



**City of  
Santa Clara**

The Center of What's Possible

# NOTICE

NOTICE OF AVAILABILITY  
for Public Review of an  
Draft Environmental Impact Report  
Distribution Date: November 17, 2023

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **46-day public review period** for a Draft Environmental Impact Report (DEIR) prepared pursuant to the California Environmental Quality Act (CEQA).

Project title: **Mission Point Project**  
Files: PLN2017-12924, PLN2018-13400, PLN21-15386, PLN21-15387, PLN22-00635, and CEQ2018-01054  
Location: 4995 Patrick Henry Drive, also referenced as 3005 Democracy Way (including properties on Tasman Drive, Democracy Way, Patrick Henry Drive, and Old Ironsides Drive); APNs: 104-04-150, 104-04-142, 104-04-143, 104-04-151, 104-04-112, 104-04-113, 104-04-065, 104-04-111, 104-04-064  
Applicant: Kylli, Inc.  
Owner: Kylli, Inc.  
Request: The Project would demolish the existing office buildings and establish a new mixed-use neighborhood. The project includes a General Plan amendment from High-Intensity Office/Research-and-Development (R&D) to a newly established Urban Center Mixed Use, and the existing zoning would be changed from Light Industrial to Planned Development. The Project would include up to 4,913,000 gross square feet (gsf) of new development, including approximately 1.8 million gsf of residential uses (up to 1,800 units), approximately 3 million gsf of office/R&D space, approximately 100,000 gsf of neighborhood retail uses, and approximately 10,000 gsf of childcare facilities, along with 3,000 gsf of community space. An approximately 18,000 gsf electrical substation would also be constructed to support the Project. Parking would be provided in a mix of subsurface and aboveground parking facilities. In addition, the Project would include approximately 16 acres of publicly accessible open space; approximately 10 acres of private open space for residential and office uses; new bicycle, pedestrian, and vehicular circulation routes; and upgraded and expanded infrastructure.

## ENVIRONMENTAL IMPACT REPORT DETERMINATION

Based on the conclusions in the DEIR, implementation of the proposed project would result in Significant Unavoidable Project-Level air quality and noise impacts and Significant Unavoidable Cumulative air quality and noise impacts. All other significant impacts of the project would be mitigated to a less than significant level by the mitigation measures included in the DEIR.

**AVAILABILITY OF DOCUMENTS:** The City has prepared a DEIR which is available for review in the Permit Center in City Hall at 1500 Warburton Avenue, and the Central Library at 2635 Homestead Road, both of which are located in the City of Santa Clara. The document is also available online at [www.santaclaraca.gov/CEQA](http://www.santaclaraca.gov/CEQA).

**PUBLIC COMMENT PERIOD:** The public comment period on the DEIR will extend for 46 days, **beginning on Friday, November 17, 2023 and ending on Tuesday, January 2, 2024.** Comments that are received on the DEIR will be addressed and included in the Final EIR (FEIR). All comments must be submitted in writing on or before the end of the public comment period. Written comments on the DEIR should be submitted no later than 5:00 PM on January 2, 2024 to:

Lead Agency: City of Santa Clara Planning Division  
Contact: Rebecca Bustos, Principal Planner, [rbustos@santaclaraca.gov](mailto:rbustos@santaclaraca.gov)  
1500 Warburton Avenue, Santa Clara, CA 95050  
Phone: (408) 408.615.2464, Fax: (408) 247-9857

*Sheldon S. Ah Sing*

Date: *8 Nov 2023*

Sheldon S. Ah Sing, Development Review Officer for  
Andrew Crabtree  
Director of Community Development, City of Santa Clara

**Figure 1. Project Location**

