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 # 2026091106

Project Title: Murphy Village Project

Lead Agency: City of Milpitas | Contact Person: Randy Baez
Mailing Address: 455 E. Calaveras Blvd | Phone: (408) 586-3287
City: Milpitas | Zip: 95035 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: Milpitas
Cross Streets: McCarthy Blvd/Tasman Dr/Murphy Ranch Rd/Alder Dr | Zip Code: 95035
Longitude/Latitude (degrees, minutes and seconds): 37 ° 25 ′ 51.64 ″ N / 121 ° 55 ′ 15.85 ″ W Total Acres: 38.5
Assessor's Parcel No.: 083-19-012 and 083-19-013 | Section: 24 | Twp.: 6 | Range: 1 W | Base: Mt Diablo
Within 2 Miles: State Hwy #: SR-237, I-880 | Waterways: Coyote Creek
Airports: | Railways: | Schools: Pearl Zanker, Abram Agnew, Dolores Huerta

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ 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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	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
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	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	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date November 12, 2026 Ending Date December 14 2026

Lead Agency (Complete if applicable):

Consulting Firm: LSA
Address: 6001 Shellmound Street, Suite 425
City/State/Zip: Emeryville, CA 94608
Contact: Natalie Noyse
Phone: 916-866-1685

Applicant: Toll Brothers
Address: 6800 Koll Center Parkway Suite 320
City/State/Zip: Pleasanton , CA 94566
Phone: (925) 249-6022

Signature of Lead Agency Representative: Randy Baez Digitally signed by Randy Baez Date: 2026.11.06 10:05:28-08'00' **Date:** 11-6-26

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