

**Notice of Preparation
Draft Program Environmental Impact Report
For the
Memorex Data Center**

DATE: July 17, 2020

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 Memorex Data Center 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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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 (Draft EIR) for the proposed Memorex Data Center. 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 July 15, 2020, and end on August 17, 2020. Please send your written/typed comments (including name, telephone number, and contact information) by 5:00 p.m. on August 17, 2020 via email OR mail to:

Email: TVien@santaclaraca.gov
Mail: City of Santa Clara – Community Development Dept.
Attn: Tiffany Vien, Assistant Planner
1500 Warburton Avenue
Santa Clara, California 95050

PUBLIC SCOPING MEETING: In accordance with current shelter-in-place mandates related to COVID-19, 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 EIR as well as the range of practicable alternatives to be evaluated. During the scoping meeting, agencies, organizations, and the public will have an opportunity to submit comments. The scoping meeting will include a presentation providing an overview of the project and the CEQA process, followed by a question and answer session for online and phone attendees. Please note that comments are limited to three minutes per speaker. The date, time and place of the meeting are as follows:

Monday, July 27, 2020 4 p.m.– 5 p.m.
<https://santaclaraca.zoom.us/j/94691504329>

Please note that there are two ways to comment during the meeting:

1. Send a comment via email to TVien@SantaClaraCA.gov. City staff will monitor emails during the meeting and an email comment received during the meeting will be read into the record. Your email should be limited so that it complies with the 3-minute time limitation for public comment.
2. Submit a comment via the “chat” function in the Zoom meeting app. City staff will monitor the chat, and will read comments and questions into the record.

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

www.santaclaraca.gov/CEQA

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 Sunnyvale to the west, 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 9.18-acre project site is located at 1200 – 1300 Memorex Drive (See Figure 1 and Figure 2). The site is zoned ML-Light Industrial and has a General Plan designation of Light Industrial.

PROJECT DESCRIPTION: The project proposes to demolish the existing improvements on the site to construct a four-story 472,920 square foot data center building with an attached six-story 87,520 square foot ancillary use office and storage component, for a combined square footage of 560,440 square feet. The data center portion of the building would house computer servers for private clients in a secure and environmentally controlled structure and would be designed to provide 60 megawatts (MW) of information technology (IT) power. The ancillary use portion of the building would be used for office (roughly 51,000 square feet) and storage uses.

Three floors of the data center portion of the building would consist of production data hall space, which requires backup power generation, while one floor would consist of development data hall space, which does not require backup power generation. Standby backup emergency electrical generators would be installed to provide an uninterrupted power supply to the production data hall space. A total of 24 three-MW diesel-fueled engine generators would be located on the south side of the building,

with 16 primary generators providing 48 MW of backup power generation capacity and eight additional generators providing redundancy for the primary generators. Mechanical cooling equipment would be located on the roof with metal panel perimeter screening above the building parapet.

The project would also construct a 150 megavolt amps (MVA) electrical substation on the eastern portion of the site. The substation would have three 50 MVA transformers, one of which would be redundant and would only become active if one of the other transformers fails. The substation capacity would be a nominal 100 MVA. The substation would have an all-weather asphalt surface underlain by an aggregate base. A 60 kilovolt (kV) overhead transmission line would be extended to the site to connect the substation to the existing electrical grid. The transmission line would form a loop, with the route starting on the east side of Lafayette Street and heading west on Shulman Avenue to Memorex Drive. From there, the route would continue west to Ronald Street and then head south to Di Giulio Avenue to connect to the proposed substation. The route would then head east from the substation to Lafayette Street and turn north towards Mathew Street to close the loop. The transmission line would be supported by utility poles up to 85 feet in height.

Figure 1 – Regional

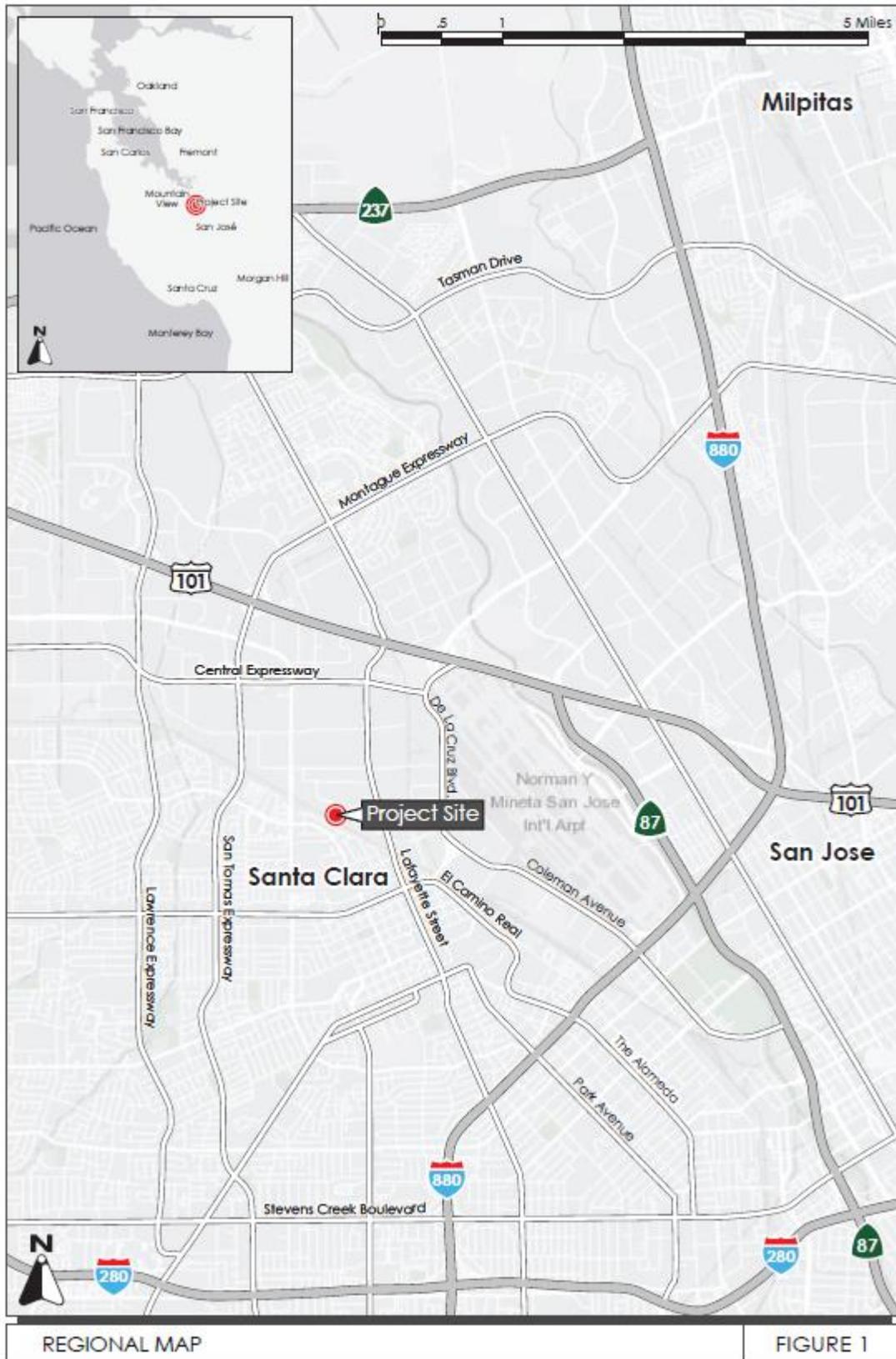
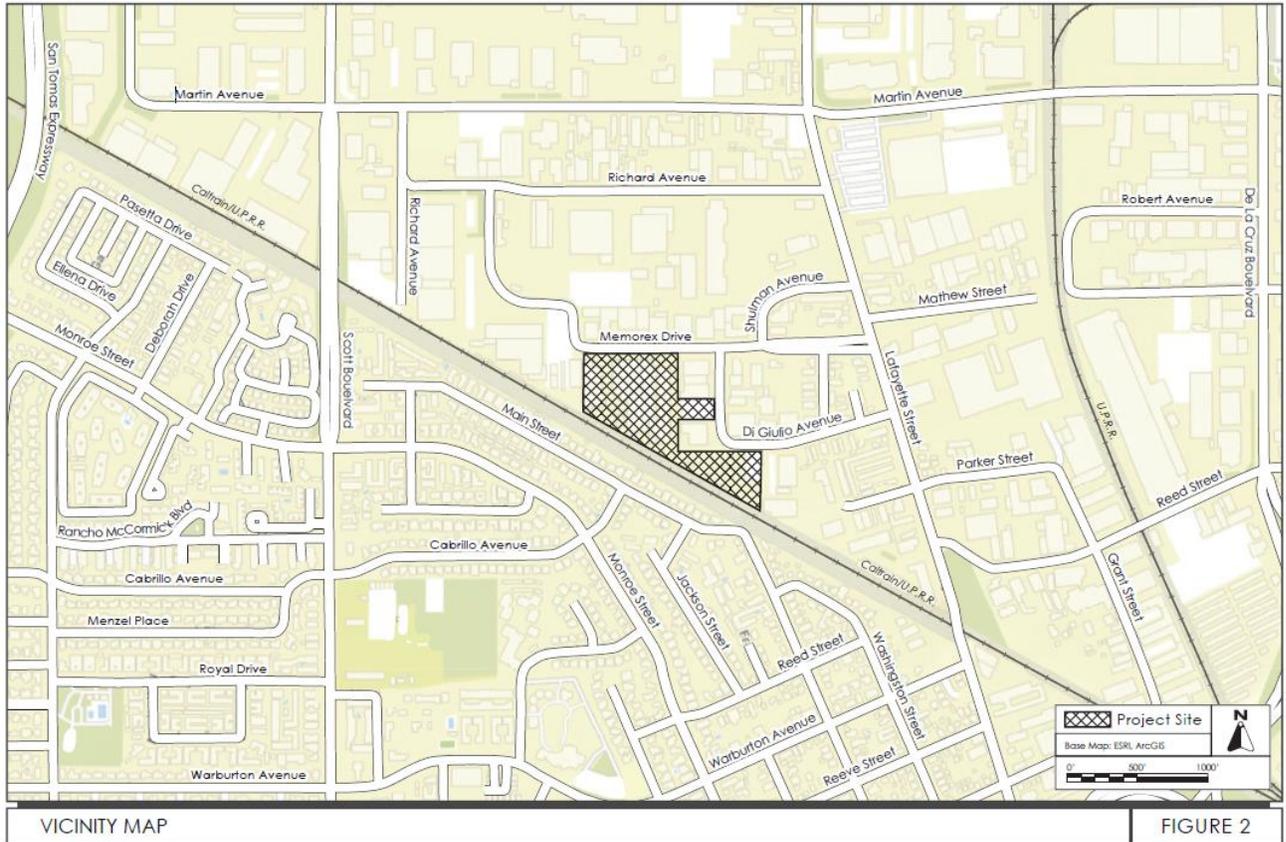


Figure 2 – Vicinity



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.

Aesthetics: This section will analyze potential impacts due to changes in building mass, height, and lighting. Development in the project area is primarily industrial, with buildings vary in height from one to two stories. The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project.

Air Quality: An air quality analysis will be prepared in accordance with CEQA and Bay Area Air Quality Management District requirements. A discussion of the project's contribution to regional air quality impacts will be included, as well as discussion of localized health risk effects. Temporary construction related impacts such as construction vehicle exhaust and airborne particulates (i.e., dust) and operational related impacts will be discussed.

Biological Resources: The project area is developed and generally does not provide suitable habitat for special-status species. This section will, however, discuss impacts to migratory birds. This section will also address consistency with the City's Tree Preservation Ordinance.

Cultural and Tribal Cultural Resources: A Historic Resource Evaluation completed in December 2019 determined that the project site is eligible for listing in the California Register of Historical Resources for its association with the development of the modern electronics industry and in the broader context of Silicon Valley's development in the 1960s and 1970s. The Draft EIR will evaluate the potential for the project to impact the historic resource on the site. The Draft EIR will also examine potential impacts on tribal cultural resources, compliant with Assembly Bill 52, and other potential subsurface cultural resources.

Energy: The Draft EIR will examine whether energy use would be wasteful, inefficient, or unnecessary, or would conflict with an applicable plan for renewable energy or energy efficiency.

Geology and Soils: This section will analyze potential geological and seismic impacts from project construction and operation.

Greenhouse Gas Emissions/Climate Change: The project would generate greenhouse gas emissions as a result of construction and operational activities. This section of the EIR will evaluate whether emissions would conflict with state and City emissions reduction goals and policies.

Hazards and Hazardous Emissions: This section will summarize hazardous materials conditions on and adjacent to the project site and identify any potential contamination that could impact construction workers and/or future site users. The project's compatibility with the Norman Y. Mineta International Airport will also be discussed. Mitigation measures will be identified for significant impacts, as warranted.

Hydrology and Water Quality: This section will address the possible flooding issues of the site as well as the effectiveness of the storm drainage system and the project's effect on stormwater quality consistent with the requirements of the Regional Water Quality Control Board. The project would create or replace more than 10,000 square feet of impervious surface area and, therefore, is classified as a

Regulated Project under the MRP's Provision C.3. The EIR will include the percentage of pervious and impervious surfaces on-site (under existing and project conditions), and a list of proposed stormwater control measures that meet low impact development (LID) requirements.

Land Use and Planning: The Draft EIR will analyze whether the project would conflict with applicable City policy documents and regional planning policies such that environmental impacts would result. This section will also evaluate whether the project would divide established communities.

Noise: This section will analyze short-term impacts due to potential construction noise on sensitive residential receptors adjacent to the project site and long-term noise exposure from operation of the data center. An Environmental Noise and Vibration Assessment will be completed.

Population and Housing: This section will analyze the potential for the project to displace existing people or housing, and whether the project would lead to unplanned population growth. The project would be a low employment-generating use and implementation of the project is not anticipated to substantially increase jobs in the City or displace housing.

Public Services: This section will analyze the project's demand for public services, including fire, police protection, parks, and libraries.

Recreation: This section will analyze potential impacts to parks and recreational facilities resulting from the project.

Transportation: The EIR will examine project-generated traffic impacts and operational issues associated with vehicular access and on-site circulation.

Utilities and Service Systems: This section will evaluate the potential impacts to utility capacity. Implementation of the proposed project will result in an increased demand for utilities and public facilities compared to existing conditions. The EIR will examine the potential impacts to utility capacity.

The Draft EIR will also discuss the cumulative impacts of the project in combination with other closely related past, present, and reasonably foreseeable probable future projects in the vicinity. The Draft EIR will address alternatives to the project that would reduce or avoid identified significant impacts.

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

PURPOSE OF THIS NOTICE: In accordance with the State 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.