

Notice of Preparation

Draft Program Environmental Impact Report

For the Santa Clara Station Area Specific Plan

DATE: June 12, 2026

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, and Other Interested Agencies; Interested Parties and Organizations

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Santa Clara Station Area Specific Plan and Notice of Public Scoping Meeting

LEAD AGENCY: City of Santa Clara
Community Development Department, Planning Division
1500 Warburton Avenue
Santa Clara, California 95050

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NOTICE IS HEREBY GIVEN THAT The City of Santa Clara (lead agency) will prepare a Draft Environmental Impact Report (EIR) for the proposed Santa Clara Station Area Specific Plan (SCSASP). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Interested agencies are requested to comment on the project's scope and on the content of the descriptions of the significant environmental issues and reasonable alternatives and mitigation measures to be explored in the Draft EIR. The project location and description are summarized below.

A 30-DAY NOP REVIEW PERIOD: The City solicits comments regarding the scope and content of the Draft EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, the NOP public review period will **begin on June 12, 2026, and end on July 13, 2026**. Please send your written/typed comments (including name, telephone number, and contact information) by **5:00 p.m. on July 13, 2026** to:

Email: Rbustos@SantaClaraCA.gov

OR

Mail: City of Santa Clara – Community Development Department
Attn: Rebecca Bustos, Principal Planner
1500 Warburton Avenue Santa Clara, California 95050

PUBLIC SCOPING MEETING: The City will hold a virtual Scoping Meeting to: 1) inform the public and interested agencies about the proposed project; and 2) solicit public comment on the scope of the environmental issues to be addressed in the Program EIR as well as the range of practicable alternatives to be evaluated. The date, time and place of the meeting are as follows:

June 29, 2026
6:00 p.m. to 7:30 p.m.
Zoom Webinar
<https://santaclaraca.zoom.us/j/89366678301>
Webinar ID: 893 6667 8301

PROJECT RELATED DOCUMENTS: Project related documents, including this NOP, can be found on the project webpage:

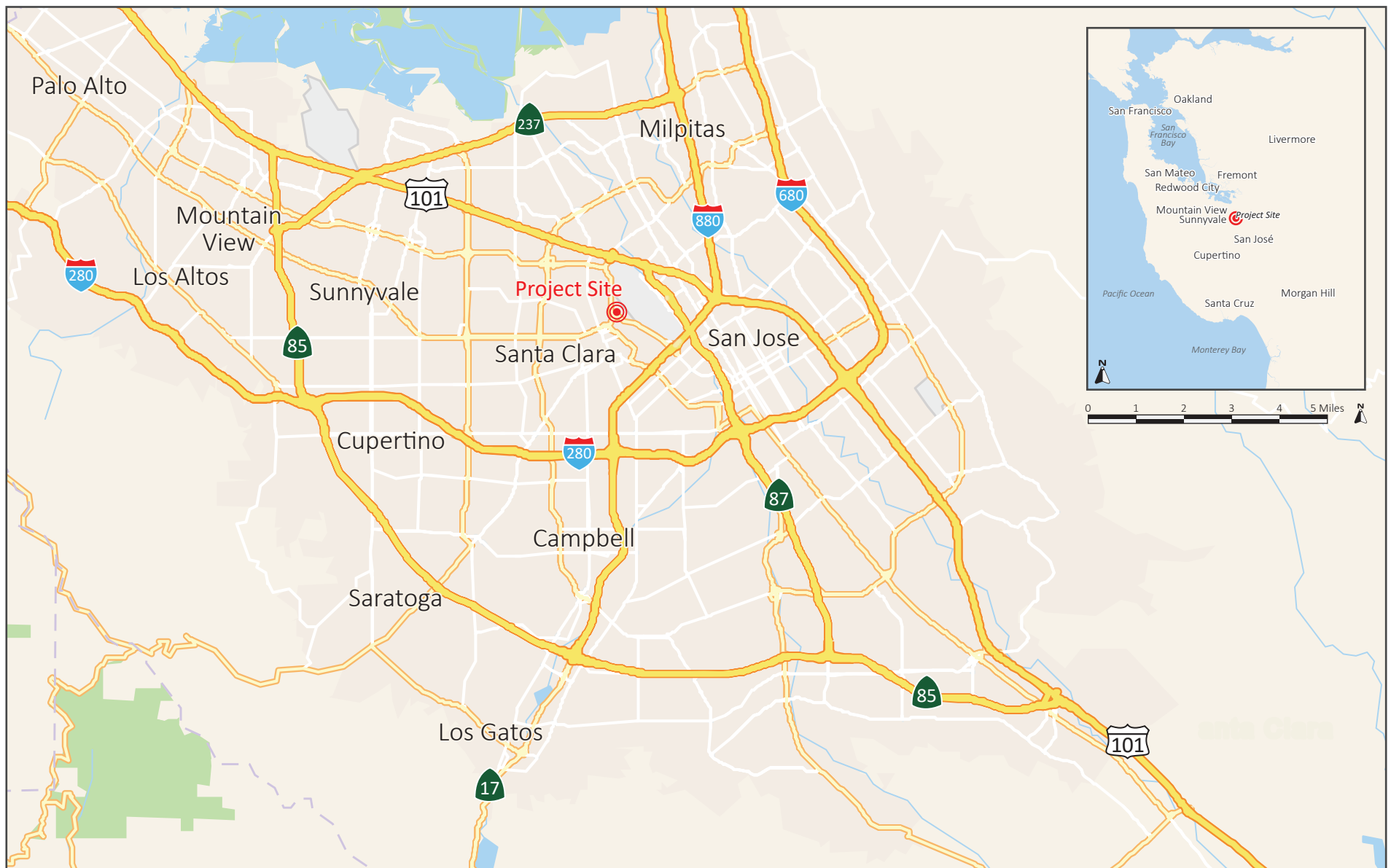
<https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-division/specific-plans/santa-clara-station-focus-area-plan>

PROJECT LOCATION: Santa Clara is in northwest Santa Clara County in an area commonly referred to as the South Bay or Silicon Valley. Santa Clara is surrounded by the City of Sunnyvale to the west, the City of San José to the south and east, and the San Francisco Bay to the north. Regional access to Santa Clara is via Interstate 280 to the south and US Highway 101 to the north. The SCSASP project area is comprised of approximately 244 acres of properties bounded by De La Cruz Boulevard, Reed Street, and Martin Avenue to the northeast, and Franklin Street and El Camino Real to the southwest. Located at the center of the SCSASP area is the Santa Clara Transit Station, which is served by Caltrain, Altamont Commuter Express, and Santa Clara Valley Transportation Authority bus service. Regional and Vicinity Maps are shown in Figures 1 and 2, respectively.

PROJECT BACKGROUND: Development within the SCSASP project area is currently comprised of a mix of residential, commercial/industrial, and retail uses. The City of Santa Clara 2010-2035 General Plan, adopted November 2010, envisions transforming the SCSASP area as a gateway into the City. The Santa Clara Station Focus Area is planned for mixed use, transit-oriented development, including a central roadway, or “main street” to provide connections within the area and link a series of public spaces.

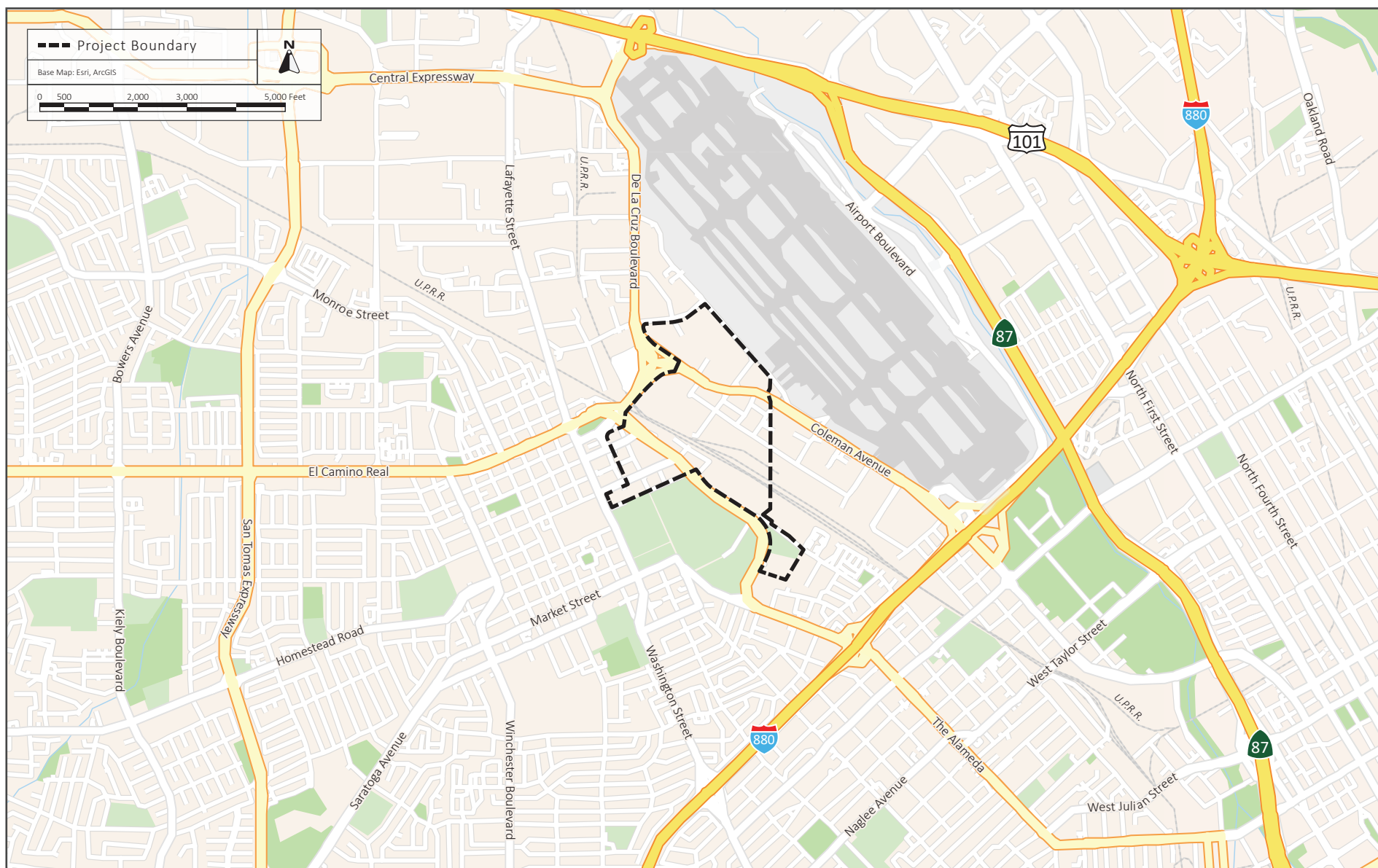
PROJECT DESCRIPTION: The proposed SCSASP would include up to 8,300 residential units, 2.1 million square feet of commercial office, 1.7 million square feet of light industrial, 105,060 square feet of institutional land uses, 134,920 square feet of retail, and 19.5 acres of open space.

POTENTIAL ENVIRONMENTAL EFFECTS: The Draft EIR will evaluate potential environmental impacts of the project. The Draft EIR will also propose mitigation to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the project’s impacts.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2

The EIR is intended to be a program-level document that will analyze the broad environmental effects of the project. No specific development projects are being considered at this time. Rather, the analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from implementation of the land uses and policies envisioned for the SCSASP area.

In accordance with Section 15063(a) of the CEQA Guidelines, the City did not prepare an Initial Study, but advises that the EIR will evaluate potentially significant environmental effects related to the following environmental resources:

Aesthetics: The EIR will analyze potential impacts due to changes in building mass, height, and lighting envisioned for future development under the SCSASP area.

Air Quality: The EIR will address the project's impacts to local and regional air quality in accordance with CEQA and Bay Area Air District's guidelines and thresholds.

Biological Resources: Habitats in the project area are low in species diversity and include predominately urban-adapted birds and animals. The EIR will discuss the project's impacts to trees and impacts to birds that may be nesting in trees on or adjacent to the SCSASP area during future construction of individual parcels.

Cultural and Tribal Cultural Resources: The Draft EIR will evaluate the potential for the project to impact historic buildings, based on a review of the California Register of Historical Resources and the City's list of historic properties. Additionally, the Draft EIR will discuss potential impacts on tribal cultural resources, compliant with Assembly Bill 52, and the potential to disturb subsurface cultural resources.

Energy: Future development under the SCSASP would likely result in an increased demand for energy. The Draft EIR will discuss whether energy use would be wasteful, inefficient, or unnecessary, and identify any conflicts the project would have with applicable plans for renewable energy or energy efficiency.

Geology and Soils: The project site is located within the most seismically active region in the United States. The Draft EIR will discuss potential geological and seismic impacts associated with seismic activity and the existing soil conditions on-site.

Greenhouse Gas Emissions: Future development under the SCSASP would contribute to regional and global greenhouse gas emissions (GHGs). The Draft EIR will evaluate whether or not emissions would conflict with GHG emission reduction goals and plans.

Hazards and Hazardous Emissions: The Draft EIR will summarize hazardous materials conditions on and adjacent to the SCSASP area and identify any potential contamination that could impact construction workers and/or future site users.

Hydrology and Water Quality: The Draft EIR will address the possible flooding issues within the SCSASP area as well as the effectiveness of the storm drainage system and the potential water

quality impacts of redevelopment activities in the project area consistent with the requirements of the Regional Water Quality Control Board.

Land Use and Planning: The SCSASP area is currently developed with residential, commercial/industrial, and retail uses. The Draft EIR will describe the existing land uses on and adjacent to the SCSASP area and the project's conformance with relevant land use plans, policies, and regulations.

Noise and Vibration: Primary noise sources in the SCSASP include noise from vehicular traffic on adjacent roadways, railroad trains, and aircraft operations associated with the San José Mineta International Airport. The Draft EIR will discuss potential noise impacts on nearby sensitive receptors adjacent to the SCSASP area and the project's compliance with the City Code and General Plan.

Population and Housing: The Draft EIR will analyze the potential for future development under the SCSASP to displace existing people or housing, and whether implementation of the SCSASP would lead to unplanned population growth.

Public Services: Development under the SCSASP would increase demand for public services, including fire, police protection, parks, and libraries. The EIR will address the availability of public facilities and the project's potential to result in adverse physical impacts to the public service facilities.

Recreation: The Draft EIR will analyze potential impacts to recreational facilities from implementation of the SCSASP.

Transportation: The City's Vehicles Miles Travelled (VMT) policy, adopted in June 2023, sets thresholds of significance for various land uses, using the countywide average VMT as the environmental baseline. The Draft EIR will address the project's transportation impacts per the City's VMT policy, as well as the project's impact on pedestrian, bicycle, and transit services.

Utilities and Service Systems: Future residents and employees generated from build out of the SCSASP would increase the demand for utilities, including water and sanitary sewer services, and solid waste disposal. The EIR will evaluate project impacts on public facilities, including utilities such as sanitary and storm drains, water supply, and solid waste management.

Other Required Analyses: Based on initial review and existing conditions within the project area, the following environmental resources would not require additional analysis, as no impacts would occur:

- Agriculture and Forestry Resources
- Mineral Resources
- Wildfire

The Draft EIR will also discuss the cumulative impacts of the project in combination with other closely related past, present, and reasonably foreseeable future projects in the vicinity. In addition, the Draft EIR will address alternatives to the project that would reduce or avoid identified significant impacts. In conformance with the CEQA Guidelines, the Draft EIR will include consistency with local and regional plans and policies, growth inducing impacts, significant irreversible changes, references, organizations/persons consulted, and EIR authors.

PURPOSE OF THIS NOTICE: In accordance with CEQA Guidelines Section 15082, the City has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. The purpose of a NOP is to provide sufficient information about the project to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed.