



MEMORANDUM

DATE: July 7, 2016

TO: Neal Martin, Contract Planner, City of Milpitas

FROM: Theresa Wallace, Associate/Project Manager
Judith H. Malamut, AICP, Principal

SUBJECT: Addendum to the California Environmental Quality Act (CEQA) Exemption Memo for the 1980 Tarob Court Project, Milpitas, California

This memorandum is an addendum to the CEQA Exemption Memo prepared for the 1980 Tarob Court Project, dated May 13, 2016. The May 13 memo and attachments provide a description of the 1980 Tarob Court Project (project) and substantial evidence to confirm that the potential project is exempt from further environmental analysis per CEQA Guidelines Section 15168(c). As described in the May 13 memo, the approximately 2.81-acre project site is located at 1980 Tarob Court in Milpitas, Santa Clara County. The proposed project would involve demolition of the existing building, landscaping and associated parking on the site and construction of 61 residential units in nine separate buildings, and associated improvements, including abandonment of an approximately 0.21 acre portion of Tarob Court.

Since the May 13 memo was prepared, the project applicant has slightly revised the development program for the proposed project. The number of residential units would be reduced from 61 units to 59 units, a decrease of 2 overall units. In addition, the previous project assumed that the residential units would be comprised of 39 townhome units and 22 flats. The revised development program assumes that all residential units would be townhomes. Other than these minor changes, the total number of project buildings, building orientation, building height and other project improvements would generally be the same and the proposed buildings would not exceed the development footprint identified for and analyzed in the May 13 memo and attachments. Therefore, no environmental impacts not already identified for the project, which is part of the City's Transit Area Specific Plan (TASP) and the TASP Final Environmental Impact Report (FEIR), would result and no changes to the analysis included in the May 13 memo are required.

As concluded in the May 13 memo, the City can approve the 1980 Tarob Court Project, as modified and described in this memo, as being within the scope of the TASP covered by its FEIR and no new environmental document for the purposes of CEQA clearance is required. Pursuant to Public Resources Code section 21166 and CEQA Guidelines Section 15168, the 1980 Tarob Court Project is exempt from further review under CEQA. This analysis finds that a Notice of Exemption may be prepared for the project and filed with the Santa Clara County Clerk.