



CITY OF MILPITAS NOTICE OF AVAILABILITY OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE GATEWAY-MAIN STREET SPECIFIC PLAN PROJECT

In accordance with the California Environmental Quality Act (CEQA), the City of Milpitas has prepared a Draft Subsequent Environmental Impact Report (SEIR) that evaluates the potential environmental impacts of the Gateway-Main Street Specific Plan Project and has made the Draft SEIR available for public review. The City of Milpitas is the lead agency responsible for the project and as such, is also responsible for complying with the provisions of CEQA.

PROPOSED PROJECT: Gateway-Main Street Specific Plan Project (State Clearinghouse No. 2024070432)

PUBLIC REVIEW AND COMMENT PERIOD: April 17, 2025 to June 1, 2025

PROJECT LOCATION: The Gateway-Main Street Specific Plan Area (Specific Plan Area) covers approximately 605 acres within the City of Milpitas. The City, located in northern Santa Clara County, within the South San Francisco Bay Area, is situated north of San Jose and east of Santa Clara, Sunnyvale, and Mountain View along State Route 237 (Highway 237) (Figure 1, Regional Location). The City is served by three major freeways: Interstate (I)-880, I-680, Highway 237/Calaveras Boulevard, and the County-managed Montague Expressway.

The Specific Plan Area is located within the western portion of the city, west of the Union Pacific Railroad (UPRR) line. It encompasses Calaveras Boulevard, Main Street, and the Milpitas Midtown Specific Plan project area bordered by I-880 to the west, the UPRR tracks to the east, and Great Mall Parkway to the south. Two heavy rail lines, the UPRR freight line and Bay Area Rapid Transit (BART) commuter rail lines, traverse the Specific Plan Area on the east. The Valley Transportation Authority (VTA) operates light rail transit (LRT) and interconnecting bus lines into the Specific Plan Area along the Great Mall Parkway.

Existing land uses in the Specific Plan Area consist of single-family residential, multi-family residential, retail, office, civic/institutional, park/open space, and industrial uses. Commercial uses (retail, office, and hospitality) are located throughout the Specific Plan Area. A mix of single-family and multi-family housing is scattered throughout the Specific Plan Area. Public uses, including religious, educational, and cultural facilities, comprise a portion of the Specific Plan Area, including the County-operated Elmwood Correctional Facility. Transportation and industrial uses, in the Specific Plan Area, are primarily focused between the two railroad lines.

PROJECT DESCRIPTION: The purpose of the Gateway-Main Street Specific Plan (Specific Plan) is to guide land use and development consistent with the General Plan; implement the City's economic development strategy and help facilitate investment in the Specific Plan's Focus Areas; preserve and enhance existing neighborhoods; and plan for the future transition of Urban Reserve lands. The Specific Plan identifies four focus areas: Gateway District, Crossroads District, Main Street District, and Abbott District.

The City's General Plan Land Use Element designates the adopted Midtown Plan area as MGSP - Milpitas Gateway-Main Street Specific Plan. The General Plan includes the following actions related to the Specific Plan: Action LU-2A to maintain and implement the Gateway-Main Street Specific Plan goals, policies and development standards and guidelines to create a mixed-use community that includes high-

density, transit-oriented housing and a central community 'gathering place' while maintaining needed industrial, service and commercial uses; and Action ED-3H to work with property owners to facilitate development of vacant and underutilized properties on Main Street to achieve the highest and best use.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft SEIR shows that the project could result in potentially new significant impacts or an increase in the severity of previously identified significant impacts in the 2021 City of Milpitas General Plan 2040 EIR related to: Cultural and Tribal Cultural Resources and Transportation. Impacts related to Cultural and Tribal Cultural Resources and Transportation would remain significant and unavoidable with implementation of recommended mitigation measures. All other impacts would be less than significant.

CORTESE-LISTED SITES: Section 15087 (c)(6) of the CEQA Guidelines requires that this notice disclose whether the project site is listed on any of the lists enumerated under Government Code Section 65962.5 (Cortese List). As noted in the Draft SEIR, there are no hazardous materials release sites located in the Specific Plan Area identified on the Cortese List.

WHERE DRAFT EIR MAY BE REVIEWED: The Draft SEIR is available for review during normal business hours at City Hall (455 E. Calaveras Blvd. Milpitas, CA 95035). The Draft EIR is also available online at: <https://www.milpitasmainstreet.org/>

SEND COMMENTS TO: City of Milpitas, Planning Department, 455 E. Calaveras Blvd. Milpitas, CA 95035; or jlee@milpitas.gov no later than 5:00 p.m. on June 1, 2025.

For more information on the project, please contact the Planning Director, Jay Lee, at (408) 586-3077.