



NOTICE

NOTICE OF AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT Distribution Date: 4/10/2026

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: University Station Residential
Files: PLN24-00279, PLN24-00314, PLN24-00603, PLN24-00604
Location: 451 El Camino Real, a 10.96 gross acre site comprised of two parcels, one located at 451 El Camino Real in Santa Clara (APN 230-09-020) and one in the City of San José without a physical address (APN 230-09-021)
Applicant: Bixby Land Company
Owner: Bixby SPE Finance 11, LLC
Request: Architectural Review and a Tentative Subdivision Map for the demolition of 216,000 square feet of existing commercial and parking garage buildings to construct a 5-story residential building with 297 units, 98 3-story townhouses, and structured parking garage. The proposal includes an Annexation; Pre-zone and Pre-designation of a General Plan land use for a 0.94-acre portion of the adjacent site in the City of San Jose to construct 13 townhouses.

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 not 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, April 10, 2026 and Monday, May 25, 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 comment period. Written comments on the Draft EIR should be **submitted no later than 5:00 PM on Monday, May 25, 2026** to:



City of Santa Clara

The Center of What's Possible

Lead Agency: City of Santa Clara, Community Development Department, Planning Division
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Sheldon S. Ah Sing, Development Review Officer for
Afshan Hamid
Director of Community Development, City of Santa Clara