Planning Department

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Recirculated Notice of Preparation Draft Environmental Impact Report and Public Scoping Meeting for the Proposed Murphy Village Project State Clearinghouse Number 2026091106

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties and Organizations

Date: November 12, 2026

The City of Milpitas (City) Planning Department, as the Lead Agency under the California Environmental Quality Act (CEQA), is recirculating this Notice of Preparation (NOP) for the proposed Murphy Village Project (proposed project) to ensure adequate public notification and opportunity for agency and public participation in the environmental review process. The City previously circulated the NOP for public review from September 25 through October 26, 2026, and held a virtual public scoping meeting on October 7, 2026. The recirculated NOP establishes a new public comment period and provides updated information regarding the public scoping meeting. The proposed project remains unchanged from that described in the previously circulated NOP.

The City is preparing and Environmental Impact Report (EIR) for the proposed project. In accordance with Section 15082 of the *State CEQA Guidelines*, the City has prepared this NOP to provide information regarding the proposed project and areas of potential environmental effects proposed to be analyzed in the EIR. The City is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR. The City is also conducting a scoping meeting for the proposed project as further described below. The proposed project would include the demolition of the existing Milpitas Business Park and redevelopment of the project site with a new residential community consisting of 791 dwelling units. In addition to the residential development, the project would include associated parks and open space areas, landscaping, circulation improvements, and supporting utility and infrastructure facilities.

PROJECT LOCATION

The approximately 38.5-acre project site is comprised of two parcels located at 1020 McCarthy Boulevard (Assessor's Parcel Number [APN] 083-19-012 and 083-19-013) in the City of Milpitas, Santa Clara County, California (please see **Figure 1, Regional Location**). The northern parcel (APN 083-19-012) is bounded by Murphy Ranch Road to the south and west, McCarthy Boulevard to the east, and commercial uses to the north. The southern parcel (APN 083-19-013) is bounded by Tasman Drive to the southeast, McCarthy Boulevard to the west, and Alder Drive to the north and northeast. The parcels are separated by McCarthy Boulevard (please see **Figure 2, Project Site**).

The project site is currently designated as Business Park Research & Development (BPRD) in the City's General Plan and is located in the Business Park Research and Development (BPRD) zoning district with a Recreation and Entertainment (RE) overlay.

PROJECT DESCRIPTION

The proposed project would subdivide the 38.5-acre project site into 300 lots and develop a total of 791 residential units, 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.

The proposed project would be developed in two phases. Phase 1 of the proposed project would develop the northern parcel with 136, three-story single family detached units and an approximately 0.3-acre park. Phase 2 of the proposed project would develop the southern parcel with 38, three-story single-family detached units, 381, three-story multi-family attached units, a five-story, 236-unit apartment building, and an approximately 1-acre park. The 236 apartment units within the apartment building 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 (not including two manager units).

Access and Parking. The proposed 136 single-family detached residential units would be served by two new access points from McCarthy Boulevard. The northern access point (Circle A North) would be located at the signalized intersection of McCarthy Boulevard and Alder Drive, while the southern access point (Circle A South) would provide right-in/right-out access only and would be located north of the intersection of McCarthy Boulevard and Murphy Ranch Road. The proposed project would also include minor internal streets (Alley G-AA, A-D Lane, and Circle D-G) that would provide direct access to the proposed units. Access to the proposed single-family detached units and townhomes developed under Phase 2 of the proposed project would be provided via an existing street connection (B Street) at the unsignalized intersection of McCarthy Boulevard and Murphy Ranch Road and a proposed new street connection (Circle B) on Alder Drive. The proposed project would include minor internal streets (Alley G-AA, A-D Lane, and Circle D-G). Access to the proposed apartment building's 6-level parking garage would be provided via a right-in/right-out driveway on Tasman Drive. Two-way drive aisles would also be provided within the six-level parking garage.

Parking for proposed development under Phase 1 would include 272 garage parking spaces (2 per unit), 186 driveway spaces (2 per unit), and 66 unmarked parallel street spaces, for a total of 524 parking spaces. The on-street parking would be provided on Circle A and on-street parking would be prohibited on the minor internal streets. Parking for the proposed single-family detached and townhome units developed under Phase 2 would include 838 parking spaces in the private garages (762 spaces associated with the multi-family garages and 76 spaces associated with the single-family garages), 50 parking spaces in stalls on neighborhood streets/alleys, and 204 unmarked parallel street spaces. Of the 254 on-street parking spaces, 20 would be electric vehicle (EV) ready and 5 would be EV capable. The on-street parking would be provided on Circle B and prohibited on the minor internal streets. In addition, 90-degree parking spaces would be provided on several minor internal streets (A-C Lane, Circle G, Alley G and Z). The proposed project would be required to provide a minimum of 42 short-term bicycle parking spaces for the proposed townhouse units. A total of 256 parking spaces would be provided in the proposed parking garage associated with the apartment building. The proposed project would also provide 118 long-term bicycle parking spaces and 24 short-term parking spaces within the proposed parking garage. An additional four spaces are shown in a small lot with four parking spaces between the access driveway and the building.

The proposed project would also provide new sidewalks on Murphy Ranch Road and McCarthy Boulevard. Within the project site, the proposed project would construct 4-feet wide sidewalks along the internal streets to meet the City's minimum standard. To facilitate pedestrian crossing at the Murphy Ranch Road and McCarthy Boulevard intersection, the proposed project would install crosswalks across

the north and south legs of McCarthy Boulevard with new ADA ramps on the west side of McCarthy Boulevard intersection.

Parks, Open Space, and Landscaping. The proposed project would include landscaping in the form of parks, paseos, and open space. In total, the proposed project would provide approximately 9.5 acres of residential open space and 4.4 acres of private usable open space, and would include a community park for each phase of development. The proposed parks would have a combined acreage of 1.25 acres and would include play equipment, shaded seating, barbeques, picnic areas, lawn areas, and bike racks. The parks would not include restrooms or lighting. The proposed park developed under Phase 2 would also include an approximately 3,000 square foot pad for a future cafe/wine bar/bookstore and/or a food truck/food carts/mobile food vending, a Pickle Ball court, and an area for bike maintenance with stationary repair equipment.

The proposed multi-family building would also include an outdoor activity area and playground area thar would include a passive garden, outdoor kitchen and dining, game tables, a tot-lot, and entry plaza.

Construction of the proposed project would be implemented in two phases, starting in late 2028 with full occupancy is expected to occur in the year 2032.

The proposed project would require a General Plan Amendment to change the land use designation from Business Park Research & Development (BPRD) to High Density Residential (HDR) and Multi-Family (R3), in order to allow residential use. The proposed project would also rezone the site to Planned Unit Development (PUD) to provide flexibility in design standards and density and allow the proposed project to contain both single family small lots and the affordable apartment building.

ISSUES TO BE ADDRESSED IN THE EIR

Based on the project description and the Lead Agency's understanding of the environmental issues associated with the proposed project, it is anticipated that implementation of the proposed project has the potential to result in significant environmental effects associated with some or all of the following topics, consistent with Appendix G of the *State CEQA Guidelines* and analyzed in detail in the EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The EIR will analyze the reasonably foreseeable indirect physical changes to the environment in the above topic areas caused by the proposed project. Based on preliminary review, at this time the City does not anticipate impacts in the following categories and as such, these topics will not be discussed in detail in the EIR: Aesthetics, Agriculture and Forestry Resources, Mineral Resources, and Wildfire. In addition, the EIR will evaluate any significant and unavoidable project impacts, as well as potentially significant cumulative impacts when considered in combination with other past, present, and reasonably foreseeable future projects in the surrounding area. Consistent with the CEQA "rule of reason," the EIR will identify and evaluate a reasonable range of alternatives capable of avoiding or substantially reducing significant environmental impacts while attaining most of the project's basic objectives. The EIR will also

identify any alternatives considered but rejected as infeasible and describe the factors supporting that determination.

NOTICE OF PUBLIC SCOPING MEETING

Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082 and 15083, the City, as the Lead Agency, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice; responsible agencies; agencies with jurisdiction by law; trustee agencies; and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR. The scoping meeting is scheduled as follows:

Date: Thursday, December 3, 2026
Time: 6:00 PM
Zoom Registration Link: https://ci-milpitas-ca-gov.zoom.us/meeting/register/t6XEtK0dQ92458eNAwZMMQ

All interested parties are invited to attend the public Scoping Meeting to assist in identifying issues to be addressed in the EIR. Attendees will have an opportunity to provide input to the City of Milpitas and consultant team preparing the EIR.

RESPONSIBLE AND TRUSTEE AGENCIES

The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with *State CEQA Guidelines* Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits or other project approvals that your agency must issue. As such, your responses to this Notice of Preparation (NOP), at a minimum, should identify: (1) significant environmental issues and reasonable alternatives and mitigation measures that your agency will need to have explored in the EIR; and (2) whether your agency will be a responsible or trustee agency for this project.

REVIEW AND RESPONSE PERIOD

In accordance with *State CEQA Guidelines* Section 15082, this NOP is being circulated for a 30-day comment period. Responses to this NOP must be provided during this response period as outlined below:

November 12, 2026 – December 14, 2026

DOCUMENT AVAILABILITY

The NOP can be viewed on the City of Milpitas website at: https://www.milpitas.gov/379/Environmental-Documents-CEQA

A hardcopy of the NOP will also be available at City Hall, 455 East Calaveras Boulevard, Milpitas, CA 95035.

For more information about the Murphy Village at Alder Station Project, please visit the project website at: https://www.milpitas.gov/379/Environmental-Documents-CEQA

SUBMITTAL OF WRITTEN COMMENTS

The Lead Agency solicits comments regarding the scope, content, and specificity of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The City of Milpitas requests that written comments be provided at the earliest possible date, but **no later than 5:00 PM on December 14, 2026**.

Please submit comments electronically via email or send a hard copy via mail (including name and contact information) to the following:

Email: rbaez@milpitas.gov

Mail:
ATTN: Randy Baez, Associate Planner
City of Milpitas, Planning Department
455 East Calaveras Boulevard
Milpitas CA 95035

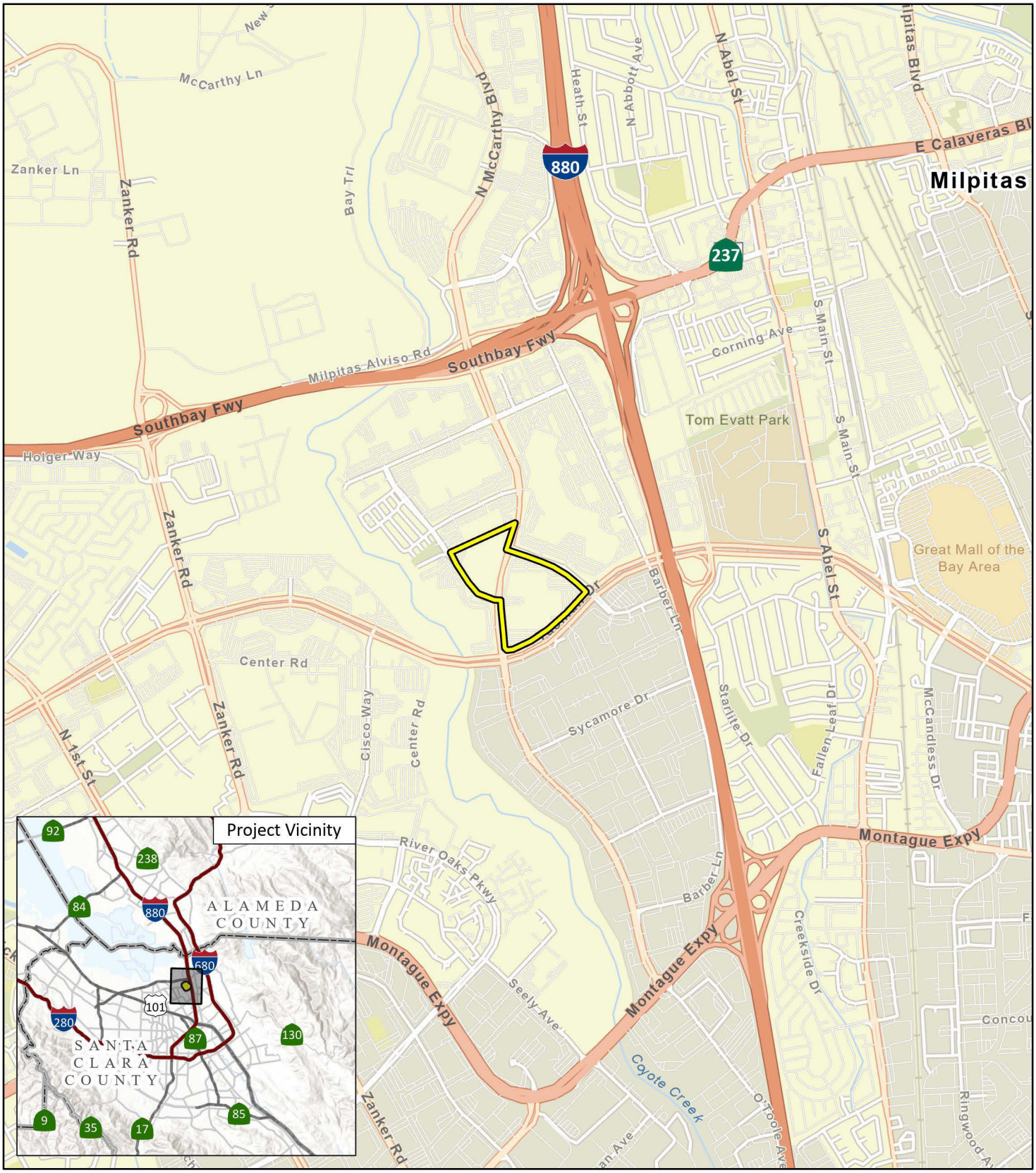
30-DAY NOP COMMENT PERIOD:	**SCOPING MEETING:**
November 12, 2026 – December 14, 2026	Date: Thursday, December 3, 2026 Time: 6:00 PM Zoom Registration Link: https://ci-milpitas-ca-gov.zoom.us/meeting/register/t6XEtK0dQ92458eNAwZMMQ



Randy Baez, Associate Planner
City of Milpitas

Attachments:

- Figure 1, Regional Location
- Figure 2, Project Site



LSA

Project Site

FIGURE 1

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0 1000 2000
FEET

SOURCE: Esri Streets (2026)

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Murphy Village at Alder Station Project

Project Location and Regional Vicinity



LSA

Project Site

Coyote Creek Trail

FIGURE 2

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SOURCE: Esri Streets (2026)

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Murphy Village at Alder Station Project

Aerial Photograph of the Project Site and Surrounding Land Uses