



# CITY OF MILPITAS

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479 • www.ci.milpitas.ca.gov

## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**NOTICE IS HEREBY GIVEN** that Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the City of Milpitas has prepared an Initial Study for the following project.

**Project:** Town Center General Plan Amendment, Zoning Text Amendment and Environmental Impact Assessment

**Project Location:** Town Center land use designation and zoning district. Generally located along the Calaveras Boulevard corridor, between the Union Pacific railroad tracks and Interstate 680, City of Milpitas, CA.

**Project Applicant:** City of Milpitas

**Project Description:** The proposed project includes a General Plan Amendment and Zoning Text Amendment. The General Plan Amendment would eliminate the description, density, and plans for residential uses in the Town Center Land Use Designation in the General Plan. The following sentences would be deleted from the General Plan:

“Because of this unique and relatively intensive mix of activities, very high density residential developments (i.e., up to 40 units per acres) may be permitted within the Town Center because of the increased economic support the residents would offer to the commercial uses.”

The Zoning Text Amendment would also eliminate residential uses, including live/work, from the Zoning Code. Residential and live/work uses would be deleted from Table XI-10-5.02-1; a provision would allow for existing residential and live/work units constructed on or before February 17, 2015 and any project securing an approved tentative map, conditional use permit or site development permit on or before February 17, 2015 would be allowed to continue. Section XI-10-13.12, as it pertains to live/work units, would also be deleted from the Zoning Code. A development project is not currently proposed.

### **Declaration:**

Based on the Initial Study for this project, staff determined that the proposed project will not have a significant effect on the environment in that the project is a request to prohibit future residential land uses in the Town Center area of the City of Milpitas.

**Public Comment Period:** February 5, 2015 and February 25, 2015 the public and all affected agencies are hereby invited to review the Negative Declaration and Initial Study and submit

written comments. Only comments submitted during that period will be considered unless otherwise allowed under CEQA.

**Public Hearing Date**

**Planning Commission**

7:00PM January 8, 2013  
455 E. Calaveras Blvd, Milpitas, CA  
City Hall Council Chambers

**Document Availability:** The Initial Study and Negative Declaration (and all documents they reference) are available for review at the City of Milpitas Planning Division, 455 East Calaveras Boulevard, Milpitas, CA 95035 between the hours of 8:00AM and 5:00PM, Monday through Friday, except Holidays. The document is also available online at: <http://www.ci.milpitas.ca.gov/government/planning/environmental.asp>

**Mitigated Negative Declaration Prepared By:**

City of Milpitas

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Signature:  \_\_\_\_\_ Date: 2/5/15 \_\_\_\_\_

**Comments Due By February 25, 2015**

The attached Negative Declaration is being referred to your agency/City department for review and comment. Your written comments should be received prior to, or be submitted verbally during the Public Hearing. If you have any questions, please contact the Contact Person above.