

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 3000 Bowers Avenue Office Project

Lead Agency: City of Santa Clara

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Project Location: Santa Clara Santa Clara County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project proposes to construct two 165,000 square foot five-story office buildings totaling 330,000 square feet; a five-level parking garage and surface lots providing a total of 980 parking spaces; and site and public-right-of-way improvements. The project proposes to construct new five-foot wide sidewalks along the site's frontage on Oakmead Village Court and Central Expressway, which would connect to the existing sidewalk on Bowers Avenue. The proposed office buildings would be 87.5 feet tall at the top of the roof screen and the parking structure would be 63.5 feet at the top of the elevator tower. A more detailed description is attached to this form.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

A list of the project's significant effects and mitigation measures that would reduce or avoid these effects is attached to this form.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of known controversy.

Provide a list of the responsible or trustee agencies for the project.

Not applicable.

3000 BOWERS AVENUE OFFICE PROJECT

PROJECT LOCATION AND SETTING

The 7.2-acre project site (APN 216-48-033) is located at 3000 Bowers Avenue in the City of Santa Clara. The site is surrounded by Bowers Avenue and office buildings to the east, Central Expressway and industrial buildings to the north, Oakmead Village Court, industrial, and office buildings to the west, and retail/restaurant, automobile repair, and office buildings to the south. Regional, vicinity, and aerial maps of the project site are shown on Figures 2.4-1, 2.4-2, and 2.4-3, respectively. The project site is a vacant lot that consists of a surface parking lot, and landscaping.

PROJECT DESCRIPTION

The project is proposing to construct two 165,000 square foot five-story office buildings totaling 330,000 square feet; a five-level parking garage and surface lots providing a total of 980 parking spaces; and site and public-right-of-way improvements (Figures 3.2-1 through 3.2-3 show the project site plan and building elevations). The maximum height of the office buildings would be 87.5 feet above the ground surface at the top of the roof screen and the maximum height of the parking structure would be 63.5 feet above the ground surface at the top of the elevator tower. The proposed project would result in a floor area ratio (FAR) of 1.05.

The project would construct new five-foot wide sidewalks along the site's frontage on Oakmead Village Court and Central Expressway, which would connect to the existing sidewalk on Bowers Avenue. The project proposes to replace the existing driveways on Oakmead Village Court and Bowers Avenue. Vehicles would enter and exit the site by a right-in/right-out only driveway on Bowers Avenue as well as one full-access driveway and one exit-only driveway on Oakmead Village Court. The northern full-access driveway on Oakmead Village Court would be located at the Oakmead Village Court/Oakmead Village Drive intersection opposite Oakmead Village Drive. The southern exit-only driveway on Oakmead Village Court would exit from the parking garage.

An internal roadway spanning driveways on Oakmead Village Court and Bowers Avenue would provide access to the parking. Pedestrian paths would be included throughout the site, providing connections to buildings and outdoor recreational areas. The project would provide 980 parking spaces, including 958 spaces within the proposed parking structure and 22 surface parking spaces.

The proposed office buildings would be set back a minimum of 20 feet from Oakmead Village Court, 35 feet from Central Expressway, and 20 feet from Bowers Avenue. The parking structure would be set back a minimum of 15 feet from Oakmead Village Court.

Utilities

Stormwater runoff would flow to bioretention treatment areas and would be collected via on-site catch basins. Stormwater would be treated and then directed to the City's stormwater system.

New domestic and fire service water lines would connect to existing and new 12-inch water mains on Oakmead Village Court and an existing 10-inch water main on Bowers Avenue. The project's new sanitary sewer lines would connect to an existing 12-inch sanitary sewer line on Oakmead Village Court.

Electricity at the project site would be provided by Silicon Valley Power (SVP) and natural gas would be provided by Pacific Gas and Electric (PG&E). Solid waste services would be provided by Mission Trail Waste System.

Landscaping and Outdoor Areas

The project site contains a total of 57 trees, 43 of which would be removed and replaced with new trees. The proposed office development would have landscaping throughout the site, including trees and shrubs planted along the perimeter of the buildings and in the surface parking lot area. The development would also include outdoor deck areas with seating and meeting areas. Recreational areas available to the tenants are proposed including game tables and outdoor kitchen/barbeque areas.

Green Building Measures

The project would comply with the California Green Building Standards code (CALGreen) and achieve a minimum of 50 points through the GreenPoint Rated certification system or a Leadership in Energy and Energy and Environmental Design (LEED) Silver certification. The project would include the following green building measures:

- Access to public transit
- Bicycle facilities
- Electric vehicle (EV) charging stations
- Construction in conformance with Title 24 and CALGreen requirements to promote energy and water efficiency
- Buildings constructed with low-emitting interior building materials (e.g., flooring and ceilings)
- Construction waste management
- Use of recycled materials during construction

Transportation Demand Management Plan

In compliance with the City's Climate Action Plan, the project would achieve a 20 percent vehicle-miles traveled (VMT) reduction, of which half (a 10 percent reduction) would be achieved with implementation of the project's transportation demand management (TDM) measures and the remaining 10 percent from the project's design and location. The project would include the following TDM measures:

- On-site Transportation Coordinator
- Provide transportation information packets for new employees
- "Online Kiosk": online transportation information center
- Bicycle parking
- Showers and changing rooms
- Biking Resources (maps and information)
- Preferential parking for carpools and vanpools
- Passenger loading zone for drop-off and pick-up
- On-site ride-matching assistance
- Rideshare resources
- Incentives for new vanpools
- Pre-tax benefit for employees (Clipper Direct)
- Emergency Ride Home Program
- Telecommute/Flexible Work Schedule
- Employee mode share surveys
- Annual driveway counts
- Annual reporting to City

Construction and Demolition

Demolition and construction of the proposed office project would take approximately 14 months. The project would remove approximately 9,595 cubic yards of soil from the site and import 1,000 cubic yards of fill to the site. Construction activities would include excavation, grading, building construction, and paving. Construction equipment would be staged on-site.

General Plan and Zoning

The project site has a General Plan land use designation of High Intensity Office/Research and Development (R&D) and has a zoning designation of ML - Light Industrial. The General Plan designation allows development with up to a 2.0 FAR, which would permit up to approximately 628,000 square feet of development on the site. The High Intensity Office/R&D General Plan designation is intended for high-rise or campus-like developments for corporate headquarters, R&D and supporting uses, with landscaped areas for employee activities. Permitted uses include offices and prototype R&D uses. Accessory, or secondary, small-scale supporting retail uses that serve local employees and visitors are also permitted.

The ML - Light Industrial zoning designation for the site is intended to provide an optimum general industrial environment and to accommodate industries operating substantially within an enclosed building. Permitted uses under this district include commercial storage and wholesale distribution warehouses, as well as plants and facilities for the assembly, compounding, manufacture, packaging, processing, repairing, or treatment of equipment, materials, merchandise, or products.¹ The zoning allows for a maximum building height of 70 feet and the proposed office use would require 1 parking space per 300 square feet of gross floor area.

The proposed project is consistent with the existing General Plan designation. The project includes a Modification application to increase the maximum building height to 87.5 feet and reduce the minimum parking requirement to 980 spaces for the proposed development. Please see Section 4.11, Land Use for a full discussion of the project's consistency with applicable land use controls.

¹ City of Santa Clara. *City Code: Chapter 18.48, Regulations for ML – Light Industrial Zoning Districts*. Accessed January 6, 2021. <https://www.codepublishing.com/CA/SantaClara/#!/SantaClara18/SantaClara1848.html#18.48>.