EDR: 09/12/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 7
Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/13/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 42

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 27

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/30/2018
Date Data Arrived at EDR: 09/27/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Annually

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 08/06/2018
Number of Days to Update: 47

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/02/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 41

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 10/19/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/18/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/11/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/19/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/19/2018
Date Data Arrived at EDR: 11/19/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 53

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/20/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/09/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/08/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/09/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/19/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/19/2018
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 06/13/2018
Date Made Active in Reports: 07/17/2018
Number of Days to Update: 34
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 01/25/2019
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 07/11/2018
Date Made Active in Reports: 09/13/2018
Number of Days to Update: 64
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Quarterly

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/18/2019
Number of Days to Update: 37

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 12/04/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/24/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/10/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/05/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 22

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/05/2018
Date Data Arrived at EDR: 10/10/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 23

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 07/24/2018
Date Made Active in Reports: 08/20/2018
Number of Days to Update: 27

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/31/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 8

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/21/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 05/23/2018
Date Data Arrived at EDR: 05/24/2018
Date Made Active in Reports: 07/13/2018
Number of Days to Update: 50

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 11/26/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 46

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 08/16/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 8

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 28

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/16/2018
Date Data Arrived at EDR: 10/18/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 27

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 12/11/2018
Date Data Arrived at EDR: 12/13/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 33

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/19/2018
Next Scheduled EDR Contact: 03/04/2019
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 20

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 11/02/2018
Date Data Arrived at EDR: 11/07/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 37

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/21/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 15

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 11/07/2018
Date Data Arrived at EDR: 11/08/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 6

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

LASSEN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 22

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 09/20/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 35

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/15/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 13

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/15/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 07/01/2018
Date Data Arrived at EDR: 10/16/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 31

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 02/01/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Semi-Annually

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Annually

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/05/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 28

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/26/2018
Date Data Arrived at EDR: 11/27/2018
Date Made Active in Reports: 12/12/2018
Number of Days to Update: 15

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/15/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 01/14/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/29/2018
Date Data Arrived at EDR: 08/31/2018
Date Made Active in Reports: 09/19/2018
Number of Days to Update: 19

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 12/07/2018
Date Data Arrived at EDR: 12/11/2018
Date Made Active in Reports: 01/24/2019
Number of Days to Update: 44

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/29/2018
Date Data Arrived at EDR: 11/01/2018
Date Made Active in Reports: 11/16/2018
Number of Days to Update: 15

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 12/27/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 11/28/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/06/2018
Date Data Arrived at EDR: 11/08/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 6

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 29

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/04/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/04/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/05/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 07/19/2018
Date Data Arrived at EDR: 07/25/2018
Date Made Active in Reports: 09/05/2018
Number of Days to Update: 42

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 10/16/2018
Number of Days to Update: 4

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/10/2018
Date Data Arrived at EDR: 10/12/2018
Date Made Active in Reports: 11/05/2018
Number of Days to Update: 24
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/17/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/03/2018
Date Data Arrived at EDR: 10/02/2018
Date Made Active in Reports: 11/01/2018
Number of Days to Update: 30
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/04/2019
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/23/2018
Date Data Arrived at EDR: 10/02/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 31
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/28/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 11/15/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27
Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/28/2018
Date Data Arrived at EDR: 11/30/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 42
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/19/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/05/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 37

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/05/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 38

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

SAN DIEGO CO. SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 04/01/2019
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/14/2018
Date Data Arrived at EDR: 11/15/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 28

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 34

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/23/2019
Number of Days to Update: 36

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/10/2018
Next Scheduled EDR Contact: 12/24/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/16/2018
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 12/13/2018
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/21/2019
Next Scheduled EDR Contact: 06/10/2019
Data Release Frequency: Annually

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/01/2018
Date Data Arrived at EDR: 11/06/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 38

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 01/11/2019
Number of Days to Update: 38

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 11/29/2018
Date Data Arrived at EDR: 12/04/2018
Date Made Active in Reports: 12/14/2018
Number of Days to Update: 10

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 12/21/2018
Date Data Arrived at EDR: 12/27/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 19

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/19/2018
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/02/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 10/25/2018
Number of Days to Update: 21

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/08/2019
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 12/11/2018
Date Data Arrived at EDR: 12/13/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 33

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 12/13/2018
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 09/18/2018
Date Data Arrived at EDR: 09/20/2018
Date Made Active in Reports: 10/25/2018
Number of Days to Update: 35

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 11/29/2018
Next Scheduled EDR Contact: 03/18/2019
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 12/13/2018
Date Data Arrived at EDR: 12/18/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 28

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/22/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/17/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 12/27/2018
Date Made Active in Reports: 01/15/2019
Number of Days to Update: 19

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/31/2019
Next Scheduled EDR Contact: 05/20/2019
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 02/13/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 36

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Annually

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/07/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: Quarterly

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/25/2018
Date Data Arrived at EDR: 10/25/2018
Date Made Active in Reports: 11/30/2018
Number of Days to Update: 36

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/22/2019
Next Scheduled EDR Contact: 05/06/2019
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/26/2018
Date Data Arrived at EDR: 12/12/2018
Date Made Active in Reports: 01/16/2019
Number of Days to Update: 35

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/26/2018
Date Data Arrived at EDR: 01/03/2019
Date Made Active in Reports: 01/16/2019
Number of Days to Update: 13

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/26/2018
Next Scheduled EDR Contact: 04/15/2019
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 11/05/2018
Date Data Arrived at EDR: 11/07/2018
Date Made Active in Reports: 11/14/2018
Number of Days to Update: 7

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/28/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/12/2018
Date Data Arrived at EDR: 11/14/2018
Date Made Active in Reports: 12/04/2018
Number of Days to Update: 20

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/12/2019
Next Scheduled EDR Contact: 05/27/2019
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 07/13/2018
Date Made Active in Reports: 08/01/2018
Number of Days to Update: 19

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/07/2019
Next Scheduled EDR Contact: 04/22/2019
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/30/2019
Date Made Active in Reports: 02/14/2019
Number of Days to Update: 15

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/30/2019
Next Scheduled EDR Contact: 05/11/2019
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 10/23/2018
Date Made Active in Reports: 11/27/2018
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/11/2019
Next Scheduled EDR Contact: 04/29/2019
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/19/2019
Next Scheduled EDR Contact: 06/03/2019
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/15/2018
Date Made Active in Reports: 07/09/2018
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/07/2018
Next Scheduled EDR Contact: 03/25/2019
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

1000 JACKLIN ROAD
1000 JACKLIN ROAD
MILPITAS, CA 95035

TARGET PROPERTY COORDINATES

Latitude (North):	37.446218 - 37° 26' 46.38''
Longitude (West):	121.892447 - 121° 53' 32.81''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	597970.9
UTM Y (Meters):	4144746.0
Elevation:	24 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640070 MILPITAS, CA
Version Date:	2012
East Map:	5640636 CALAVERAS RESERVOIR, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

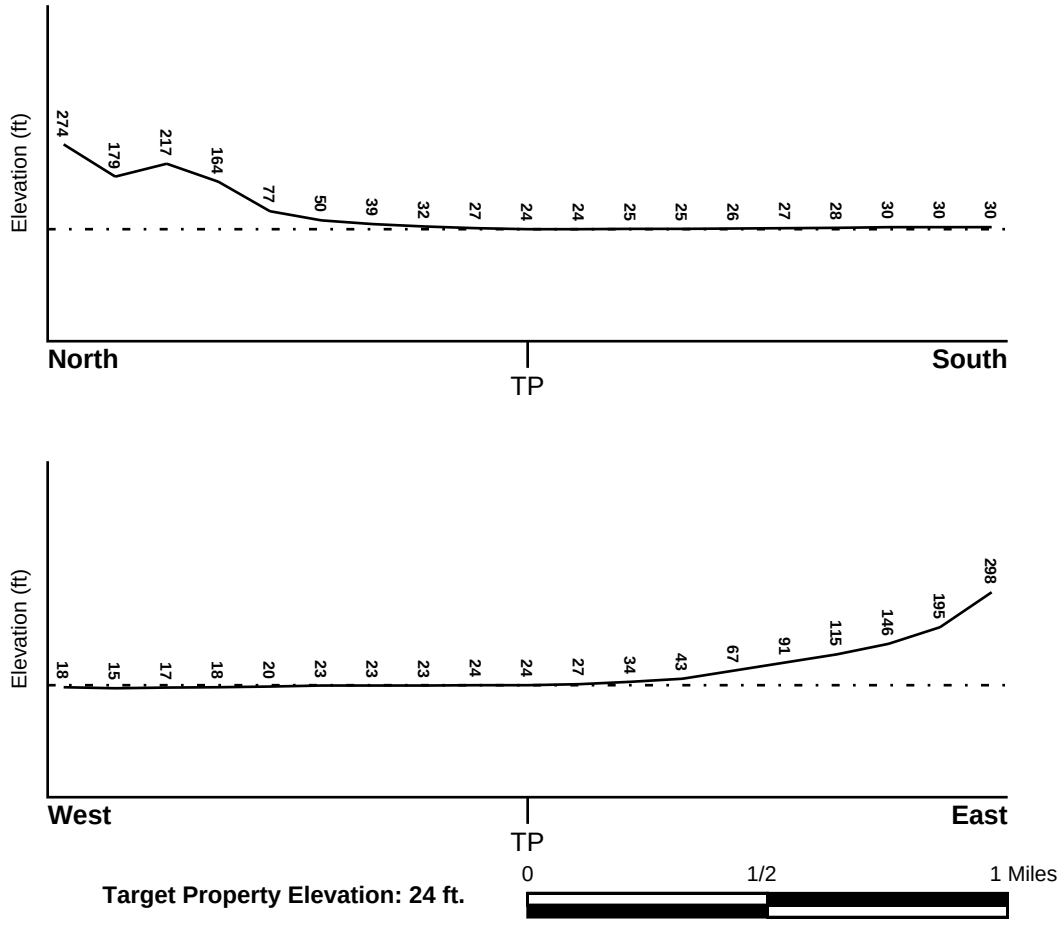
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 24 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06001C0609G	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06001C0650G	FEMA FIRM Flood data
06001C0608G	FEMA FIRM Flood data
06085C0066J	FEMA FIRM Flood data
06085C0067J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
MILPITAS	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	CLEAR LAKE
Soil Surface Texture:	clay
Hydrologic Group:	Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	HIGH
Depth to Bedrock Min:	> 60 inches
Depth to Bedrock Max:	> 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	13 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 6.10
2	13 inches	60 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.20 Min: 0.06	Max: 8.40 Min: 7.40

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silty clay loam
clay loam
loam
silt loam

Surficial Soil Types: silty clay loam
clay loam
loam
silt loam

Shallow Soil Types: clay
gravelly - sandy clay loam
clay loam
stratified

Deeper Soil Types: clay loam
stratified
silty clay loam
sandy clay loam
silty clay
loam
weathered bedrock

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

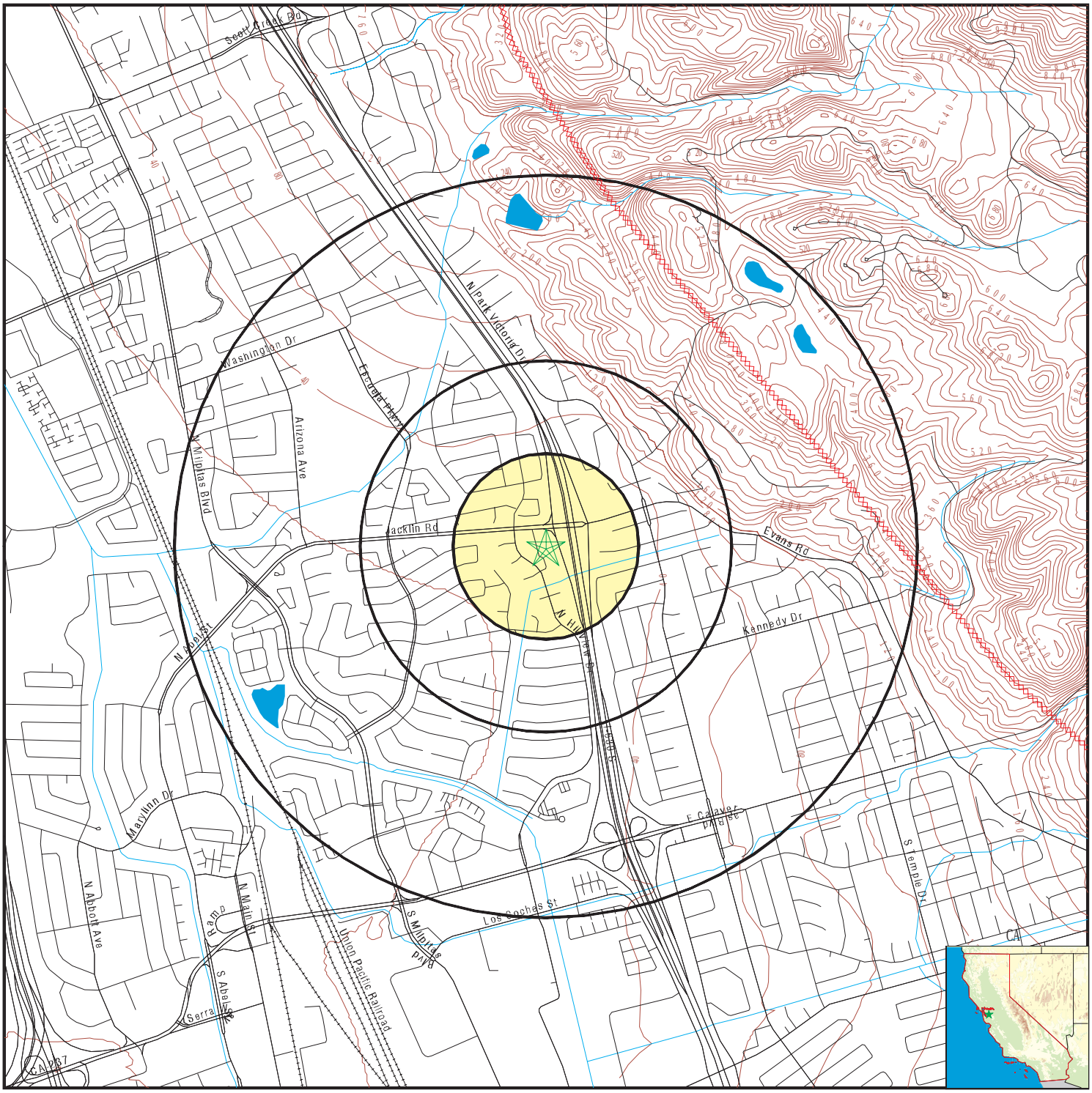
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 5570447.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	1000 Jacklin Road	CLIENT:	Baseline Environmental Cons.
ADDRESS:	1000 Jacklin Road Milpitas CA 95035	CONTACT:	Kathy Mertz
		INQUIRY #:	5570447.2s
LAT/LONG:	37.446218 / 121.892447	DATE:	February 22, 2019 1:51 pm

Copyright © 2019 EDR, Inc. © 2015 TomTom Rel. 2015.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95035	32	0

Federal EPA Radon Zone for SANTA CLARA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95035

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.400 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX E

QUALIFICATIONS OF PREPARERS

Bruce Abelli-Amen, P.G., C.Hg.

Principal
Certified Hydrogeologist

M.S., Environmental Systems, Applied Geology, Humboldt State University, 1988

B.A., Geological Sciences, University of California, Santa Barbara

40-hour OSHA training, 1985

Certified Hydrogeologist No. 96, 1995

Professional Geologist No. 5593, 1993

26 years of experience

Recent Projects

- Yolo County Central Landfill Soil Borrow Site EIR, Project Manager
- New Irvington Tunnel EIR, Hetch Hetchy Water Conveyance System, SFPUC, EIR and Groundwater Project Manager
- Port of San Francisco, Municipal Stormwater Program Manager
- SFPUC Westside Groundwater Basin Monitoring Program Manager
- City Place EIR, Santa Clara, Project Manager for Geology, Groundwater Hydrology and Water Quality, and Hazardous Materials sections.
- Doyle Drive Replacement Project, San Francisco, Technical Lead on Hydrology and Water Quality and Groundwater Monitoring
- Apple Campus EIR, Cupertino, Project Manager for Geology, Hazards, and Hydrology EIR sections

Bruce Abelli-Amen, owner and Principal of Baseline, is a Certified Hydrogeologist, Professional Geologist, and a CEQA project manager. He also manages hazardous materials investigations. He has experience in all phases of CEQA and NEPA projects, including managing large multi-disciplinary teams of specialists in the preparation of Expanded Initial Studies, Mitigated Negative Declarations, and Environmental Impact Reports and Statements. He has managed CEQA projects for landfill decommissioning, new wastewater treatment plants, mining projects, mixed-use developments, and major water conveyance infrastructure projects.

He also has experience with construction management and permitting, which provides useful insights into the development of feasible and practical mitigation measures for identified significant CEQA impacts. He is currently leading the Groundwater Management Program during construction of the SFPUC's New Irvington Tunnel between Sunol Valley and Fremont.

He is also currently assisting the Port of San Francisco with their NPDES compliance programs (both the Industrial General Permit and the Phase II MS4 General Permit. Under this program, BASELINE collects stormwater runoff samples, updates the Port's website with current content, assists with education and outreach, and completes annual reports.

He has designed and implemented groundwater aquifer tests and remediation systems for the cleanup of contaminated shallow groundwater aquifers. He has managed numerous UST investigations and is familiar with local, state, and federal regulatory requirements for such investigations. He has experience managing large-scale soil and groundwater remediation projects. He has supervised soil excavation, bioremediation, and backfill operations.

What Our Clients Say:

Bruce Abelli-Amen's performance for the Port of San Francisco is excellent. Bruce is client-focused, anticipates my project needs, and offers creative solutions if problems arise. The BASELINE team has consistently provided great service and most importantly, there are no surprises! I know that I will get a topnotch product. – Shannon Alford, Port of San Francisco

William K. Scott, P.G., C.Hg., CEG

BASELINE ENVIRONMENTAL CONSULTING

Senior Field Geologist

B.S., Geology, Cal State Hayward

40-hour OSHA training

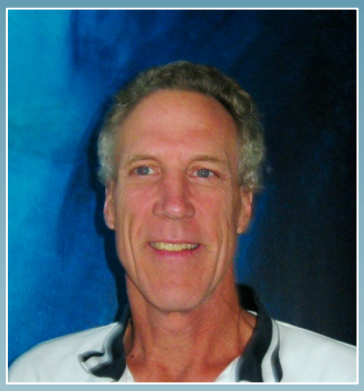
Certified Engineering Geologist No. 2006

Professional Geologist No. 6104

Certified Hydrogeologist No. 579

Qualified SWPPP Developer and Practitioner (QSD and QSP) Certificate No. GO6104

31 years of experience



Recent Projects

- New Irvington Tunnel EIR, Hetch Hetchy Water Conveyance System, SFPUC, Pre-construction, during Groundwater Monitoring Program and Post-construction Program, Senior Field Geologist, 2008 to Present.
- Doyle Drive Replacement Project, San Francisco, Pre-construction Groundwater Monitoring Program, Senior Field Geologist, 2008 to 2012.
- Emeryville Center of Community Life, conducted soil, groundwater, and soil gas investigation as part of the PEA and RAW process, 2012 to Present
- Westside Basin Groundwater Supply Monitoring Program, Managed installation of dedicated pumps and managed semi-annual sampling

Bill Scott is a senior field geologist with over 31 years of experience in groundwater sampling, monitoring, and field project management. His field work has included sampling for a wide range of chemical compounds requiring specialized sampling equipment and sampling procedures. He is thoroughly familiar with state and federal regulatory requirements for site investigation, sample collection, storage, and handling. He develops sampling strategies to ensure collection of representative samples. He has installed, developed, and/or abandoned more than 200 wells including monitoring and domestic wells. He has sampled groundwater in a variety of geologic environments in accordance with the requirements of state and local regulatory agencies.

Mr. Scott is the field project manager for the New Irvington Tunnel groundwater monitoring program in Sunol. Over the last six years he has collected groundwater quality samples and water levels from approximately 48 domestic water supply wells. He has managed and conducted a groundwater monitoring program that has included quarterly groundwater monitoring events to collect groundwater levels and water quality data from 41 of the domestic water supply wells ranging in depth from 120 feet to 600 feet below ground surface. Water levels in some of the wells have reach depth in excess of 400 feet below ground surface. Mr. Scott has collected samples for drinking water standards from each of the 48 domestic water supply wells. He has also installed and maintained transducers for 48 of the water supply wells. He has also conducted aquifer test on most of the domestic wells within the project. He currently coordinates agriculture and domestic water supply for wells and springs affected by tunneling activities.

APPENDIX E

NOISE MEASUREMENT FIELDWORK SHEETS

This page intentionally left blank

Noise Measurement Survey – 24 HR

Project Number: MLP1805
Project Name: Milpitas La Quinta Hotel

Test Personnel: J.T. Stephens
Equipment: Spark 706RC 18903

Site Number: LT-1 Date: 4/10/2019

Time: From 10:00 AM To 10:00 AM

Site Location: Roof of existing 2-story building on top of parapet wall at eastern facade. Slightly above grade of the I-680 Freeway

Primary Noise Sources: Traffic on the I-680 Freeway and associated ramp.

Location Photo:

Noise Measurement Survey – 24 HR

Project Number: MLP1805
Project Name: Milpitas La Quinta Hotel

Test Personnel: J.T. Stephens
Equipment: Spark 706RC 18904

Site Number: LT-2 Date: 4/10/2019

Time: From 10:00 AM To 10:00 AM

Site Location: Roof of existing 2-story building on top of parapet wall at northwest corner. Slightly above grade of the I-680 Freeway

Primary Noise Sources: Traffic on the I-680 Freeway and associated ramp, car wash and gas station operations, general parking lot activities

Location Photo:

Noise Measurement Survey

Project Number: MLP1805
Project Name: Milpitas La Quinta

Test Personnel: J.T. Stephens
Equipment: Larson Davis LxT

Site Number: ST-1 Date: 4/11/2019

Time: From 10:11 AM To 10:26 AM

Site Location: Eastern edge of the proposed project site at current grade

Primary Noise Sources: Traffic on I-680 and associated on-ramp.

Adjacent Roadways: I-680 SB On-Ramp

Measurement Results

	dBA
L_{eq}	66.4
L_{max}	74.0
L_{min}	59.3
L_5	69.5
L_{10}	68.8
L_{33}	66.8
L_{50}	65.9
L_{67}	64.9
L_{90}	63.2

Atmospheric Conditions:

Maximum Wind Velocity (mph)	Calm
Average Wind Velocity (mph)	-
Temperature (F)	51.0
Relative Humidity (%)	-
Comments:	

Location Photo:

Noise Measurement Survey

Project Number: MLP1805
Project Name: Milpitas La Quinta

Test Personnel: J.T. Stephens
Equipment: LD Lxt

Site Number: Var Date: 4/11/2019

Time: From 9:00 a.m. To 10:30 a.m.

Site Location: Shell Gas Station at southwest of the I-680 and Jackling Road Intersection

Primary Sources: Car Wash Operations
Comments:

#1 RM-1

Measurement Results	
145	dBA
Leq	68.6
Lmax	78.8

#2 RM-2

Measurement Results	
146	dBA
Leq	81.9
Lmax	97.1

#3 RM-3

Measurement Results	
147	dBA
Leq	73.7
Lmax	85.9

#4 RM-4

Measurement Results	
152	dBA
Leq	83.0
Lmax	

#5 RM-5

Measurement Results	
151	dBA
Leq	66.0
Lmax	

#6 RM-6

Measurement Results	
148	dBA
Leq	78.0
Lmax	91.0

#7 RM-7

Measurement Results	
148	dBA
Leq	67.2
Lmax	73.7

Noise Measurement List		
1	Vacuum - no shielding	30 ft.
2	Full Run - at exit	13 ft. from exit door
3	Full Run - at exit -90^{o} off	20 ft. from exit door
4	Blowers Only - at exit	30 ft. from exit door
5	Blowers Only - at exit -90^{o} off	70 ft. from exit door
6	Full Run - at entrance	15 ft. from exit door
7	Full Run - at entrance	20 ft. from exit door

Atmospheric Conditions	
Average Wind Velocity (mph)	Calm
Maximum Wind Velocity (mph)	-
Temperature (F)	51 F
Relative Humidity (%)	

APPENDIX F

FHWA NOISE MODEL PRINTOUTS

This page intentionally left blank

TABLE Existing-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: I-680 north of Jacklin Road
NOTES: Milpitas La Quinta - Existing

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 144650 SPEED (MPH): 65 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	86.25	9.15
M-TRUCKS	1.43	0.16
H-TRUCKS	2.68	0.33

ACTIVE HALF-WIDTH (FT): 60 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 80.11

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
439.5	939.7	2020.8	4351.2

TABLE Existing-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: I-680 south of Jacklin Road
NOTES: Milpitas La Quinta - Existing

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 148935 SPEED (MPH): 65 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	86.25	9.15
M-TRUCKS	1.43	0.16
H-TRUCKS	2.68	0.33

ACTIVE HALF-WIDTH (FT): 60 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 80.24

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
447.9	958.0	2060.4	4436.7

TABLE Existing-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: Jacklin Road west of North Hillview Drive
NOTES: Milpitas La Quinta - Existing

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 20297 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 65.32

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	77.3	160.1	341.8

TABLE Existing-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: Jacklin Road between North Hillview Drive and I-680 SB Ramps
NOTES: Milpitas La Quinta - Existing

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 22965 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 65.86

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	83.3	173.6	371.0

TABLE Existing-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: Jacklin Road between I-680 SB Ramps and I-680 NB Ramps
NOTES: Milpitas La Quinta - Existing

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 18921 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 65.01

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	74.1	153.0	326.3

TABLE Existing-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: Jacklin Road east of I-680 NB Ramps
NOTES: Milpitas La Quinta - Existing

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 17000 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 64.55

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	69.6	142.7	303.9

TABLE Existing-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: North Hillview Drive south of Jacklin Road
NOTES: Milpitas La Quinta - Existing

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 6182 SPEED (MPH): 30 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 60.07

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	0.0	56.6	121.3

TABLE Existing with Project-01
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: I-680 north of Jacklin Road
NOTES: Milpitas La Quinta - Existing with Project

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 144699 SPEED (MPH): 65 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	86.25	9.15
M-TRUCKS	1.43	0.16
H-TRUCKS	2.68	0.33

ACTIVE HALF-WIDTH (FT): 60 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 80.12

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
439.6	939.9	2021.2	4352.2

TABLE Existing with Project-02
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: I-680 south of Jacklin Road
NOTES: Milpitas La Quinta - Existing with Project

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 149033 SPEED (MPH): 65 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	86.25	9.15
M-TRUCKS	1.43	0.16
H-TRUCKS	2.68	0.33

ACTIVE HALF-WIDTH (FT): 60 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 80.24

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
448.1	958.5	2061.4	4438.7

TABLE Existing with Project-03
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: Jacklin Road west of North Hillview Drive
NOTES: Milpitas La Quinta - Existing with Project

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 20518 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 65.37

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	77.8	161.2	344.3

TABLE Existing with Project-04
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: Jacklin Road between North Hillview Drive and I-680 SB Ramps
NOTES: Milpitas La Quinta - Existing with Project

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 23186 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 65.90

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	83.8	174.6	373.4

TABLE Existing with Project-05
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: Jacklin Road between I-680 SB Ramps and I-680 NB Ramps
NOTES: Milpitas La Quinta - Existing with Project

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 19044 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 65.04

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	74.4	153.6	327.7

TABLE Existing with Project-06
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: Jacklin Road east of I-680 NB Ramps
NOTES: Milpitas La Quinta - Existing with Project

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 17074 SPEED (MPH): 35 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 24 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 64.57

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn			
70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	69.7	143.1	304.8

TABLE Existing with Project-07
FHWA ROADWAY NOISE LEVEL ANALYSIS

RUN DATE: 04/05/2019
ROADWAY SEGMENT: North Hillview Drive south of Jacklin Road
NOTES: Milpitas La Quinta - Existing with Project

---

* * ASSUMPTIONS * *

AVERAGE DAILY TRAFFIC: 6305 SPEED (MPH): 30 GRADE: .5

TRAFFIC DISTRIBUTION PERCENTAGES

	DAY	NIGHT
AUTOS	88.08	9.34
M-TRUCKS	1.65	0.19
H-TRUCKS	0.66	0.08

ACTIVE HALF-WIDTH (FT): 6 SITE CHARACTERISTICS: SOFT

---

* * CALCULATED NOISE LEVELS * *

Ldn AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) = 60.15

DISTANCE (FEET) FROM ROADWAY CENTERLINE TO Ldn

70 Ldn	65 Ldn	60 Ldn	55 Ldn
0.0	0.0	57.3	122.9

APPENDIX G

INTERIOR NOISE CALCULATION

This page intentionally left blank

INTERIOR NOISE REDUCTIONS

Project Name: Milpitas La Quinta
Job Number: MLP1805
Floor Plan: 1
Analyst: J.T. Stephens
Room: Double Queen

(1) Transmission Loss Calculations (Exterior Wall)

Exterior Wall Assembly	Source	Wall Area	STC	Transmission Loss (dB) by Frequency (Hz)						Fractional Area S/(10^(TL/10))						
				125	250	500	1000	2000	4000	125	250	500	1000	2000	4000	dB
Stucco	David Harris p. 371	89.0	46	27	42	44	46	49	54	0.1776	0.0056	0.0035	0.0022	0.0011	0.0004	
		0.0	0	0	0	0	0	0	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Windows/Doors		0.0	0	0	0	0	0	0	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
		0.0	0	0	0	0	0	0	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
	Milgard	36.0	28	21	15	25	35	41	28	0.2860	1.1384	0.1138	0.0114	0.0029	0.0029	
										0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Totals		125								0.0037	0.0092	0.0009	0.0001	0.0000	0.0000	
Composite Exterior Wall Sound Transmission Loss	10*LOG(1/t)									24.31	20.38	30.27	39.63	44.97	45.90	41.30

(2) Room Effects (Absorption)

Room Surface/ Material	Source	Area	NRC	Absorption Coefficients by Frequency (Hz)						Absorption (Sabins)						
				125	250	500	1000	2000	4000	125	250	500	1000	2000	4000	
Floor - Carpet	David Harris p. 347	200.0	0.30	0.15	0.17	0.12	0.32	0.52	0.30	30.00	34.00	24.00	64.00	104.00	60.00	
Floor - Vinyl	David Harris p. 347	0.0	0.05	0.02	0.03	0.05	0.03	0.03	0.02	0.00	0.00	0.00	0.00	0.00	0.00	
Ceiling - Drywall	David Harris p. 348	200.0	0.50	0.10	0.08	0.05	0.03	0.03	0.03	20.00	16.00	10.00	6.00	6.00	6.00	
Walls - Drywall	David Harris p. 348	570.0	0.50	0.10	0.08	0.05	0.03	0.03	0.03	57.00	45.60	28.50	17.10	17.10	17.10	
Totals		970								107	95.6	62.5	87.1	127.1	83.1	119.36
Room Effect	10*log (Room Absorption in Sabins)/(Exterior Wall Area)									-0.68	-1.16	-3.01	-1.57	0.07	-1.77	-0.20

(3) Adjustment Factor

Sound Source Adjustment Factor										-6.00	-6.00	-6.00	-6.00	-6.00	-6.00	-6.00

(4) Calculated Interior Noise Reduction (dBA)

	125	250	500	1000	2000	4000	dBA
(Transmission Loss + Room Effects + Adjustment Factor)	17.63	13.22	21.26	32.06	39.04	38.13	
Octave Band Frequency Correction Factors for A-Weighted Sound Levels	16.10	8.60	3.20	0.00	-1.20	-1.00	
A-Weighted Sound Levels	33.73	21.82	24.46	32.06	37.84	37.13	
Noise Reduction (dBA)	33.61	21.70	24.34	31.93	37.72	37.00	**34.0**

This page intentionally left blank

APPENDIX H

TRANSPORTATION OPERATIONS ANALYSIS

This page intentionally left blank

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date:	March 26, 2019
To:	Steve Chan Traffic Engineer, City of Milpitas
From:	Brett Walinski, T.E. Eric Tse, P.E.
Subject:	Traffic Operations Analysis Report for 1000 Jacklin Road La Quinta Hotel

Hexagon Transportation Consultants, Inc. has completed this traffic operations analysis for the proposed La Quinta Hotel at 1000 Jacklin Road in Milpitas, California. The project, as proposed, would demolish the existing vacant 24,000 square-foot fitness center and construct a 122-room business hotel at the 1.142-acre site. The project site is bounded by Jacklin Road to the north, North Hillview Drive to the west, I-680 to the east, and a single-family residential neighborhood to the south. Access to the project site would be via four shared driveways on Jacklin Road and on North Hillview Drive. Figure 1 shows the project site location.

Scope of Study

The project site was previously occupied by a fitness club with shared driveway access and parking with adjacent businesses. At the time when this study was being prepared, the fitness club building was vacant and the surface parking lot in front of the building was occupied by construction trucks and equipment. Because the project would generate fewer than 100 net new trips during the AM and PM peak hours, a full traffic impact study is not necessary per Valley Transportation Authority (VTA) Transportation Impact Analysis (TIA) guidelines. The purpose of this study is to evaluate the proposed site circulation and access, passenger loading area and parking.

Project Traffic Estimates

The magnitude of traffic produced by a new development and the locations where that traffic would appear were estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. In determining project trip generation, the magnitude of traffic entering and exiting the site was estimated for the weekday AM and PM peak hours. As part of the project trip distribution step, an estimate was made of the directions to and from which the project trips would travel. In the project trip assignment step, the project trips were assigned to the project driveways. These procedures are described further in the following paragraphs.

Through empirical research, data have been collected that correlate common land uses to their propensity for producing traffic. Thus, for the most common land uses there are standard trip generation rates that can be applied to help predict the future traffic increases that would result from a new development. Project trip generation was estimated by applying to the size and uses of the development the appropriate trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation*, *10th Edition*. Based on ITE's trip generation rates for business hotels (ITE code 312), the project would generate 490 daily vehicle trips, with 48 trips occurring during the AM peak hour and 39 trips occurring during the PM peak hour. Because the existing fitness club building at the project site is vacant, no trip credit was considered. The project trip generation estimates are presented in Table 1.

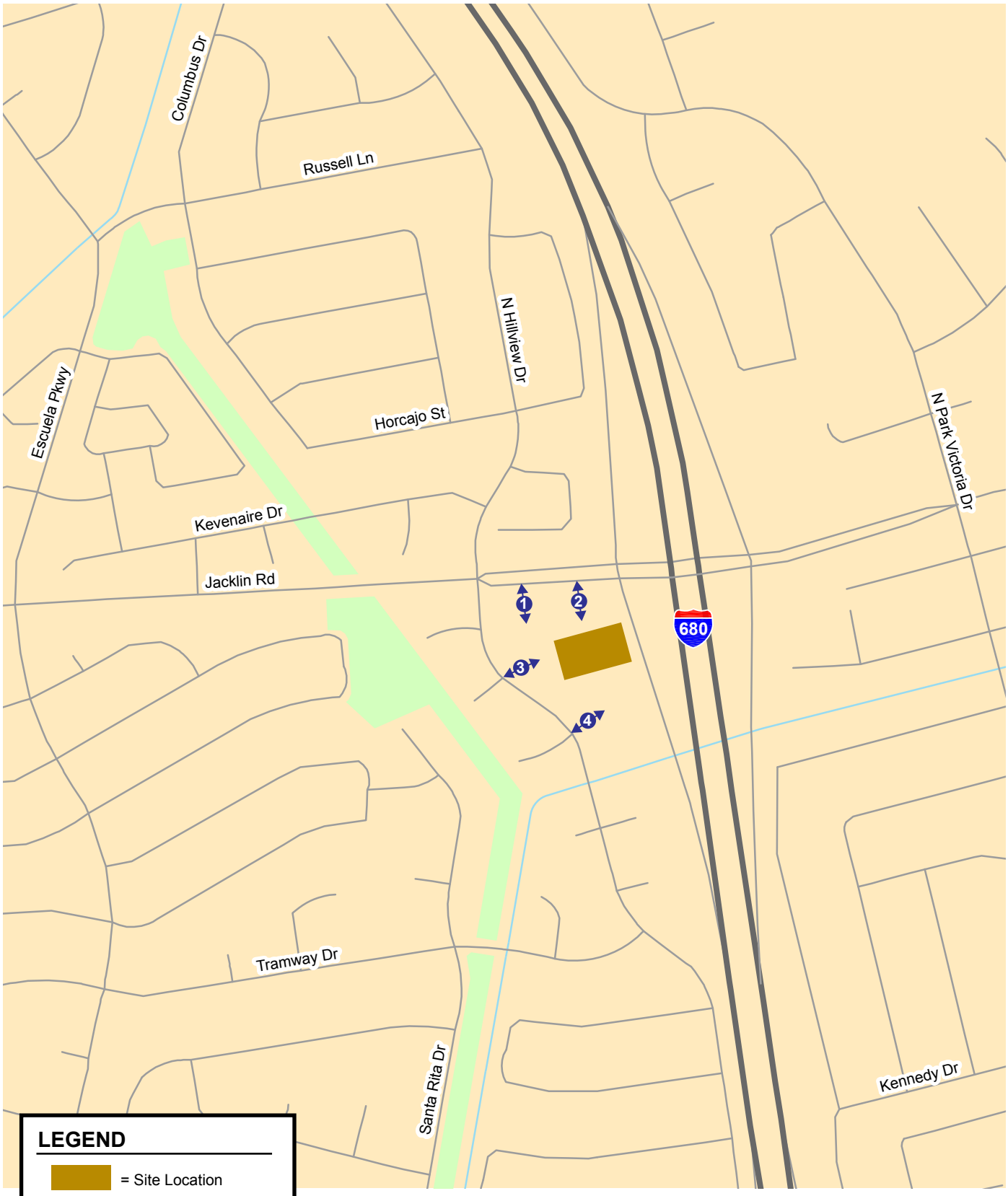


Figure 1
Site Location

Table 1
Project Trip Generation Estimates

Land Use	Size	Daily Rate	Daily Trips	AM Peak Hour Rate	AM Peak Hour Total Trips	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Rate	PM Peak Hour Total Trips	PM Peak Hour In	PM Peak Hour Out
Business Hotel [1]	122 units	4.02	490	0.39	48	20	28	0.32	39	21	18

[1] Rates based on ITE Trip Generation, 10th Edition for Business Hotel (ITE 312).

The trip distribution pattern for the proposed use was estimated based on existing travel patterns and the locations of complementary land uses. The project trip distribution and trip assignment at the site driveways are shown on Figure 2.

Site Access & Circulation

This site access and circulation review is based on a project site plan dated October 22, 2018. Figure 3 shows the site plan at the ground level and Figure 4 shows the basement parking garage layout. Onsite vehicular circulation was reviewed in accordance with generally accepted traffic engineering standards.

The proposed project would utilize four existing shared driveways: two shared driveways on Jacklin Road and two shared driveways on North Hillview Drive. The driveways on Jacklin Road provides right-in/right-out access only due to the existing median. Inbound vehicles from westbound Jacklin Road would either make U-turns at the North Hillview Drive/Jacklin Road intersection and use driveways on Jacklin Road or make left turns at the intersection and use driveways on North Hillview Drive, in order to reach the project site. Outbound vehicles wishing to go westbound on Jacklin Road would use one of the existing driveways on North Hillview Drive and then turn left onto westbound Jacklin Road at the signalized intersection. With several driveways surrounding the project site, project users would have multiple routes to access the site.

Based on field observations, traffic at the site driveways was relatively light during the peak periods. It is anticipated that even under project conditions, vehicles entering and exiting the site driveways would experience minimal delays and vehicle queues would rarely exceed one or two vehicles. Both the west driveway (Driveway 1) and the east driveway (Driveway 2) on Jacklin Road have a throat depth of approximately 25 feet (or one vehicle), beyond which vehicle queues exiting the driveway would block accesses to one of the internal drive aisles of the gas station. However, the vehicles queuing at these locations would mostly be brief the onsite queues would generally not interfere with traffic operations on Jacklin Road.

There are two existing driveways on North Hillview Drive to the west of the project site. These two driveways shared accesses with the buildings adjacent to the project site and provide alternate access to Jacklin Road via North Hillview Drive. The north and south driveways on North Hillview Drive have a throat depth of approximately 90 feet (or 4 vehicles) and 50 feet (or 2 vehicles), respectively, beyond which vehicle queues would block the internal drive aisles. The vehicle queues at these locations could easily be accommodated in the storage space provided, and the onsite queues would generally not interfere with traffic operations on North Hillview Drive.

Upon entering from Jacklin Road at Driveway 1, vehicles would travel on the main north-south drive aisle that leads directly to the pedestrian loading area in front of the hotel building. This north-south drive aisle would also connect to the surface lot and the basement parking garage.

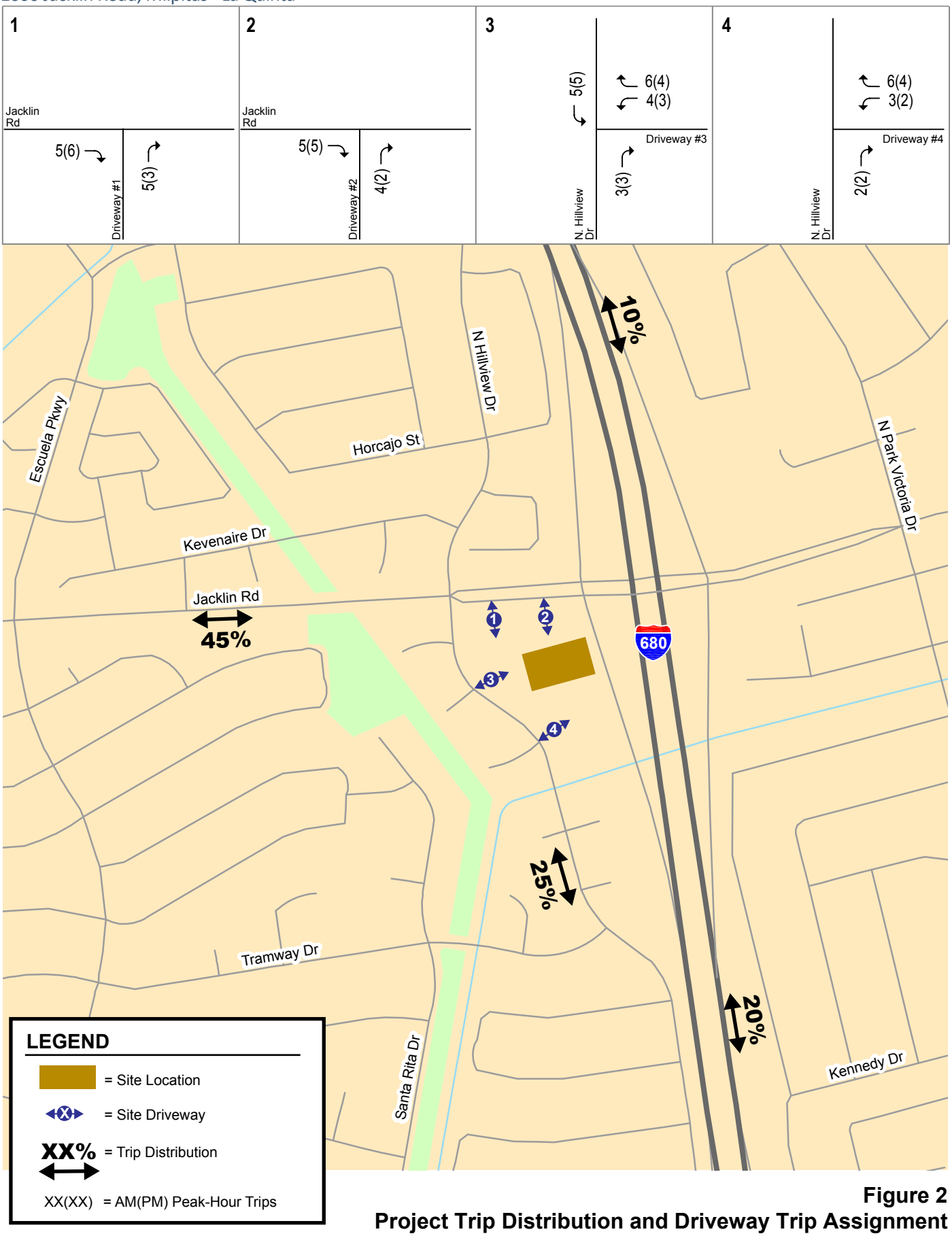


Figure 2
Project Trip Distribution and Driveway Trip Assignment

NORTH
Not to Scale

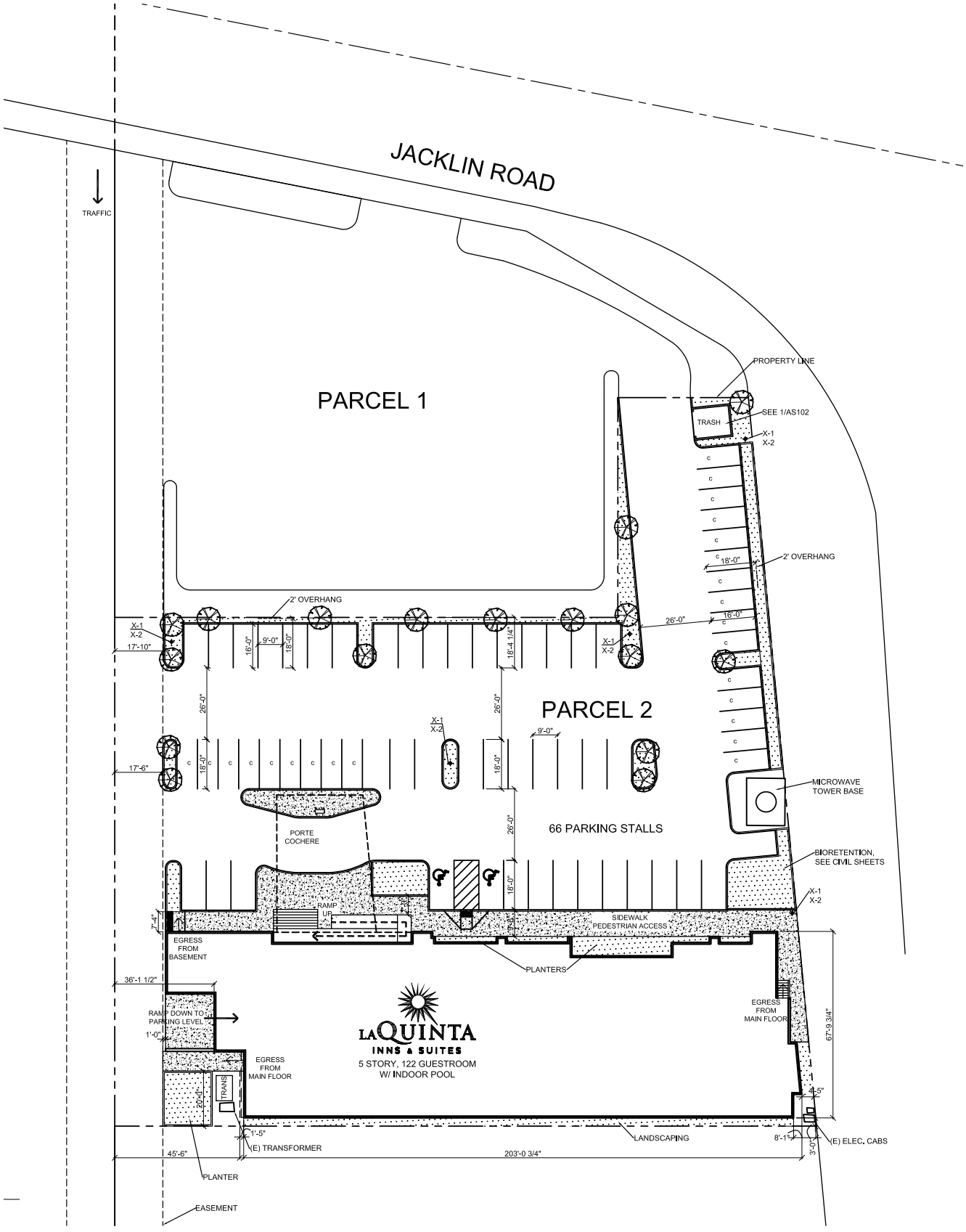


Figure 3
Site Plan (Ground Level)

NORTH
Not to Scale

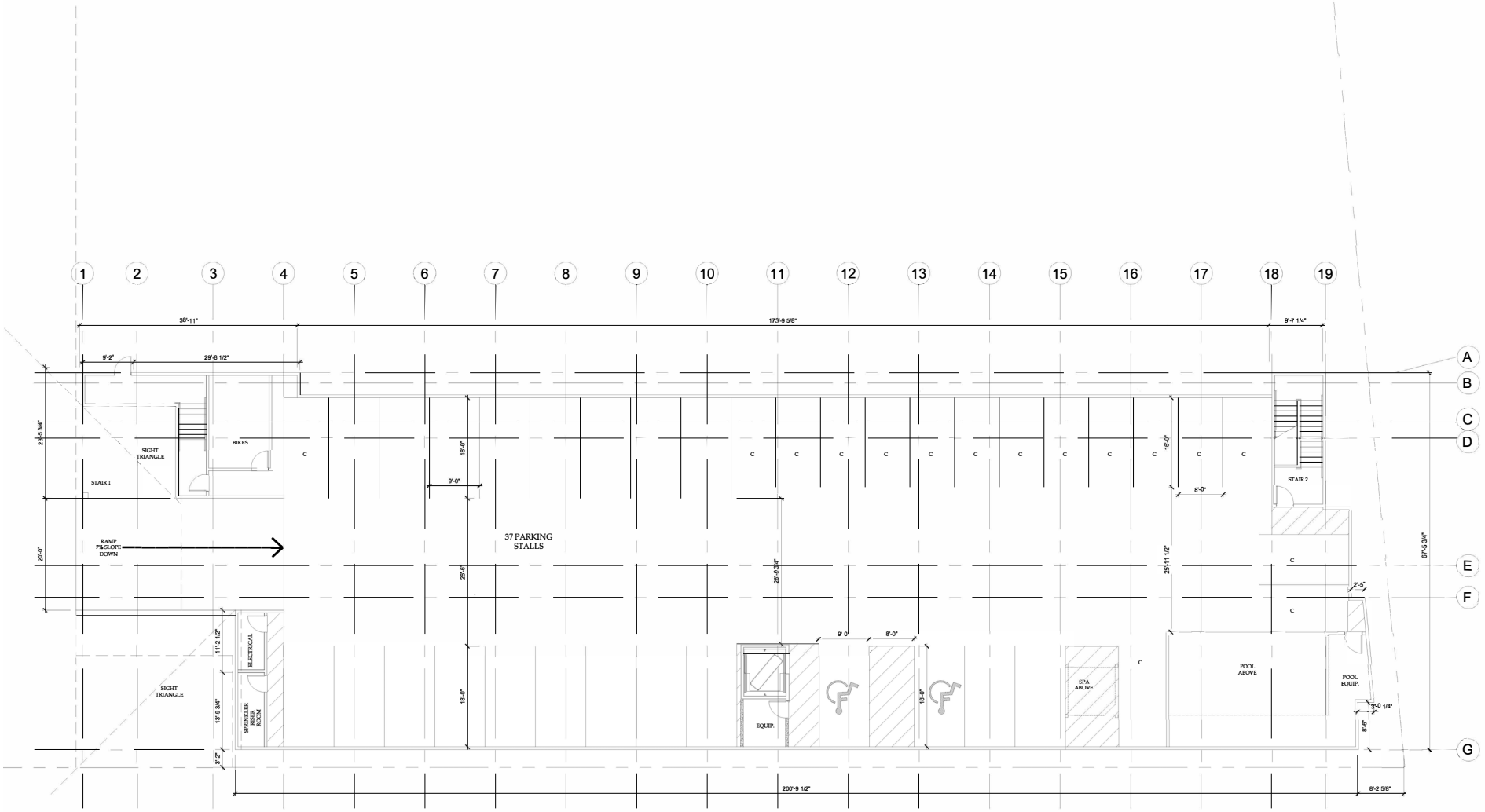


Figure 4
Site Plan (Basement Garage)

NORTH
Not to Scale

Overall, the internal circulation system which includes the main north-south drive aisle connected to Driveway 1, the drive aisle that connects the back of the surface lot with Driveway 2, the two east-west feeder drive aisles at the surface lot, and the four site driveways on Jacklin Road and North Hillview Drive would provide for reasonably efficient vehicular circulation.

The onsite parking layout includes a surface parking lot and a basement level parking garage. The basement garage would be accessed via its entrance located on the west side of the hotel building adjacent to the main north-south drive aisle connected to Jacklin Road via Driveway 1. The proposed surface parking lot is similar to the existing parking layout except that there would be two east-west feeder parking aisles instead of one from the existing parking layout.

Sight distance at the shared site driveways was checked in the field and determined to be adequate. At the basement garage entrance, the sight distance for vehicles ascending from the garage is restricted by the building corner on the right side, and a short wall on the left side. Therefore, it may be difficult for drivers exiting the garage to see vehicles or pedestrians approaching from the main drive aisle.

> **Recommendation 1:** Measures need to be taken to ensure adequate sight distance at the basement garage entrance. Improvement options could include (1) setting back the building facing the main drive aisle, (2) using a see-through metal fence instead of the proposed short wall, (3) installing convex mirrors, or (4) installing audible and flashing lights warning system to alert vehicles on the main drive aisle of vehicles exiting the basement parking garage.

Both the surface lot and the basement parking garage follow a standard 90-degree parking layout. The parking aisles are 26 feet wide, which meets the City's standard for 90-degree parking. The widths of the garage entrance and the ramp are 20 feet as shown on the site plan. There are altogether 103 parking spaces provided onsite, with 66 spaces in the surface lot (previously Zone A) and 37 spaces in the basement garage. Approximately 39 percent (40 spaces) of all the parking spaces are compact, which is within the maximum 40 percent allowable per City parking code. The dimensions of the parking spaces are 9 feet by 18 feet for standard stalls and 8 feet by 16 feet for compact stalls, which meet the City parking code standards.

> **Recommendation 2:** The project site plan is conceptual. Prior to final design, the site plan should be reviewed by City staff to assess the adequacy of the garage entrance and ramp dimensions. Specifically, the ramp must be able to accommodate two vehicles traveling in opposite directions simultaneously and must provide adequate sight distance.

Inside the basement garage, the drive aisle terminates at the far end with two 90-degree parking stalls. Dead-end aisles are not generally recommended because, should parking in the garage be full, vehicles must be able to turn around to exit the garage.

> **Recommendation 3:** The proposed parking garage should either (1) provide a vehicle turn around area at the end of the dead-end aisle or (2) be used for assigned parking only.

Pedestrian access to the garage is provided by one elevator and two stairwells: one located at the northwest corner and another located at the northeast corner of the building. The site plan does not show any pedestrian access paths to the site from existing sidewalks on either Jacklin Road and North Park Victoria Drive. However, due to the location of the project site being surrounded by other adjacent buildings with shared driveway accesses, providing a new pedestrian path connected to the sidewalk system on public streets would require improvements by other surrounding parcels. Onsite, the volume and speed of vehicular traffic would be low enough such that shared use of the drive aisles between pedestrians, bicycles, and vehicles would be feasible.

There is a bicycle parking room inside the basement parking garage as shown on the site plan. The site plan does not specify the number of bicycle parking spaces provided in the room. However, the room is large enough to accommodate the minimum number of bicycle parking spaces as stated in section XI-10-53.09 of the City's code, which requires at least five percent of the vehicle parking to be bike parking (or approximately 7 bike parking spaces).

The site plan includes one trash enclosure located at the northeast corner of the surface parking lot. This location allows for efficient circulation of garbage trucks in and out of the project site. Garbage trucks and emergency vehicles could be accommodated onsite as demonstrated on the project site plans.

Passenger Loading Analysis

The purpose of the passenger loading analysis is to evaluate the loading and queuing requirements of the proposed project. The proposed business hotel will have a porte cochere with a canopy cover located adjacent to the east-west parking drive aisle beside the main entrance. This purpose of the porte cochere is to allow hotel guests to load or unload passengers and luggage while checking-in or checking-out. The storage length of the porte cochere is approximately 75 feet (about three vehicles in length) measured from the beginning of the porte cochere to the end of the parking aisle, beyond which will block the main north-south drive aisle leading to Jacklin Road.

In order to determine if the loading storage provided onsite would be sufficient, the loading queues of an existing La Quinta business hotel of similar size and layout was surveyed. The hotel surveyed is located approximately 7 miles north of the project site at 46200 Landing Parkway in Fremont. This hotel has 148 rooms. There is also a porte cochere with a dedicated loading area which provides approximately 100 feet of storage length. Access to the hotel is provided by two dedicated driveways on Landing Parkway and two shared drive aisles with another hotel at the back. Results of the survey indicated that the maximum loading queue was two vehicles during the peak period between 4 PM and 7 PM. It was observed that the vehicle queues were able to be accommodated within the loading storage area without spilling over to the adjacent drive aisles during the peak periods.

Room occupancy data at the Fremont La Quinta business hotel was obtained from La Quinta on the day when the survey was performed. On the day of the survey, the room occupancy rate was 98.6 percent, which was essentially at full occupancy. Therefore, the anticipated maximum queue would be two vehicles or 50 feet.

The proposed project has a total of 122 rooms, which is 26 less than that of the Fremont La Quinta. Therefore, the anticipated maximum loading queue of the proposed project would not exceed two vehicles or 50 feet. The proposed project has a loading storage of 75 feet or three vehicles, which would be able to accommodate the vehicles queues without blocking the adjacent main north-south drive aisle.

Shared Parking Analysis

The purpose of the parking analysis is to evaluate whether there would be sufficient vacant shared parking stalls to accommodate the net parking demand generated by the proposed business hotel project. The existing parking zones (Zones A through C) surrounding the project site were surveyed by Hexagon and are shown in Figure 5. At the time when the parking survey was conducted, the fitness club building was already vacant, and it appeared preparation was being made to tear down the building. The existing surface parking lot was also vacant except for construction trucks. Therefore, Zone A was not included in the parking survey.

To determine the site's existing parking demand, onsite parking surveys were conducted on one weekday (Thursday, February 21, 2019) between 7:00 AM and 8:00 PM. Occupied onsite parking spaces were recorded in one-hour increments. According to the site plan provided by the applicant and confirmed by field survey, it was determined that the total parking supply is 198 in Zones B and C.

The results of the parking demand survey are shown in Table 2 below. The survey showed that the sum of parking zones B and C peaked at 4:00 PM when 86 vehicles were parked. During this time, there were 112 unoccupied parking stalls onsite within all parking zones.

Table 2
Existing Parking Demand Survey

	Parked Vehicles				Unoccupied Parking Stalls
Time	Zone A[1]	Zone B	Zone C	Total (All Zones)	All Zones
7:00 AM	0	4	1	5	193
8:00 AM	0	9	16	25	173
9:00 AM	0	22	27	49	149
10:00 AM	0	28	42	70	128
11:00 AM	0	34	43	77	121
12:00 PM	0	**39**	41	80	118
1:00 PM	0	34	38	72	126
2:00 PM	0	32	41	73	125
3:00 PM	0	31	44	75	123
4:00 PM	0	37	**49**	**86**	112
5:00 PM	0	37	34	71	127
6:00 PM	0	38	17	55	143
7:00 PM	0	13	11	24	174
8:00 PM	0	7	5	12	186
Parking Supply	**0**	**81**	**117**	**198**	

[1] Parking Zone A was vacant except a few construction trucks were parked there for the demolition of the fitness club building.

Notes:
Peak Parking Demand in **BOLD**
Peak Parking Demand for all zones in shaded color grey

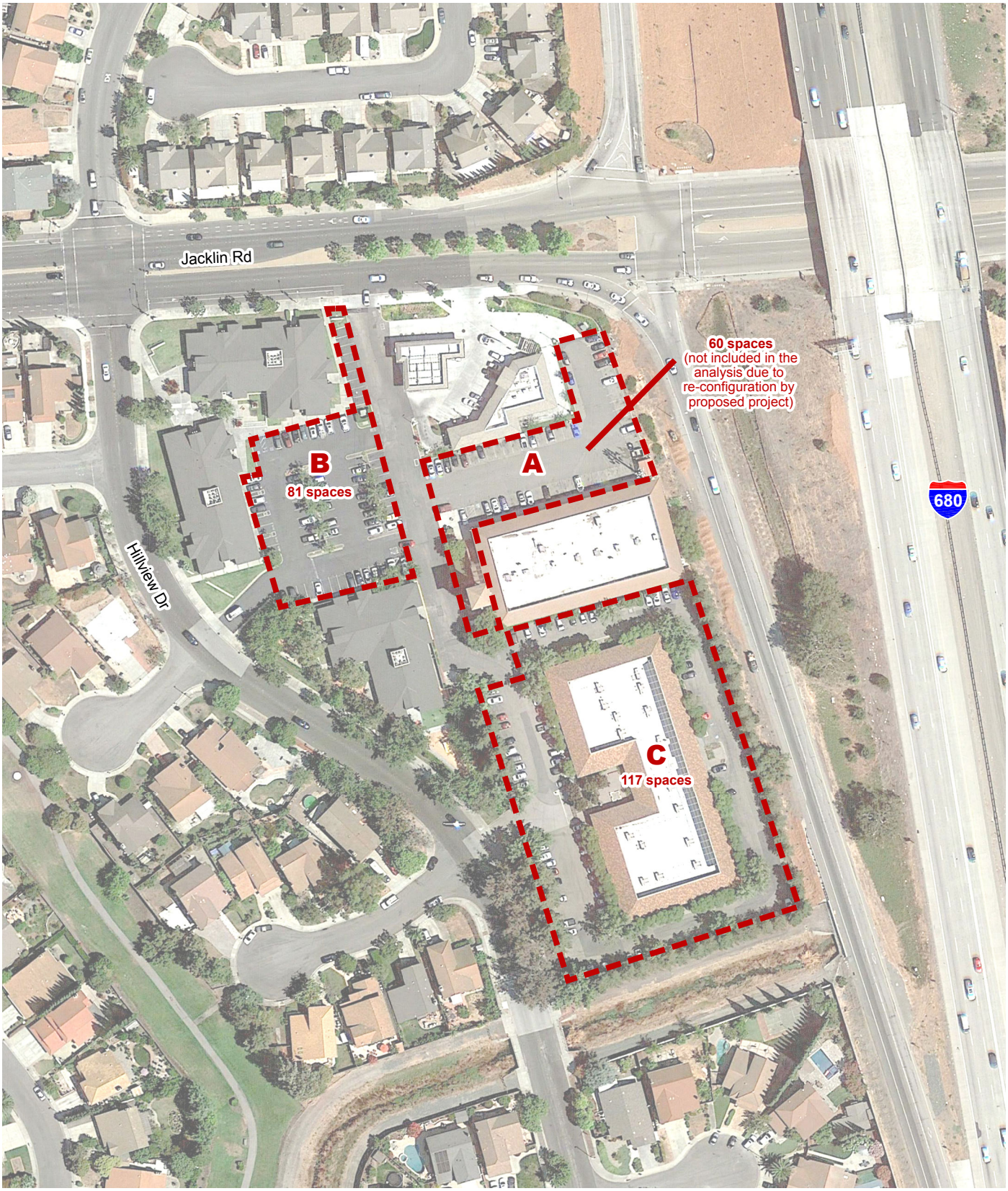


Figure 5
Parking Survey Zones

Parking projections were developed for the proposed project. All parking projections were conducted using the rates specified in the City of Milpitas parking code. The City parking code rate for hotel uses is 1 space per hotel room and 2 spaces per manager's unit. The proposed project would include 122 rooms and 1 manager's unit. This equates to 124 parking stalls during the peak demand hour for the proposed project.

Based on the data presented in the publication *Shared Parking, 2nd Edition*, by the Urban Land Institute (ULI), each land use has its own parking demand peaking distribution (or peaking curves) throughout the day. In order to determine the potential shared peak parking demand at the project site, which includes the proposed business hotel project and current businesses, the estimated parking demand distribution[1] for the proposed business hotel was superimposed over the existing hourly parking demand from the adjacent businesses. This parking analysis only included weekdays because the parking demand of the adjacent businesses (office buildings and Pre-K schools) is much lower on weekends.

Table 3 shows the total projected hourly distribution of shared parking demand in Zones B and C and the proposed project during weekdays. It shows that, for the entire site, the peak shared parking demand is projected to occur at 4:00 PM on a typical weekday with 167 occupied parking stalls. There will be a total of 301 parking spaces available under project conditions. Therefore, the future parking demand generated by the proposed business hotel and the existing adjacent businesses could be accommodated with an estimated surplus of 134 parking stalls on a typical weekday.

Table 3
Sum of Shared Parking Demands at the Project Site (Hourly Distribution)

Time	Parked Vehicles			Unoccupied Parking Stalls
	Adjacent Businesses	La Quinta		
	Existing Demand from Survey	Project Demand	Total Demand	
7:00 AM	5	112	117	184
8:00 AM	25	99	124	177
9:00 AM	49	87	136	165
10:00 AM	70	74	144	157
11:00 AM	77	74	151	150
12:00 PM	80	68	148	153
1:00 PM	72	68	140	161
2:00 PM	73	74	147	154
3:00 PM	75	74	149	152
4:00 PM	86	81	**167**	134
5:00 PM	71	87	158	143
6:00 PM	55	93	148	153
7:00 PM	24	93	117	184
8:00 PM	12	99	111	190
Total Parking Supply under Project Conditions: **Zone B (81 spaces) + Zone C (117 spaces) + Project Provided (103 spaces) = 301**				
Notes: Peak Parking Demand in **BOLD**				

[1] Based on Table 2-5 of the *Shared Parking, 2nd Edition* publication from the Urban Land Institute (ULI).

Conclusions

Site circulation and access, as well as passenger loading and parking of the proposed project were evaluated in accordance with the procedures and guidelines specified by the City of Milpitas. The analysis resulted in the following key findings:

- Overall, the internal circulation system and site driveways provide for reasonably efficient vehicular circulation.
- Garbage and emergency vehicles would be accommodated onsite as shown on the site plans.
- The proposed project would not result in any queuing storage deficiencies at the loading area.
- Onsite, the volume and speed of vehicular traffic would be low enough such that shared use of the drive aisles between pedestrians, bicycles, and vehicles would be feasible.
- The future parking demand generated by the proposed business hotel and the existing adjacent businesses could be accommodated with an estimated surplus of 134 parking stalls on a typical weekday.

The analysis also produced the following recommendations:

1. Measures need to be taken to ensure adequate sight distance at the basement garage entrance. Improvement options could include (1) setting back the building facing the main drive aisle, (2) using a see-through metal fence instead of the proposed short wall, (3) installing convex mirrors, or (4) installing audible and flashing lights warning system to alert vehicles on the main drive aisle of vehicles exiting the basement parking garage.

2. The project site plan is conceptual. Prior to final design, the site plan should be reviewed by City staff to assess the adequacy of the garage entrance and ramp dimensions. Specifically, the ramp must be able to accommodate two vehicles traveling in opposite directions simultaneously and must provide adequate sight distance.

3. The proposed parking garage should either (1) provide a vehicle turn around area at the end of the dead-end aisle or (2) be used for assigned parking only.

APPENDICES

Parking Counts

Weather - Sunny
counts - S. Nelson

Parking Survey

Project #: 19BW03

Address: 1000 Jacklin Rd, Milpitas

Date: 2/21/19

	Number of Occupied Parking Spaces					
Time period	Zone A	Zone B	Zone C			Total
9:00 AM		22	27			49
10:00 AM		28	42			70
11:00 AM		34	43			77
12:00 PM		39	41			80
1:00 PM		34	38			72
2:00 PM		32	41			73
3:00 PM	CLOSED	31	44			75
4:00 PM		37	49			86
5:00 PM		37	34			71
6:00 PM		38	17			55
7:00 PM		13	11			24
8:00 PM		7	5			12
9:00 PM		← DIDNOT COUNT →				
7:00AM		4	1			5
8:00AM		9	16			25
Total Supply						

Loading Counts

Loading Queuing Survey @ LaQuinta Inn & Suites

COUNTER: S. NELSON

Project #: 19BW03

Address: 46200 LANDING PKWY, FREMONT

Weather: CLEAR

Date: 3/13/19

	Number of Vehicles Queued in Loading Area					
Time period	Max # of Vehicles Queued at one time	# ~~Queued~~ LOADINGS				Total
4:00 PM	Ø	Ø				
4:15 PM	Ø	Ø				
4:30 PM	1	1				
4:45 PM	2	2				
5:00 PM	1	1				
5:15 PM	1	2				
5:30 PM	1	2				
5:45 PM	1	2				
6:00 PM	1	1				
15	2	1				
30	2	2				
45	1	1				
7:00PM						