



# MILPITAS

## *General Plan Update*

### **Notice of Preparation and Scoping Meeting Milpitas General Plan Update Environmental Impact Report**

**Date:** July 17, 2020

**To:** State Clearinghouse, Agencies, Organizations and Interested Parties

**Subject:** Notice of Preparation and Scoping Meeting for the Milpitas General Plan Update Environmental Impact Report

**Scoping Meeting:** **August 11, 2020, 11 a.m.**

**Comment Period:** **July 17, 2020 to August 17, 2020.**

The City of Milpitas (City) will serve as Lead Agency in the preparation of a programmatic Environmental Impact Report (EIR) for the City of Milpitas General Plan Update (Plan).

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting. The proposed project is a long-term General Plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of the Plan. Information regarding the project description, project location, and topics to be addressed in the Draft EIR is provided below. Additional project documents and information are available at the City of Milpitas, Planning Department located at City Hall 455 E. Calaveras Blvd. Milpitas, CA 95035, and on-line at: [milpitas.generalplan.org](http://milpitas.generalplan.org)

For questions regarding this notice, please contact Jessica Garner, Planning Manager at (408) 586-3284, or by email: [jgarner@ci.milpitas.ca.gov](mailto:jgarner@ci.milpitas.ca.gov)

#### **Notice of Preparation 30-Day Comment Period**

The City, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on July 17, 2020 and end on August 17, 2020.

In the event that the City does not receive a response from any Responsible or Trustee Agency by the end of the review period, the City may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)). All Comments in response to this notice must be submitted in writing at the address below, or via email, by the close of the 30-day NOP review period, which is 5:00 PM on August 17, 2020:

Jessica Garner, Planning Manager | City of Milpitas  
455 East Calaveras Boulevard, Milpitas CA 95035  
Email: [jgarner@ci.milpitas.ca.gov](mailto:jgarner@ci.milpitas.ca.gov)

*\*It is noted that additional opportunities for public comment on the Milpitas General Plan Update and pending Draft EIR will be provided. These documents are anticipated to be available for public review in the fall of 2020.*

### **Scoping Meeting**

The City will hold a virtual online scoping meeting to provide an opportunity for agency representatives and the public to assist the City in determining the scope and content of the EIR.

The scoping meeting will be held on **Tuesday, August 11, at 11:00 a.m.**

The scoping meeting can be accessed at:

Facebook: <https://www.facebook.com/CityofMilpitas/>  
YouTube: <https://www.ci.milpitas.ca.gov/youtube>  
Web Streaming: <https://www.ci.milpitas.ca.gov/webstreaming>

Please submit comments during the meeting by email to [planningmeeting@ci.milpitas.ca.gov](mailto:planningmeeting@ci.milpitas.ca.gov). For comments before or after the meeting or additional information, please contact Jessica Garner, Planning Manager at (408) 586-3284, or by email: [jgarner@ci.milpitas.ca.gov](mailto:jgarner@ci.milpitas.ca.gov)

### **Project Location and Setting**

The City of Milpitas is located in the northern portion of Santa Clara County. Most land within the city is situated between two major freeways (I-880 and I-680) that run north/south and bisect the city. Additionally, the city may be accessed by State Route 237 which runs east/west from Milpitas to Mountain View, and a County expressway (Montague Expy) that generally runs along the city's southern border. The City is served by Valley Transportation Authority (VTA) light rail and a planned BART extension is scheduled to begin service to Milpitas in 2020.

The Planning Area is the geographic area for which the Plan provides a framework for long-term plans for growth, resource conservation, and the provision of public services. State law requires the Plan to include all territory within Milpitas's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). For the purposes of the Milpitas General Plan Update, the Planning Area is defined as the entire area within the Sphere of Influence (SOI), which includes the City Limits and the Urban Growth Boundary (UGB) and Urban Service Area Boundary (USA) that is included in the analysis and planning for the approximate 20-year horizon of the City's General Plan Update.

The General Plan boundary (Planning Area) is shown in Figure 1 (Proposed General Plan Land Use Map).

## **Project Description**

The City of Milpitas is preparing a comprehensive update to its existing General Plan. The updated Milpitas General Plan is expected to be adopted in late 2020 and will guide the City's development and conservation through land use objectives and policy guidance. The Plan is intended to be an expression of the community's vision for the City and Planning Area and constitutes the policy and regulatory framework by which future development projects will be reviewed and public improvements will be implemented. The City will implement the Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies and by implementing the actions included in the Plan, including subsequent project-level environmental review, as required under CEQA.

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The Plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City's planning area.

The Milpitas General Plan includes a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map (Figure 1).

A **goal** in the Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. Goals are overall statements of desired future conditions.

**Policies and Implementation:** The essence of the Plan is contained within its **policies**. Policies are statements which further refine the goals, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves.

**Action items** are steps or actions the City should take to implement the Plan. The Implementation element identifies the responsible entity and timing for each Action item.

Additional elements that relate to the physical development of the city may also be addressed in the Plan. The degree of specificity and level of detail of the discussion of each Plan Element need only reflect local conditions and circumstances. The Milpitas General Plan includes all of the State-mandated elements, as well as several optional elements and issue areas, including Community Design, Utilities and Community Services, Economic Development, and Community Health and Wellness.

The Plan has been prepared to address the requirements of State law and the relevant items addressed in Government Code Section 65300 et seq. The Milpitas General Plan is intended to reflect the desires and vision of Milpitas residents, businesses, the General Plan Advisory Committee, and City Council.

The following objectives have been identified for the General Plan Update:

- Protect and enhance Milpitas's community character, and sense of community;
- Provide a range of high-quality housing options;
- Attract and retain businesses and industries that provide high-quality and high-paying jobs;
- Expand and improve neighborhood serving shopping areas to provide better local services near neighborhoods, and increased sales tax revenues;
- Continue to maintain and improve multimodal transportation opportunities;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

### **Growth Projections**

While no specific development projects are proposed as part of the Milpitas Plan Update, the General Plan will accommodate future growth in Milpitas, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis assumes a 20-year horizon, and 2040 is assumed to be the buildout year of the General Plan.

Anticipated growth accommodated by the Plan within the Planning Area includes new and expanded businesses, new and expanded governmental and educational uses, and new residential development. The table below summarizes the range of net growth, including residential units (single family and multifamily) and non-residential square footage that could occur. Growth is projected for the area within the Planning Area identified for the General Plan Update.

Consistent with the Proposed General Plan Land Use Map, future growth would largely be focused in 14 areas identified by the community, GPAC, and by the City Council. As shown in Table 1, buildout of the General Plan could yield a total of up to 33,401 housing units, a population of 113,530 people, 47,737,536 square feet of non-residential building square footage, and 84,333 jobs within the Planning Area. As shown in Table 1, this represents development growth over existing conditions of up to 11,186 new housing units, 37,473 new people, 19,729,648 square feet of new non-residential building square footage and 36,795 new jobs.

New development and growth is largely dictated by existing development conditions, market conditions, and land turnover rates. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

**Table 1: Growth Projections - Proposed Land Use Map**

	Population	Dwelling Units	Nonresidential Square Footage	Jobs	Jobs per Housing Unit
<b>Existing Conditions</b>					
	76,057	22,215	28,007,888	47,538	2.14
<b>New Growth Potential</b>					
Proposed General Plan	37,473	11,186	19,729,648	36,795	3.29
<b>Total Growth: Existing Plus New Growth Potential</b>					
Proposed General Plan	113,530	33,401	47,737,536	84,333	2.52

### Program EIR Analysis

The City, as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare a Program EIR for the Milpitas General Plan Update. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The EIR will analyze potentially significant impacts associated with adoption and implementation of the General Plan. In particular, the EIR will focus on areas that have development potential. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guideline. At this time, the City anticipates that EIR sections will be organized in the following topical areas:

- Aesthetic Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance/Cumulative Impacts
- Alternatives



FIGURE 1

Proposed  
General Plan Land Use Map

**Legend**

HVL - Hillside Very Low Density

HLD - Hillside Low Density

HMD - Hillside Medium Density

LDR - Low Density Residential

MDR - Medium Density Residential

HDR - High Density Residential

VHDR - Very High Density Residential

MHP - Mobile Home Park

VHDMU - Very High Density Mixed Use

NCMU - Neighborhood Commercial Mixed Use

GNC - General Commercial

NC - Neighborhood Commercial

TWC - Town Center

INP - Industrial Park

BPRD - Business Park/Research & Development

MFG - Manufacturing

PF - Public Facilities

POS - Permanent Open Space

MMSP - Milpitas Metro Specific Plan

MGSP - Milpitas Gateway Specific Plan

WW - Waterway

Future Specific Plan Overlay

Innovation District Overlay

**Planning Areas**

City of Milpitas

Milpitas Sphere of Influence

Milpitas Urban Service Area

San Jose Planning Limits of Urban Growth

County Boundary

**Transit Stations**

BART Station

VTA Station

