

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 # N/A

Project Title: University Station Residential Master Plan

Lead Agency: City of Santa Clara Contact Person: Steve Le
 Mailing Address: 1500 Warburton Avenue, Phone: 408-615-2468
 City: Santa Clara Zip: 95050 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Santa Clara/San Jose
 Cross Streets: El Camino Real/Franklin Street Zip Code: 95050

Longitude/Latitude (degrees, minutes and seconds): 37 ° 21 ' 3.056 " N / 121 ° 55 ' 57.464 " W Total Acres: 10.96

Assessor's Parcel No.: 230-09-020 & 230-09-021 Section: 01 Twp.: 7 S Range: 1 W Base: _____

Within 2 Miles: State Hwy #: SR 82, SR 87 Waterways: Guadalupe River
 Airports: San Jose Mineta International Airport Railways: Caltrain, VTA LRT Schools: SCU, Washington ES, Buchser MS, Saint Clare

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 408 Acres 10.96
 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: GHG

Present Land Use/Zoning/General Plan Designation:

Planned Development/Santa Clara Station Mixed Use (Santa Clara Station Regional Commercial and Santa Clara Station High Density Residential) & Light Industrial/Light Industrial

Project Description: *(please use a separate page if necessary)*

The project proposes to demolish the existing four office buildings (which total 216,000 square feet of office space) and two parking garages, and construct a new five-story building with up to 297 multi-family residential units and up to 111 three-story townhouse units distributed amongst 26 buildings. The multi-family residential building's roof would include screened mechanical units, and the maximum height of the building would be approximately 64 feet above grade. The maximum height of the townhouse units would be approximately 38 feet. Thirteen of the townhouse units would be located on what is currently a 0.94-acre parcel in the City of San José (as discussed in further detail below) and the remaining townhouse units and the multi-family building would be on the parcel in the City of Santa Clara. The average density of the project would be 37 dwelling units per acre. The project would also construct a new approximately 8.5-foot-wide sidewalk along the project frontage adjacent to the proposed multi-family residential development on El Camino Real and along the project frontage on Campbell Avenue.

As proposed, the project would annex the 0.94-acre San José parcel to the City of Santa Clara. If the detachment and annexation of the parcel are approved, the Santa Clara General Plan would be amended to designate the annexed parcel to Santa Clara Station Mixed Use (Santa Clara Station Regional Commercial and Santa Clara Station High Density Residential) and the annexed parcel would be rezoned to the Mixed Use-Regional Commercial (MU-RC) zoning district.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 23, 2025 Ending Date June 23, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates, Inc.</u>	Applicant: <u>Bixby Land Company</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>1501 Quail Street #230</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>Newport Beach, CA 93660</u>
Contact: <u>Nick Towstopiat</u>	Phone: <u>(949)336-7000</u>
Phone: <u>408-454-3407</u>	

Signature of Lead Agency Representative: Steve Le

Digitally signed by Steve Le
Date: 2025.05.19 09:41:24 -0700

Date: 5/23/25

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