

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION (MND) FOR
FOR RESIDENTIAL DEVELOPMENT**

Date: November 19, 2012

Name of Project: 345 Los Coches St / 31 S. Milpitas Blvd. Residential Project

Location: The project site consists of two separate parcels of land: one lot is a 7.4 acre parcel (APN: 086-28-041) containing a 95,950 square foot unoccupied R&D building with parking lot and the other lot identified as APN: 086-38-003 is approximately 3.9 acres, contains an unoccupied 51,074 square foot R&D building with associated parking. Located to the west of the site is Wrigley Creek. To the North beyond the Calaveras Boulevard overpass is a Terrace Garden Senior Living apartments and the Beresford Square shopping center, zoned Town Center. To the east are two multi-tenant office buildings and two single tenant office buildings currently used for banking. The properties to the south is zoned Heavy Industrial and is currently a business park.

Description of Project: The project application includes a Major Tentative Map (MT12-0003), Site Development Permit (SD12-0005), and a Conditional Use Permit (UP12-0020) requesting to allow for the demolition of 11.3 acres and construction of 80 single-family residential homes including on and off-site trail improvements.

Lead Agency: City of Milpitas

Lead Agency Contact Person: Tiffany Brown, Assistant Planner: (408)586-3283
Tbrown@ci.milpitas.ca.gov

Review Period: November 19, 2012– Ends December 12, 2012

Where Documents are Available for Review:

Milpitas City Hall	Milpitas Library
Public Service Counter	160 N. Main Street
455 E. Calaveras Blvd	Milpitas, CA 95035
Milpitas, CA 95035	

City of Milpitas Website
<http://www.ci.milpitas.ca.gov/government/planning/environmental.asp>

Where to Send Comments: All written comments on the MND must be submitted by December 12, 2012 to:

Tiffany Brown
c/o Joanne DeHerrera
Milpitas Planning Division
455 East Calaveras Blvd.
Milpitas, CA 95035

JDeherrera@ci.milpitas.ca.gov

Public Comment Session: Public comments regarding the MND will be received at the following meeting: Wednesday, December 12, 2012 at 7:00 p.m., Milpitas City Hall Council Chambers located on the 2nd floor at 455 E. Calaveras Blvd., Milpitas, CA 95035.

Signature: Tiffany Brown Date: November 19, 2012
Tiffany Brown, Assistant Planner for the City of Milpitas