



**City of Milpitas  
Planning Department**

455 East Calaveras Boulevard  
Main: (408) 586-3279 | [www.milpitas.gov/planningdepartment/](http://www.milpitas.gov/planningdepartment/)

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**Notice of Preparation  
Draft Environmental Impact Report and  
Public Scoping Meeting for the  
Proposed Pulte Homes Residential Development**

**TO:** Agencies, Organizations, and Interested Parties

**DATE:** November 11, 2022

The City of Milpitas (City) Planning Department, as the Lead Agency under the California Environmental Quality Act (CEQA), is preparing an Environmental Impact Report (EIR) for the proposed Pulte Homes Residential Development ("Proposed Project"). The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR. The City is also conducting a scoping meeting for this Proposed Project as further described below. The Proposed Project would include the development of up to two hundred and six (206) new residential units on a 6.69-acre site located at 1355 California Circle. This equates to an overall site density of 30.8 dwelling units per-acre. The site currently is occupied by a 90,000 square foot building that has been vacant for several years.

**PROJECT LOCATION**

The proposed site is located at 1355 California Circle (Assessor's Parcel Number: 22-338-007) located towards the northern edge of the City of Milpitas (please see **Figure 1, Regional Context**). The Proposed Project is comprised of 6.69 acres located east of Interstate 880 and a 35'-wide storm drain channel, west of California Circle. The Proposed Project is zoned Industrial; similar uses surround the project site with some Residential zones located northeast and southeast of the project site (please see **Figure 2, Project Site**).

**PROJECT DESCRIPTION**

The Proposed Project includes:

- Five (5) buildings of seven units per building of three-storied townhomes. These 35 "market rate" for sale units, would range in size from just over 1,500 square feet up to 1,850 square feet, and all be comprised of three-bedroom units. Two of the five buildings would have frontage onto California Circle.



- Eight buildings of twelve units per building of storied condo/flats. These 96 units would also be offered as “market rate” for sale units and would range in size from approximately 1,450 square feet up to just over 2,000 square feet. The units are predominantly three bedrooms but with an option to create a fourth bedroom on a portion of the units.
- A six storied apartment complex, in the northeast corner of the site, which would contain 75 residential units. These units would be comprised of studio, one-bedroom, and two-bedroom units which are proposed to be offered at “below market rate” (BMR) rental prices. It is anticipated that of these 75 BMR units, a minimum of 20 units would be offered at the “low-income rental rate” with the remaining units being offered at a “moderate rental rate” (MRR).

The purpose of the Proposed Project includes:

- Increase housing opportunities for those that wish to live in Milpitas
- Redevelop underutilized and vacant land
- Implement sustainable building practices to showcase energy efficiency and low water use

## ISSUES TO BE ADDRESSED IN THE EIR

Based on the project description and the Lead Agency’s understanding of the environmental issues associated with the Proposed Project, it is anticipated that implementation of the Proposed Project has the potential to result in significant environmental effects associated with some or all of the following topics, consistent with Appendix G of the *CEQA Guidelines* and analyzed in detail in the EIR:

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| • Aesthetics                      | • Land Use and Planning         |
| • Air Quality                     | • Noise                         |
| • Biological Resources            | • Population and Housing        |
| • Cultural Resources              | • Public Services               |
| • Energy                          | • Recreation                    |
| • Geology and Soils               | • Transportation                |
| • Greenhouse Gas Emissions        | • Tribal Cultural Resources     |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality     | • Wildfire                      |

The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the Proposed Project. The City does not anticipate impacts in the following categories and as such, these impacts will not be discussed in detail in the EIR: Agriculture and Forestry Resources, and Mineral Resources.



## NOTICE OF PUBLIC SCOPING MEETING

Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14 (*CEQA Guidelines*) Sections 15082 and 15083, the City, as the Lead Agency, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice; responsible agencies; agencies with jurisdiction by law; trustee agencies; and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR.

The scoping meeting is scheduled as follows:

**Date:** November 30, 2022 | **Time:** 6:00PM

**Zoom Registration Link:** <https://ci-milpitas-ca-gov.zoom.us/meeting/register/tZ0sfuiqqzMtHNOBdHhTVnfqyvtlQIKiSXZb>

**ALL INTERESTED PARTIES ARE INVITED TO ATTEND THE PUBLIC SCOPING MEETING TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR. ATTENDEES WILL HAVE AN OPPORTUNITY TO PROVIDE INPUT TO THE CITY OF MILPITAS AND CONSULTANT TEAM PREPARING THE EIR.**

## RESPONSIBLE AND TRUSTEE AGENCIES

The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Project, in accordance with *CEQA Guidelines* Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits or other project approvals that your agency must issue. As such, your responses to this Notice of Preparation (NOP), at a minimum, should identify: (1) significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) whether your agency will be a responsible or trustee agency for this project.

## REVIEW AND RESPONSE PERIOD

**In accordance with *CEQA Guidelines* Section 15082, this NOP is being circulated for a 30-day comment period.** Responses to this NOP must be provided during this response period as outlined below:

**November 11 – December 11, 2022**

## DOCUMENT AVAILABILITY

The NOP can be viewed on the City of Milpitas website at:

<https://www.milpitas.gov/milpitas/departments/environmentaldocuments/>



A hardcopy of the NOP will also be available at 455 East Calaveras Boulevard, Milpitas, CA 95035.

For more information about the 1355 California Circle project, please visit the project website at:  
<https://www.milpitas.gov/PulteHomes>

## SUBMITTAL OF WRITTEN COMMENTS

The Lead Agency solicits comments regarding the scope, content, and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City of Milpitas requests that written comments be provided at the earliest possible date, but **no later than December 11, 2022.**

Please submit comments electronically via email or send a hard copy via mail (including name and contact information) to the following:

**Email:** [planningdepartment@milpitas.gov](mailto:planningdepartment@milpitas.gov)

**Mail:**

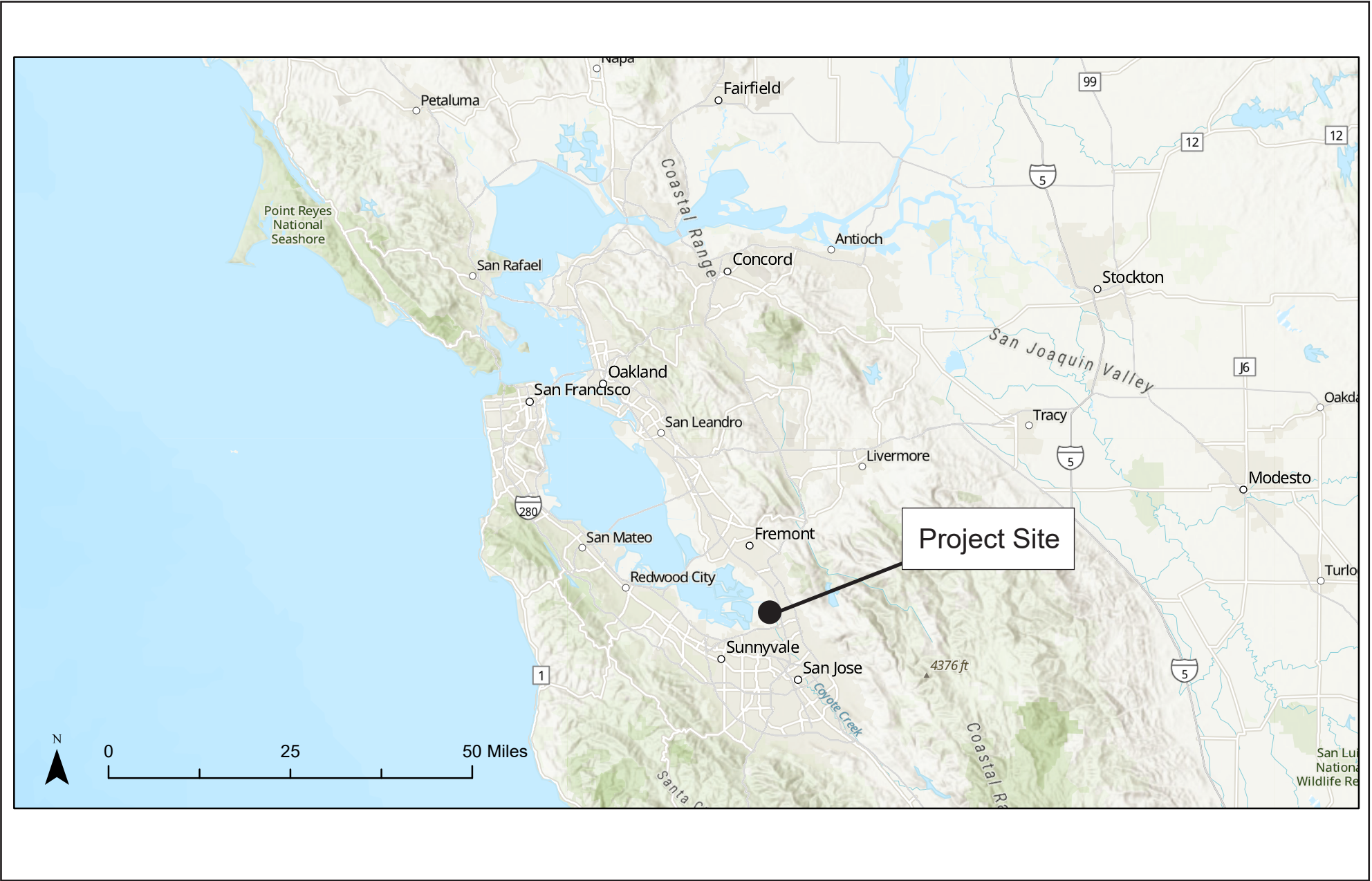
ATTN: Lillian VanHua, Senior Planner  
City of Milpitas, Planning Department  
455 East Calaveras Boulevard  
Milpitas, CA 95035

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|--|---|
| <b>30-DAY NOP COMMENT PERIOD:</b><br>November 11 – December 11, 2022 | <b>SCOPING MEETING:</b><br>Date: November 30, 2022   Time: 6:00 PM<br>Zoom Registration Link: <a href="https://ci-milpitas-ca-gov.zoom.us/meeting/register/tZ0sfuiqqzMtHNOBdHhTVnfqyvtlQIKiSXZb">https://ci-milpitas-ca-gov.zoom.us/meeting/register/tZ0sfuiqqzMtHNOBdHhTVnfqyvtlQIKiSXZb</a> |
|--|---|

Lillian VanHua, Senior Planner  
City of Milpitas

**Attachments:**

- Figure 1, Regional Context
- Figure 2, Project Site



SOURCE: Esri, 2022

FIGURE 1





SOURCE: Esri, 2022

FIGURE 2

Project Site