



## CITY OF MILPITAS

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# Notice of Availability Draft Environmental Impact Report for the Proposed Pulte Homes Residential Development at 1355 California Circle

**TO:** Agencies, Organizations, and Interested Parties

**DATE:** July 07, 2023

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines* § 15087 (d), the City of Milpitas (City), as the Lead Agency, has prepared an Environmental Impact Report (EIR) that identifies and evaluates the environmental impacts of the below-named Project.

### PROJECT TITLE

Proposed Pulte Homes Residential Development at 1355 California Circle (State Clearinghouse# 2022110251)

### PROJECT LOCATION

The Project Site is located at 1355 California Circle between Interstate 880 (I-880) and California Circle. The 6.69-acre Project Site is located in the northwestern portion of the City. The Project Site is bound by commercial and industrial uses to the north, multi-family residential uses and a religious assembly use (BAPS Temple) to the east, a vacant industrial parcel to the south, and I-880 to the west. A City owned storm drain channel is also located immediately west, between the Project Site and I-880.

### PROJECT DESCRIPTION

The Project is comprised of five (5) seven-plex townhomes, eight (8) twelve-plex townhomes, and an apartment building. The Project would provide a total of 206 multi-family housing units:



- Seven-Plex Townhomes (35 dwelling units): The Project would construct five three-storied townhome buildings containing seven units per building for a total of 35 dwelling units. All 35 dwelling units would be offered as “market rate” for sale units, ranging in size between 1,534 and 1,850 square feet. The seven-plex townhomes would encompass building numbers 1 through 5. Buildings 1 and 2 would have frontage onto California Circle. The seven-plex townhomes would have a total gross floor area of 16,954 square feet. These townhomes would utilize four different floor plans that consist of three and four-bedroom units, each varying in size and garage type.
- Twelve-Plex Townhomes (96 dwelling units): The Project would also construct eight four-storied townhome buildings containing twelve units per building for a total of 96 dwelling units. All 96 dwelling units would be offered as “market rate” for sale units, ranging in size from 1,518 to 2,175 square feet. The twelve-plex townhomes would encompass building numbers 6 through 13. The townhomes would have a total gross floor area of 28,677 square feet. Additionally, the twelve-plex townhomes would utilize seven different plans that consist of predominantly three-bedroom units with either two or three bathrooms. A portion of these units have an option to create a fourth bedroom loft.
- Apartment Building (75 dwelling units): The Project would develop a six-story apartment complex and associated parking facilities at the northeastern corner of the Project Site. The proposed apartment building would be located within the northeastern corner of the Project Site. Plans for the apartment building would range between studios to two-bedroom units. The proposed apartment complex would provide 75 units that would be offered at “below market rate” (BMR) rental prices. It is anticipated that, of the 75 BMR units, a minimum of 20 units would be offered at the City’s established “low-income rental rate”, while the remaining 55 units would be offered at a “moderate rental rate” (MRR) rental prices. The proposed apartment complex would have a gross floor area of approximately 66,844 square feet, and a floor area ratio of 1.63. The ground floor, level R0, would be reserved for 60 covered parking spaces, an apartment leasing office, and maintenance rooms. Starting at the second floor of the building, levels R1 through R5 would consist of several studio, one bedroom, and two-bedroom units that range in size between 411 to 840 square feet.



## ANTICIPATED SIGNIFICANT IMPACTS

Based on the analysis in the Draft EIR, the Project would result in significant impacts in the following categories:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Geology and Soils (paleontological resources)
- Hazards and Hazardous Materials
- Transportation

## ENVIRONMENTAL REVIEW AND DOCUMENT AVAILABILITY

The Lead Agency invites public comment on the Draft EIR and alternatives in response to this NOA. A 45-day comment period will begin on July 07, 2023, and end on August 21, 2023.

The Draft EIR is available on the City of Milpitas website at:

**City Website:** <https://www.milpitas.gov/295/planning>

Hard copies of the Draft EIR will also be available at:

**Milpitas City Hall:** 455 East Calaveras Boulevard, Milpitas, CA 95035

## SUBMITTAL OF WRITTEN COMMENTS

Written comments may be submitted via:

**Mail:** ATTN: Lillian VanHua, Senior Planner

City of Milpitas, Planning Department  
455 East Calaveras Boulevard  
Milpitas, CA 95035

**E-mail:** Milpitas Planning Department, [planningdepartment@milpitas.gov](mailto:planningdepartment@milpitas.gov)