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County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street, 7th Floor
San Jose, California 95110

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE QUICKSILVER ESTATES PROJECT

File Number: PLN25-128-SB330

The County of Santa Clara ("County") will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Quicksilver Estates Project ("project"). The County requests your input on the scope and content of the environmental information to be included in the EIR for the project. A brief description of the project, its location, and a summary of the potential environmental effects are provided below. Approval of the project will require actions by the County, including the preparation and certification of a Final EIR.

A Public Scoping/Community Meeting to solicit oral comments on the scope and content of the EIR will be held virtually via Zoom (visit **plandev.santaclaracounty.gov/SB330-projects** for the Zoom link) on **November 17, 2026, beginning at 6:00 p.m.** The County is also soliciting written comments. The deadline to submit written comments is **November 30, 2026, at 5:00 p.m.**; however, an earlier response, if possible, would be appreciated. Please send your comments to:

County of Santa Clara Planning Office
Attention: Erin Freitas, Senior Planner
County Government Center
70 West Hedding, 7th Floor, East Wing, San Jose CA 95110
E-mail: erin.freitas@pln.sccgov.org

Prepared by:
Erin Freitas
Senior Planner

Signed by: Erin Freitas B06972D98DCC49D... — ***Signature*** — 10/28/2026 — ***Date***

Approved by:
Anastazia Aziz, AICP
Interim Deputy Director of Planning
And Development – Planning Services

Signed by: Anastazia Aziz 6B1BF07E3FBC4DA... — ***Signature*** — 10/28/2026 — ***Date***

Board of Supervisors: Sylvia Arenas, Betty Duong, Otto Lee, Susan Ellenberg, Margaret Abe-Koga
County Executive: James R. Williams

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Introduction

As the Lead Agency, the County of Santa Clara ("County") will analyze the potential environmental impacts associated with the Quicksilver Estates Project ("project") pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and its implementing regulations, the State CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.). The project applicant is proposing 44 residential units located at 19960 Almaden Road in unincorporated Santa Clara County (County), within 1,000 feet of the boundary of the City of San José, on approximately 16.75 acres. The project is being processed by the County pursuant to Senate Bill (SB) 330.

Project Location

The project site consists of an approximately 6.65-acre development area within a larger 16.75-acre parcel (Assessor's Parcel Number 742-06-031) located at 19960 Almaden Road. As shown in Figure 2, the project site is bounded by Almaden Road to the southwest, a Category 2 tributary stream and single-family residence to the southeast, and a nursery to the northwest. Alamitos Creek crosses the northeastern portion of the parcel; however, the project site would be limited to a relatively level area approximately 150 feet west of the creek at its closest point.

Existing structures within the project footprint include two single-family residences, a barn, accessory structures, and minor infrastructure and utilities. The project site is designated Open Space Reserve in the *Santa Clara County General Plan* (General Plan) and is zoned A-20Ac-d1-sr (Exclusive Agriculture, 20-acre minimum lot size, with Santa Clara Valley Viewshed and Scenic Roads combining districts).

The location of the project site is shown on Figure 1.

Project Description

The project proposes a residential subdivision on a portion of the property at 19960 Almaden Road in unincorporated Santa Clara County, California. It would include 44 detached single-family homes, with six units (13%) proposed to be deed restricted as affordable housing for lower-income households. The subdivision would also include new private streets, parking areas, utilities including water connection to San Jose Water, stormwater and drainage facilities, 0.8-acre onsite wastewater system and leach fields, landscaping, common open space, and other associated site improvements. Architectural styles would include Traditional, Farmhouse, and Craftsman styles. Access would be provided by two driveways from Almaden Road connecting to a U shaped private internal roadway.

The project also involves demolishing two existing residences and associated accessory structures, followed by site clearing, grading, utility installation, roadway construction, home construction, landscaping, and final site improvements. Construction would disturb approximately 6.65 acres and require an estimated 5,490 cubic yards of excavation and 13,300 cubic yards of fill, resulting in a net import of about 7,810 cubic yards. Retaining walls for the project between roughly 2 and 9 feet in height would be constructed in select areas.

Upon completion of construction, a homeowner's association would maintain the private roadways, common landscaping, drainage facilities, the private wastewater system, and other shared improvements that serve the project. The project is planned to be constructed in a single phase over approximately two years.

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Required Project Approvals

In addition to certification of a Final EIR, the County will need to approve the Major Subdivision and Grading Approval application for the project to proceed.

Potential Environmental Effects of the Project

The EIR will consider the effects of this project on the following environmental resources:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities
- Wildfire

The County welcomes all input on the scope and content of the EIR in response to this Notice of Preparation, and especially welcomes responses that will assist the County in:

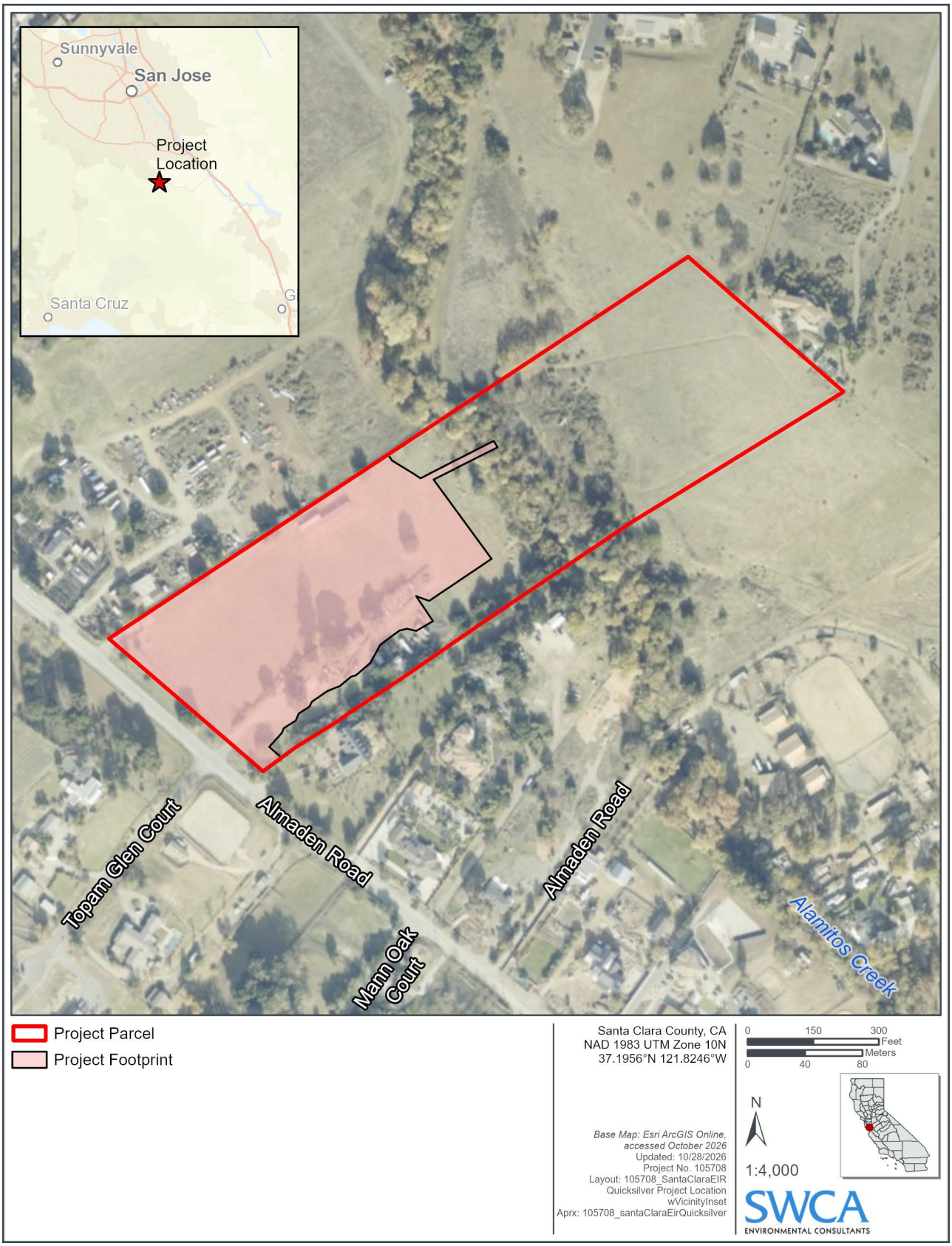
1) Identifying potentially significant environmental impacts raised by the project; and
2) Identifying and evaluating potential alternatives to the proposed project and mitigation measures that could avoid or reduce potentially significant impacts associated with the project.

If you represent an agency that may rely upon the EIR for project approval and/or tiering, the County is particularly interested in what information may be helpful for these purposes.

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Figure 1 Project Location



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