



**City of
Santa Clara**
The Center of What's Possible

NOTICE

NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT Distribution Date: 12/12/2025

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **45-day public review period** for an Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA).

Project title: El Camino Real Specific Plan
Location: Approximately 250 acres of properties located immediately adjacent to the segment of the El Camino Real between Lafayette Street on the east and the City limits on the west.
Applicant: City of Santa Clara
Owner: Various
Request: A Draft EIR for the project was previously considered for adoption in 2021. The City Council did not take action on the Specific Plan and the EIR was not certified. The City Council directed City staff to modify the plan to reduce residential density and maximum building heights. The Land Use Plan has been revised to be consistent with existing/recently approved entitlements, reflect a 4,400 residential unit capacity, and reduced density along sensitive interfaces. In addition, a new, low-density land use designation for townhome development was created. The new land use designation, Corridor Residential – Low, would allow for a density of 12 to 25 dwelling units per acre (du/acre) and a maximum of height of three stories. Approximately 60 parcels that were previously designated Corridor Residential (26 to 45 du/acre, four stories) would be redesignated as Corridor Residential – Low. The proposed Specific Plan would reduce the existing commercial space from 395,000 square feet to approximately 289,000 square feet.

CEQA DETERMINATION

Based on the conclusions in the Draft EIR, implementation of the proposed project would result in some significant impacts that may be mitigated to less-than-significant and other impacts that remain significant and unavoidable. *Additionally, the project would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.*

AVAILABILITY OF DOCUMENTS

The City prepared a Draft EIR, which is available for review on the City's website at www.santaclaraca.gov/CEQA and copies are available at the Central Park Library at 2635 Homestead Road.

PUBLIC COMMENT PERIOD

Comments may be filed with the City in response to the preparation of the Draft EIR, within the **45-day** review period between **Friday, December 12, 2025 and Monday, January 26, 2026**, pursuant to Section 15087 of the CEQA Guidelines. Comments that are received on the Draft EIR will be addressed and included in the Final EIR. All comments must be submitted in writing on or before the end of the public



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comment period. Written comments on the Draft EIR should be **submitted no later than 5:00 PM on Monday, January 26, 2026** to:

Lead Agency: City of Santa Clara, Community Development Department, Planning Division
Contact: Rebecca Bustos **Email:** RBustos@santaclaraca.gov
1500 Warburton Avenue, Santa Clara, CA 95050
Phone: (408) 615-2450

Lesley Xavier, Planning Manager for
Afshan Hamid
Director of Community Development, City of Santa Clara

Date: 12/3/25
