



City of Milpitas
Notice of Preparation
Preston Property Residential Project

Date: Tuesday, February 28, 2012

To: Public Agencies and Interested Parties

From: Sheldon Ah Sing, Senior Planner, City of Milpitas

Subject: Notice of Preparation of an Environmental Impact Report for the Preston Property Residential Project

The City of Milpitas will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below.

The project description, location, and probable environmental effects of the Preston Property Residential Project are described in the attached materials. The City of Milpitas is soliciting comments regarding the scope and content of the environmental information from public agencies and private organizations and individuals. Note that other public agencies may need to use the EIR when considering permitting or other approvals. Because of time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please provide your written response to the address shown below by **5 p.m., Wednesday, March 28, 2012**. We will need the name of a contact person in your agency or organization, if applicable.

A public scoping meeting will be held at **5 p.m., Wednesday, March 28, 2012** at the Milpitas City Hall, Committee Meeting Room, 455 E. Calaveras Boulevard, Milpitas, CA 95035.

City of Milpitas
Planning and Neighborhood Service Department
455 E. Calaveras Boulevard
Milpitas, CA 95035
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PRESTON PROPERTY RESIDENTIAL PROJECT

1.1 - Project Location

The project site is located in the City of Milpitas, Santa Clara County, California (Exhibit 1). The project site is located at 133 Bothelo Lane, Milpitas, CA 95035. The 15.4-gross-acre project site is bounded by the Union Pacific Railroad Warm Springs Subdivision (west); the Calaveras Boulevard (State Route 237) overcrossing (north); the Union Pacific Railroad Milpitas Yard, Ford Creek, and Bothelo Lane (east); and single-family residential uses, the Macedonia Missionary Baptist Church, and Sinnott Lane (south) (Exhibit 2). The project site is located on the Milpitas, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 6 South, Range 1 East, Section 7 (Latitude 37°25'46" North; Longitude 121°54'18" West).

1.2 - Existing Conditions

1.2.1 - Land Use

The project site contains developed industrial land uses associated with the Preston Pipeline company. The site contains approximately 144,000 square feet of industrial buildings, the majority of which were developed within the last 15 years. Outdoor storage activities occur in various places throughout the project site, including in the northern portion of the site along Calaveras Boulevard and in the southern portion of the site near Sinnott Lane. Vehicular access is provided at the Railroad Avenue cul-de-sac and Bothelo Lane.

1.2.2 - Land Use Designations

The project site is designated "Manufacturing and Warehousing" by the City of Milpitas General Plan and zoned "Light Industrial" by the Milpitas Zoning Ordinance. The project site is within the boundaries of the Midtown Specific Plan.

1.3 - Project Description

The project applicant, KB Home, is proposing to redevelop the project site with high-density residential uses. The conceptual site plan is provided in Exhibit 3.

1.3.1 - Dwelling Units

As many as 220 dwelling units would be developed on the site. Table 1 provides a summary of the proposed dwelling units. While the maximum number of dwelling units will not change, the dwelling unit mix may change, depending on the final layout of the site plan.

Table 1: Dwelling Unit Summary

Type	Count
Single Family	98
Townhome	122
Total	220
Average Density	14.2 dwelling units/acre
Source: KB Home, 2012.	

1.3.2 - Circulation

Vehicular

Vehicular access to the proposed project would occur at two locations, as shown on Exhibit 3:

- **Railroad Avenue (Primary):** The existing Railroad Avenue cul-de-sac at the northwest corner of the project site would be modified to provide access to a private driveway that would serve as the primary access point. This access point would be controlled with a gate.
- **Hammond Way (Secondary):** A secondary access point would be located at north end of Hammond Way. This access point would effectively serve as the third (north) leg of the Hammond Way/Sinnott Lane intersection, and would be controlled with a gate.

Within the project site, a 24-foot-wide private road would be located along the eastern perimeter of the project site and would provide access to Railroad Avenue. This private roadway would provide connections to a network of 22-foot-wide “motor courts” that would serve individual dwelling units.

A portion of Bothelo Lane would be abandoned as part of the project.

Bicycle and Pedestrian

The proposed project would provide a network of internal bicycle and pedestrian facilities that would be linked to Railroad Avenue and Hammond Way; refer to Exhibit 3.

The project applicant and the City of Milpitas are evaluating the feasibility of installing offsite sidewalks and other streetscape improvements along Railroad Avenue, Hammond Way, and Sinnott Lane (east of Hammond Way) to improve bicycle and pedestrian circulation and safety in the project vicinity. The feasibility of such streetscape improvements is unknown at the time of this writing; however, the EIR will evaluate these potential improvements.

1.3.3 - Utilities

Wet Utilities

The project site is currently served with potable water, sanitary sewer, and storm drainage service provided by the City of Milpitas. Existing facilities and connections would be either replaced or upgraded to serve the proposed project.

Dry Utilities

The project site is currently served with electricity and natural gas service provided by Pacific Gas and Electric Company. Existing facilities and connections would be either replaced or upgraded to serve the proposed project.

1.3.4 - Open Space

As part of the project, the applicant provide open space amenities, including 1.2 acres of land immediately adjacent to Calaveras Boulevard at the north end of the project site for the development of a private park. There is also potential for an area adjacent to the Ford Creek, which may be used for recreation purposes, including a bicycle route to connect Railroad Avenue and Hammond Way. This EIR will evaluate potential impacts associated with developing these potential open space amenities as part of the project.

1.4 - Required Approvals

The proposed project would require the following discretionary approvals from the City of Milpitas:

- General Plan Amendment
- Midtown Specific Plan Amendment
- Zone Change
- Tentative Subdivision Map
- Site Development Permit
- Conditional Use Permit

The proposed General Plan Amendment and Zone Change would involve re-designating the project site from industrial land use designations to residential land use and open space designations, as appropriate.

1.5 - Environmental Review

1.5.1 - Potential Environmental Effects

The EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects. The topics listed below will be further analyzed in the EIR.

- Aesthetics, Light, and Glare
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services and Recreation
- Transportation
- Utility Systems

Based on the characteristics of the proposed project, the City of Milpitas has determined that an EIR would be the appropriate document to evaluate the project's environmental effects. The City based this determination on the likelihood that the proposed project could result in one or more significant unavoidable impacts. The CEQA Guidelines do not require the preparation of an Initial Study when an EIR will be prepared; therefore, the City of Milpitas elected to forego this optional task.

1.5.2 - Effects Found Not To Be Significant

Because of site or project characteristics, the proposed project would not have significant effects on the environmental topical areas described as follows. These topical areas will be scoped out to the Effects Found Not To Be Significant section of the EIR.

Agricultural and Forest Resources

The project site contains industrial land uses; no agricultural or timber harvesting activities occur onsite. The Milpitas Zoning Ordinance designates the project site "Light Industrial," a non-agricultural and non-forest land use designation. Therefore, there is no potential for the proposed project to convert agricultural land to non-agricultural use, forest land to non-forest use, conflict with agricultural or forest zoning, or conflict with a Williamson Act contract.

Geology, Soils, and Seismicity

This site is not located within an Alquist-Priolo fault hazard zone. The project site contains industrial land uses and was previously graded and soil engineered. As such, to the extent that any geologic, soil, or seismic hazards may have existed onsite, these conditions were abated. Therefore, there would be limited potential for exposure to geologic, soil, or seismic hazards.

Mineral Resources

The project site does not support mineral extraction operations. Neither the State nor the City of Milpitas designates the project site as a location of known mineral deposits. This condition precludes the possibility of a loss of mineral resources of statewide or local importance.

Population and Housing

The project site contains developed industrial uses. No dwelling units exist onsite. Therefore, the proposed project would not have the potential to displace people or housing.

The proposed project would develop as many as 220 new dwelling units onsite. The California Department of Finance estimated the City of Milpitas's population to be 67,476 and estimated the average household size to be 3.50 as of January 1, 2011. Multiplying 220 dwelling units by 3.50 persons per household factors to 770 new residents. This amount of population growth equates to an increase of 1.1 percent relative to the 2011 population estimate. As such, this would not be considered a significant amount of population growth and, thus, would not be considered "growth inducing."

1.6 - Scoping Meeting

A public scoping meeting will be held at **5 p.m., Wednesday, March 28, 2012**, at the following location:

Milpitas City Hall, Committee Meeting Room
455 E. Calaveras Boulevard
Milpitas, CA 95035

At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process.



Source: Census 2000 Data, The CaSIL, MBA GIS 2012.



Michael Brandman Associates

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Exhibit 1 Regional Location Map



Legend

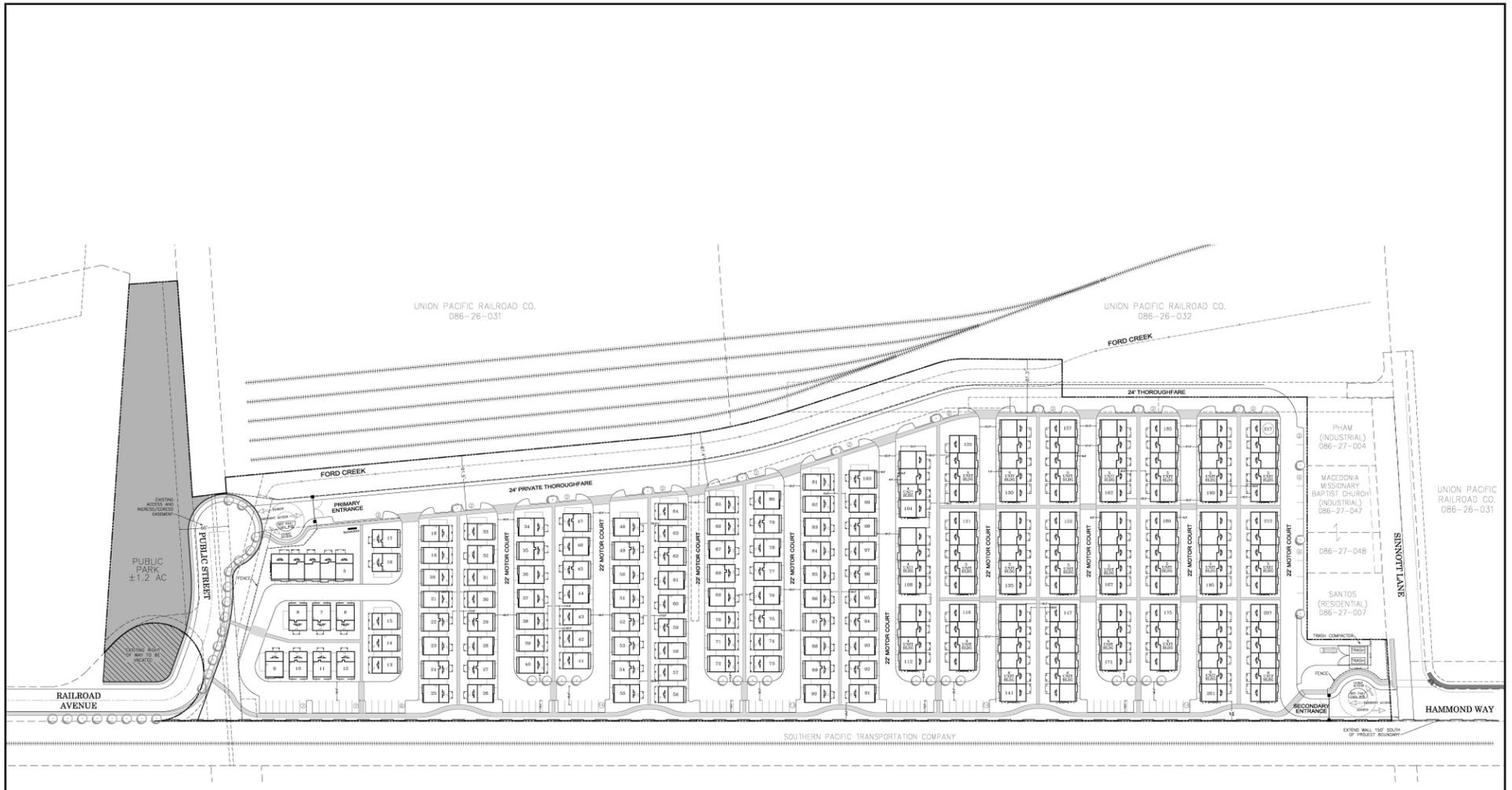
Project Site

Source: State of CA, NAIP 2010.



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Exhibit 2
Local Vicinity Map
Aerial Base



**Note: Site Plan is conceptual;
Changes may occur to design elements.**

Source: Ruggeri, Jensen, Azar



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Exhibit 3 Conceptual Site Plan

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