

NOTICE OF PREPARATION

To: Responsible Agencies, Trustee Agencies, and Other Interested Parties
From: City of Milpitas
Street Address: 455 East Calaveras Boulevard
City/State/Zip: Milpitas, California 95035
Subject: **Notice of Preparation of an Environmental Impact Report for the McCarthy Ranch Mixed Use Project¹**

The City of Milpitas will be the Lead Agency and will prepare an environmental impact report (EIR) for the proposed McCarthy Ranch Mixed Use Project (see project description below). The City is interested in the views of your agency as to the scope and content of the EIR's environmental information pertaining to your agency's statutory responsibilities in connection with the proposed project.

The proposed project, its location, and its potential environmental effects are described in more detail in the attached Initial Study and Environmental Checklist.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of Milpitas
Attn: Sheldon S. Ah Sing, Senior Planner
455 East Calaveras Boulevard
Milpitas, CA 95035
(408) 586-3279

Project Title: McCarthy Ranch Mixed Use Project

Project Applicant: McCarthy Ranch LP

Project Location: Three non-contiguous sites along the west side of North McCarthy Boulevard between State Route 237 (Calaveras Boulevard) and Dixon Landing Road in the City of Milpitas (see Figure 1).

Project Description: The proposed project represents a final implementation phase of the City-approved McCarthy Ranch Master Plan along the northern reach of McCarthy Boulevard. The project is comprised of three noncontiguous properties--sites A, B and C--totaling approximately 58.5 acres. The three properties are currently designated *Industrial Park and Manufacturing* on the Milpitas General Plan Land Use Map and zoned *Industrial Park* (MP) with a maximum floor area ratio (FAR) of 0.50.

The proposed project would accommodate up to approximately 1.07 million square feet of office park and approximately 407,000 square feet of community shopping center floor area. The proposed office park uses would be consistent with current General Plan and zoning allowances. The community shopping center use would require a General Plan amendment and rezoning from *Industrial and Manufacturing/MP* to *Community Commercial/C2*.

Notice of Scoping Meeting: Pursuant to CEQA Guidelines section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for the purpose of soliciting views of responsible agencies, agencies with jurisdiction by law, trustee agencies, and interested parties requesting notice, as to the

¹References: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a) and (b), 15103 and 15375.

appropriate scope and content of the EIR. The scoping meeting will take place at 6:00 PM on Wednesday, October 15, 2008, in the City of Milpitas Civic Center 1st Floor Committee Conference Room, 455 East Calaveras Boulevard, Milpitas. Please contact Sheldon Ah Sing, Senior Planner, at (408) 586-3279 for further information.

Figure 1. Project Location.

Figure 2. Project Sites.

Figure 3. Project Vicinity.

