
TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
I. INTRODUCTION	I-1
A. INTRODUCTION	I-1
B. PURPOSE OF THE EIR	I-1
C. PROPOSED PROJECT	I-2
D. EIR REVIEW PROCESS	I-2
E. LEVELS OF SIGNIFICANCE	I-7
F. ORGANIZATION OF THE DRAFT EIR	I-7
II. EXECUTIVE SUMMARY	
A. INTRODUCTION	II-1
B. SUMMARY OF THE PROPOSED PROJECT	II-1
C. AREAS OF POTENTIAL CONTROVERSY/ISSUES TO BE RESOLVED	II-1
D. SUMMARY OF ALTERNATIVES TO THE PROPOSED PROJECT	II-2
E. APPROVAL CONSIDERATIONS	II-2
F. SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES	II-2
III. PROJECT DESCRIPTION	III-1
A. OVERVIEW OF ENVIRONMENTAL SETTING	III-1
B. RELATED PROJECTS	III-10
C. PROJECT CHARACTERISTICS	III-14
D. PROJECT OBJECTIVES	III-26
E. DISCRETIONARY ACTIONS	III-27
IV. ENVIRONMENTAL IMPACT ANALYSIS	IV.A-1
A. IMPACTS FOUND TO BE LESS THAN SIGNIFICANT	IV.A-1
B. AIR QUALITY	IV.B-1
C. GREENHOUSE GAS EMISSIONS	IV.C-1
D. NOISE	IV.D-1
E. TRANSPORTATION	IV.E-1
V. GENERAL IMPACT CATEGORIES	V-1
A. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS	V-1

B.	GROWTH INDUCING IMPACTS	V-1
C.	SIGNIFICANT IRREVERSIBLE CHANGES TO THE ENVIRONMENT	V-3
VI.	ALTERNATIVES TO THE PROPOSED PROJECT	VI-1
A.	ALTERNATIVE A: NO PROJECT ALTERNATIVE	VI-5
B.	ALTERNATIVE B: REDUCED PROJECT ALTERNATIVE	VI-10
C.	ENVIRONMENTALLY SUPERIOR ALTERNATIVE	VI-14
VII.	REFERENCES	VII-1
VIII.	LIST OF PREPARERS OF THE EIR AND PERSONS CONSULTED	VIII-1

TECHNICAL APPENDICES

APPENDIX A:	NOTICE OF PREPARATION (NOP) AND INITIAL STUDY
APPENDIX B:	RESPONSES TO NOP & COMMENTS MADE AT EIR SCOPING MEETING
APPENDIX C:	GEOTECHNICAL REPORT
APPENDIX D:	PHASE I ENVIRONMENTAL SITE ASSESSMENT
APPENDIX E:	ECONOMIC IMPACT ANALYSIS
APPENDIX F:	AIR QUALITY AND GREENHOUSE GAS EMISSIONS DATA
APPENDIX G:	TRAFFIC DATA

FIGURES

<u>Figure</u>		<u>Page</u>
III-1	Project Site Regional Location Map	III-3
III-2	Project Aerial Photographed Project Site	III-4
III-3	ALTA/NSPS Land Title Survey	III-5
III-4	Views of the Project Site	III-6
III-5	Views of the Project Site	III-7
III-6	Views of Surrounding Land Uses	III-8
III-7	Views of Surrounding Land Uses	III-9
III-8	Related Projects Map	III-13
III-9	Preliminary Demolition Plans	III-17
III-10	Site Plans	III-18
III-11	Exterior Elevations	III-19
III-12	Exterior Elevations	III-20
III-13	Visual Rendering of the Proposed Project Looking to the Northwest	III-21
III-14	Visual Rendering of the Proposed Project Looking to the Southeast from South Milpitas Boulevard	III-22
III-15	Visual Rendering of the Proposed Project Looking to the East from South Milpitas Boulevard	III-23
III-16	Visual Rendering of the Proposed Project Looking to the Northeast from Gibraltar Drive	III-24
III-17	Stormwater Quality Control Plan	III-25
IV.B-1	Cumulative Sources of Toxic Air Contaminants	IV.B-11
IV.D-1	City of Milpitas General Plan Table 6-1	IV.D-10
IV.D-2	Project Site in Relation to Noise Contours from Milpitas General Plan Update Existing Conditions Report	IV.D-12
IV.D-3	Project Site in Relation to Noise Sensitive Land Uses	IV.D-18
IV.D-4	CNEL Noise Contours for San Jose International Airport Relative to Project Site	IV.D-25
IV.E-1	Project Vicinity	IV.E-7
IV.E-2	Primary Truck Routes	IV.E-8
IV.E-3	Existing Transit Routes and Stations	IV.E-11
IV.E-4	Existing and Planned Bicycle Facilities	IV.E-15
IV.E-5	Existing Pedestrian Facilities	IV.E-16
IV.E-6	Project Site Plan	IV.E-24
IV.E-7	Project Passenger Vehicle and Van Trip Distribution	IV.E-25
IV.E-8	Project Truck Trip Distribution	IV.E-26

TABLES

<u>Table</u>		<u>Page</u>
II-1	Summary of Significant Environmental Impacts and Mitigation Measures	II-3
III-1	Related Projects	III-10
IV.B-1	BAAQMD Thresholds of Significance	IV.B-9
IV.B-2	Air Quality CEQA Thresholds of Significance	IV.B-16
IV.B-3	Project Consistency with 2017 CAP Control Measures	IV.B-17
IV.B-4	Project Land-Use Input Parameters for CalEEMod	IV.B-19
IV.B-5	Construction Assumptions for CalEEMod	IV.B-20
IV.B-6	Estimated Project Construction Emissions (Pounds per Day)	IV.B-20
IV.B-7	Operation Assumptions for CalEEMod	IV.B-21
IV.B-8	Estimated Unmitigated and Mitigated Project Operation Emissions	IV.B-22
IV.B-9	Health Risks During Project Construction and Operation at the Maximally Exposed Individual Resident	IV.B-27
IV.B-10	Summary of Cumulative Health Risks at the Maximally Exposed Individual Resident	IV.B-30
IV.C-1	San Francisco Bay Area 2011 Greenhouse Gas Emissions Inventory	IV.C-4
IV.C-2	City of Milpitas Jurisdictional Business-As-Usual GHG Emissions Trends (Metric Tons CO ₂ e)	IV.C-4
IV.C-3	Interim 2030 Greenhouse Gas Efficiency Thresholds of Significance	IV.C-20
IV.C-4	Project Land-Use Input Parameters for CalEEMod	IV.C-20
IV.C-5	Proposed Project Assumptions for CalEEMod	IV.C-21
IV.C-6	Project GHG Emissions from Land-Use Sectors	IV.C-22
IV.C-7	Average Greenhouse Gas Emissions from Fire Pump	IV.C-24
IV.D-1	Definition of Acoustical Terms Used in this Report	IV.D-3
IV.D-2	Typical Noise Levels in the Environment	IV.D-5
IV.D-3	Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels	IV.D-7
IV.D-4	Typical Ranges of Construction Noise Levels at 50 Feet, L _{eq} (dBA)	IV.D-17
IV.D-5	Construction Equipment 50-foot Noise Emission Limits	IV.D-19
IV.D-6	Estimated Construction Noise Levels at Nearby Land Uses	IV.D-20
IV.D-7	Estimated Construction Noise Levels at Nearby Land Uses	IV.D-23
IV.E-1	City of Milpitas Street Classifications	IV.E-4
IV.E-2	Existing Transit Service	IV.E-9
IV.E-3	Project Trip Generation Rates	IV.E-27
IV.E-4	Project Trip Generation Estimate	IV.E-27
IV.E-5	Employment Summary	IV.E-28
IV.E-6	Service Population (Employees + Residents) Summary	IV.E-29
IV.E-7	Home-Based Work VMT per Employee	IV.E-29

IV.E-8	Boundary Vehicle Miles Traveled	IV.E-30
VI-1	Alternatives Comparison	VI-15