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:

Architectural Review for a demolition of 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.

This is to advise that the *City of Santa Clara* (☒Lead Agency or ☐Responsible Agency) has approved the above described project on *October 21, 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.

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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: 10/27/26 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.