



City of Milpitas
Notice of Preparation
Milpitas Walmart Expansion Project

Date: March 5, 2009

To: Public Agencies and Interested Parties

From: Cindy Hom, Assistant Planner

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Milpitas Walmart Expansion 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 Milpitas Walmart Expansion Project are described in the attached materials. The City of Milpitas is soliciting comments regarding the scope and content of the environmental information, which are germane to your agency's statutory responsibilities in connection with the proposed project. Your agency 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., Friday, April 3, 2009**. We will need the name of a contact person in your agency.

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455 E. Calaveras Boulevard
Milpitas, CA 95035
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MILPITAS WALMART EXPANSION PROJECT

1.1 - Project Location

The project site is located in the City of Milpitas, Santa Clara County, California; refer to Exhibit 1. The project site consists of one parcel totaling 14.56 acres, bounded by N. McCarthy Boulevard (west), Ranch Drive (north and east), and the McCarthy Ranch Marketplace (south); refer to Exhibit 2. The project site is located on the Milpitas, California, United States Geologic Survey 7.5-minute quadrangle, Township 6 South, Range 1 West, Unsectioned (Latitude: 37°25'45" North; 121°55'15" West).

1.2 - Existing Conditions

1.2.1 - Land Use

The project site contains a 131,725-square-foot conventional Walmart store (Store No. 2119), located in the northern portion of the McCarthy Ranch Marketplace. The store opened in 1994 and contains a general merchandise sales floor area, a food tenant area (McDonald's), a stockroom receiving area, loading dock, an ancillary area, an outdoor garden center, and a two-bay Tire & Lube Express. The garden center, Tire & Lube Express, and loading dock are located on the north side of the existing store. The store has a main entrance, a garden center entrance, and one loading dock with two doors.

1.2.2 - Land Use Designations

The City of Milpitas General Plan designates the project site "General Commercial." The Milpitas Zoning Ordinance designates the project site "General Commercial (C2), Site and Architectural Review (S) overlay." The existing Walmart store is consistent with both land use designations.

1.3 - Project Description

The proposed project consists of the expansion and alteration of the existing Walmart store. The project would include the addition of approximately 18,457 square feet of building area to the southern portion of the existing store. For the purposes of providing a conservative evaluation of project impacts, the EIR will analyze the additional square footage at 19,000 square feet, which is 3 percent larger than the anticipated expansion square footage. Table 1 summarizes the Walmart square footage. The project site plan is shown in Exhibit 3.

Table 1: Walmart Square Footage

Component	Square Feet		
	Existing	Proposed	Change
General Merchandise Sales	101,069	87,007	(14,062)
Food Sales	0	23,191	23,191
Food Sales Support	0	9,409	9,409
Stockroom Receiving	9,560	8,423	(1,137)
Ancillary	8,847	10,583	1,736
Tire & Lube Express	5,170	5,170	0
Food Tenant (McDonald's)	1,744	1,064	(680)
Indoor Subtotal	126,390	144,847	18,457
Outdoor Garden Center	5,335	5,335	0
Total	131,725	150,182	18,457
Square Footage to be Analyzed in EIR (Total + 3 percent)	131,725	150,725	19,000
Source: Tait & Associates, 2008.			

1.3.1 - Store Characteristics

The expanded Walmart store would total 150,182 square feet. Interior areas would increase to 144,847 square feet, while the outdoor garden center would be maintained at the existing 5,335 square feet. Square footage for food sales and support and ancillary uses would be added, while square footage for general merchandise sales, stockroom receiving, and the food tenant (McDonald's), would be reduced. An additional truck-loading bay would be added to the rear of the building. No changes would occur to the existing Tire & Lube Express.

The expanded Walmart store would operate 24 hours a day, 7 days a week, and would retail general merchandise and groceries. The store would retail alcohol for offsite consumption.

1.4 - Required Approvals

The proposed project requires the discretionary approvals listed below:

- Site Development Permit - Planning Commission
- Conditional Use Permit (grocery sales within 1,000 feet of residential uses; alcohol sales) - Planning Commission

1.5 - 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 (includes Greenhouse Gas Emissions)
- Biological Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Public Services and Utilities (includes Energy)
- Transportation
- Urban Decay

1.6 - Effects Found Not To Be Significant

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

Agriculture Resources

The project site contains an existing Walmart store and associated parking areas. The Milpitas Zoning Ordinance designates the project site “General Commercial (C2), Site and Architectural Review (S) overlay.” There is no agricultural land on the project site. Therefore, there is no potential for the proposed project to convert Important Farmland to non-agricultural use or conflict with agricultural zoning or a Williamson Act contract.

The Farmland Mapping and Monitoring Program indicates that Important Farmland is located on the opposite side of N. McCarthy Boulevard from the project site. However, this property is designated for Industrial Park uses by the City of Milpitas General Plan and was recently entitled for an office park campus (The Campus at McCarthy Ranch) by the City of Milpitas in December 2008. Therefore, the proposed project would not create pressures to convert this agricultural land to non-agricultural use, because such action has already been approved by the City of Milpitas.

Cultural Resources

The project site contains an existing Walmart store developed in the early 1990s. This store would not meet federal or state historical significance criteria. In addition, no known archaeological resources, paleontological resources, or burial sites are within the project site boundaries.

The proposed project consists of an expansion to the existing Walmart store using slab-on-grade construction. All subsurface earthwork activities are expected to occur at relatively shallow depths in areas that were previously disturbed as part of the construction of the existing store and associated parking areas in the early 1990s. Therefore, there would be no potential to encounter previously undiscovered cultural resources.

Mineral Resources

The project site does not contain any known mineral deposits or active mineral extraction operations. The project site is not designated by the City of Milpitas General Plan as containing mineral resources of statewide or local importance. This condition precludes the possibility of the loss of important mineral resources as a result of the development of the proposed project.

Population and Housing

The project site contains an existing Walmart store and associated parking areas. No residential uses exist onsite and no residential uses are included in the proposed project. Therefore, the proposed project would not have the potential to displace people or housing.

Expansion of the existing Walmart store is expected to generate as many as 75 new jobs. These would be primarily entry-level positions, both full-time and part-time. The California Employment Development Department indicates that, as of December 2008, there were 2,500 unemployed persons in Milpitas and 68,200 unemployed persons in Santa Clara County. Accordingly, it would be expected that the proposed project's new jobs could be filled readily from the local workforce. Therefore, the proposed project would not have the potential to cause substantial direct or indirect population growth.

Recreation

The proposed project would not result in substantial direct or indirect population growth and, therefore, would not increase the use of neighborhood or regional parks. In addition, the proposed project would not contain any recreational components. Accordingly, the proposed project would not have the potential to adversely impact recreational facilities.

1.7 - Scoping Meeting

A public scoping meeting will be held, beginning at **6 p.m., Monday, March 16**, at the following location:

Milpitas City Hall
Committee Conference 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 2009.



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Exhibit 1 Regional Location Map



Source: National Agricultural Imagery Program for Santa Clara County (2005).

Exhibit 2

Local Vicinity Map

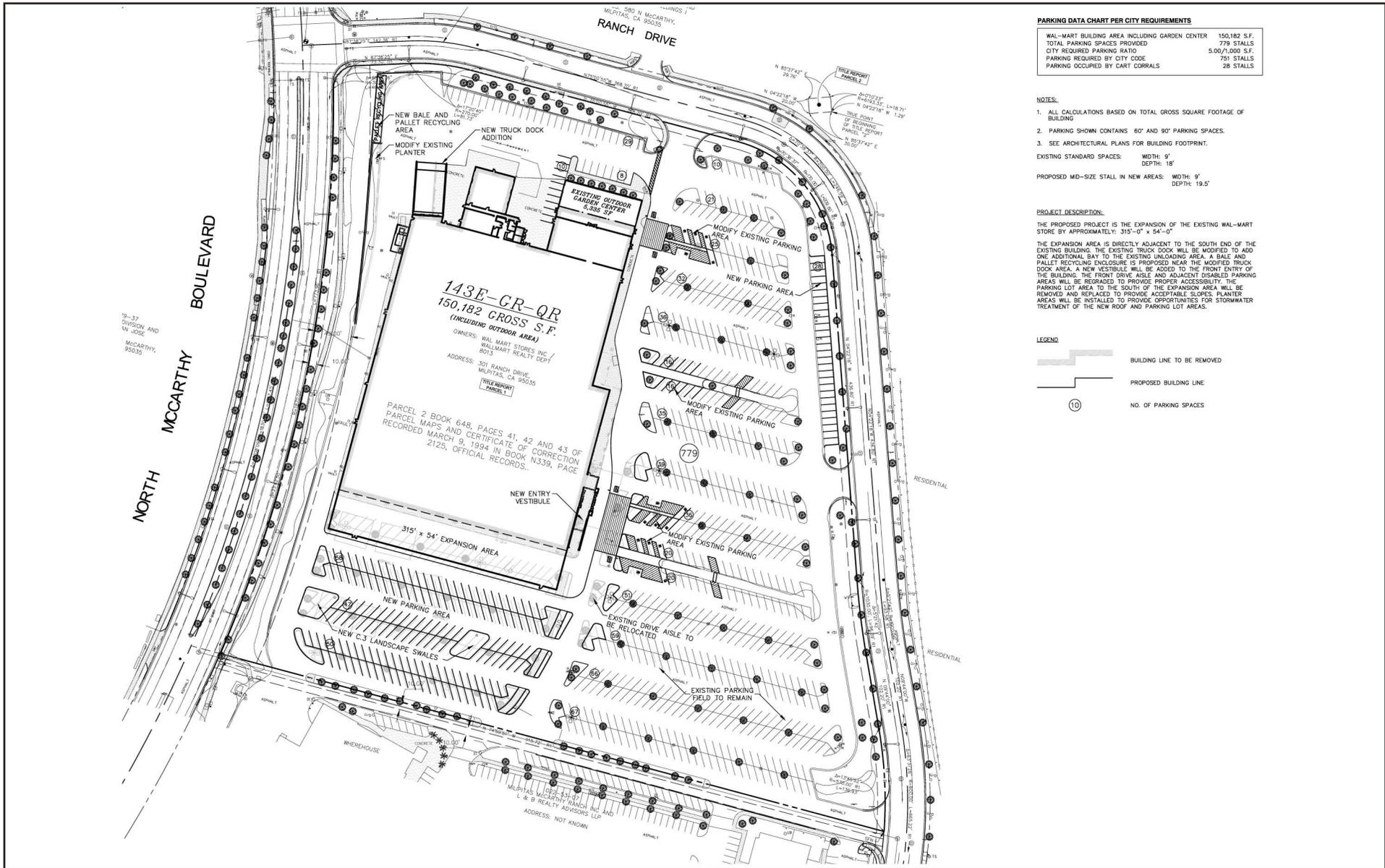
Aerial Base



Michael Brandman Associates

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PARKING DATA CHART PER CITY REQUIREMENTS

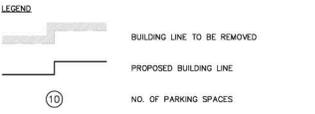
WAL-MART BUILDING AREA INCLUDING GARDEN CENTER	150,182 S.F.
TOTAL PARKING SPACES PROVIDED	779 STALLS
CITY REQUIRED PARKING RATIO	5.00/1,000 S.F.
PARKING REQUIRED BY CITY CODE	761 STALLS
PARKING OCCUPIED BY CART CORRALS	28 STALLS

- NOTES:**
- ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING
 - PARKING SHOWN CONTAINS 60' AND 90' PARKING SPACES.
 - SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT.
- EXISTING STANDARD SPACES: WIDTH: 9'
DEPTH: 18'
- PROPOSED MID-SIZE STALL IN NEW AREAS: WIDTH: 9'
DEPTH: 19.5'

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS THE EXPANSION OF THE EXISTING WAL-MART STORE BY APPROXIMATELY 315'-0" x 54'-0".

THE EXPANSION AREA IS DIRECTLY ADJACENT TO THE SOUTH END OF THE EXISTING BUILDING. THE EXISTING TRUCK DOCK WILL BE MODIFIED TO ADD ONE ADDITIONAL BAY TO THE EXISTING UNLOADING AREA. A BALE AND PALLET RECYCLING ENCLOSURE IS PROPOSED NEAR THE MODIFIED TRUCK DOOR AREA. A NEW VESTIBULE WILL BE ADDED TO THE FRONT ENTRY OF THE BUILDING. THE FRONT DRIVE AISLE AND ADJACENT DISABLED PARKING AREAS WILL BE REGRADED TO PROVIDE PROPER ACCESSIBILITY. THE PARKING LOT AREA TO THE SOUTH OF THE EXPANSION AREA WILL BE REMOVED AND REPLACED TO PROVIDE ACCEPTABLE SLOPES. PLANTER AREAS WILL BE INSTALLED TO PROVIDE OPPORTUNITIES FOR STORMWATER TREATMENT OF THE NEW ROOF AND PARKING LOT AREAS.



Source: Tait & Associates, Inc., August 2008.



NOT TO SCALE

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Exhibit 3 Conceptual Site Plan