

Notice of Determination

To:

☒ Office of Planning and Research

Street Address:

1400 Tenth St., Rm 113
Sacramento, CA 95814

☐ County Clerk

County of: Santa Clara

Address: 110 West Tasman Drive, 1st Floor
San Jose, CA 95134

From:

Public Agency: City of Santa Clara

Address: 1500 Warburton Avenue
Santa Clara, CA 95050

Contact: Steve Le

Phone: 408-615-2468

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025050963

Project Title: University Station Residential Project

Project Applicant: Bixby Land Company

Project Location (include county): 451 El Camino Real, Santa Clara, CA 95050, Santa Clara County

Project Description:

The future project would demolish the four existing office buildings and two parking garages on-site, 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. Thirteen of the townhouse units would be located on what is currently a 0.94-acre parcel in the City of San José and the remaining townhouse units and the multi-family building would be on a parcel in the City of Santa Clara. The project approval included application for the annexation of a 0.94-acre San José parcel to the City of Santa Clara, amending the Sarita Clara General Plan map to pre-designate the annexed parcel to Regional Mixed Use; and pre-zoning the annexed parcel Mixed Use-Regional Commercial. The project approval also included approval of a Vesting Tentative Subdivision Map for condominium purposes for the project site.

This is to advise that the City of Santa Clara (☒Lead Agency or ☐Responsible Agency) has approved the above described project on September 22, 2026 and has made the following determinations regarding the above described project.

1. The project (☒ will ☐ will not) have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (☒ were ☐ were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (☒ was ☐ was not) adopted for this project.
5. A statement of Overriding Considerations (☐ was ☒ was not) adopted for this project.
6. Findings (☒ were ☐ were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

1500 Warburton Avenue, Santa Clara, CA 95050

Signature (Public Agency):  Title: Senior Planner

Date: September 24, 2026 Date Received for filing at OPR: _____