

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Murphy Village ProjectLead Agency: City of MilpitasContact Person: Randy BaezMailing Address: 455 E. Calaveras BlvdPhone: (408) 586-3287City: MilpitasZip: 95035County: Santa Clara**Project Location:** County: Santa ClaraCity/Nearest Community: MilpitasCross Streets: McCarthy Blvd/Tasman Dr/Murphy Ranch Rd/Alder DrZip Code: 95035Longitude/Latitude (degrees, minutes and seconds): 37 ° 25 ' 51.64 " N / 121 ° 55 ' 15.85 " W Total Acres: 38.5Assessor's Parcel No.: 083-19-012 and 083-19-013Section: 24Twp.: 6 SRange: 1 WBase: Mt DiabloWithin 2 Miles: State Hwy #: SR-237, I-880Waterways: Coyote Creek

Airports: _____

Railways: _____

Schools: Pearl Zanker, Abram Agnew, Dolores Huerta**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☒ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 791 Acres 38.5☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy, GHG**Present Land Use/Zoning/General Plan Designation:**

Vacant land and the former Milpitas Business Park/Business Park Research and Development (BPRD) with a Recreation and Entertainment (RE) overlay/Business Park Research & Development (BPRD)

Project Description: *(please use a separate page if necessary)*

The proposed project would demolish the existing Milpitas Business Park, subdivide the 38.5-acre project site into 300 lots, and construct a total of 791 residential units across two phases, consisting of 174 single-family detached homes, 381 townhomes, and 236 apartment units. In addition to the residential lots, the subdivision would include private open space parcels along with other common area lots. Of the 791 units, 555 would consist of three-story, attached and detached units. The remaining 236 units would be within a five-story apartment building that would wrap around a six-story parking garage. The proposed apartment building would be 100 percent affordable, available to very low to low-income households.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 25, 2026 Ending Date October 26, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>Toll Brothers</u>
Address: <u>6001 Shellmound Street, Suite 425</u>	Address: <u>6800 Koll Center Parkway Suite 320</u>
City/State/Zip: <u>Emeryville, CA 94608</u>	City/State/Zip: <u>Pleasanton, CA 94566</u>
Contact: <u>Natalie Noyes</u>	Phone: <u>(925) 249-6022</u>
Phone: <u>916-866-1685</u>	

Signature of Lead Agency Representative:  Date: 9/24/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.