

# 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 # 2025050963**

**Project Title:** University Station Residential Project

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 four existing 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 April 10, 2026 Ending Date May 25, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers &amp; 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: 2026.04.01 15:37:34 -0700

Date: 4/1/2026

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