Intel Central Utility Building Project
MITIGATED NEGATIVE DECLARATION (MND)

Pursuant to the California Environmental Quality Act (CEQA) Division 13, Public Resources Code

City of Santa Clara
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The City of Santa Clara (City), serving as Lead Agency under the California Environmental Quality Act (CEQA), is completing the required environmental review for the Intel Central Utility Building Project pursuant to CEQA Guidelines (California Code of Regulations Section 15000 et. seq.) and the regulations and policies of the City of Santa Clara, California. The attached Initial Study provides the necessary information to inform the City decision-makers, other responsible agencies, and the public of the nature of the project and its potential effect on the environment. The Initial Study evaluates the environmental impacts that might reasonably be anticipated to result from implementing the proposed project.

Project Information and Description

Project Name: Intel Central Utility Building Project

File Number: PLN22-00495

Project Description and Location: The project site is an approximately 1.3-acre area on the southwestern corner of the 26-acre Intel Bowers Campus (Intel Campus) located at 3065 Bowers Avenue in the City of Santa Clara (APN 216-46-015). The Intel Campus is bordered by Bowers Avenue and industrial buildings to the west, Central Expressway and industrial buildings to the south, and industrial buildings and data centers to the east.

The project proposes to redevelop the approximately 1.3-acre project site with a 17,000-square foot Central Utility Building (CUB). The CUB structure would have a ground-level footprint of approximately 14,200 square feet with an additional 2,800 square feet of mechanical penthouse at the roof level. The CUB would have a height of 45 feet, which includes a 20-foot parapet to screen rooftop equipment.

The CUB would serve the existing and planned equipment at the SC1 cleanroom facility that is located within the central southwestern portion of the site, directly adjacent to the proposed CUB. The SC1 cleanroom is utilized for the manufacture of microchips and other materials in a controlled environment. The CUB would house a chiller area, pumps, brine containment, generator yard, electrical substation/battery storage room, mechanical equipment, and natural gas boilers. The CUB

would also include a 175-square-foot office area to be utilized by engineering and maintenance staff.

Access to the site would be provided via an existing two-way driveway on Bowers Avenue. The proposed CUB would serve and be part of the existing Intel Campus operations; however, the project would not generate new employees or regular trips to and from the site. Additional project description details can be found in Section 3.0 of the Initial Study.

Assessor's Parcel Numbers: 216-46-015

Determination

A Mitigated Negative Declaration (MND) is proposed by the City of Santa Clara for the project. The Initial Study and supporting documents have been prepared to determine if the project would result in potentially significant or significant impacts on the environment. The Initial Study concludes, based on substantial evidence in the record, that with the implementation of mitigation measures, all project impacts would be less than significant. The mitigation measures are identified in Table 1 below. Based on the Initial Study and the whole record, it has been determined that the proposed action, with the incorporation of the mitigation measures described below, would not have a significant effect on the environment. This determination will be confirmed after the public review period, which begins on Friday, January 5, 2024 and ends Monday, February 5, 2024. The Draft MND, Draft Initial Study, and supporting technical reports that constitute the record of proceedings upon which this determination is made are available for public review at the City of Santa Clara Planning Division at 1500 Warburton Avenue, Santa Clara, CA 95050, between 8:00 AM and 5:00 PM Monday through Friday. Before the MND is adopted, the City will prepare written responses to any public comments, and revise the Draft MND, if necessary, based on any concerns raised during the public review period. All written comments will be included as part of the Final MND.

Signature

Steve Le, Senior Planner
City of Santa Clara

January 5, 2024
Date

TABLE 1 – SUMMARY OF PROJECT IMPACTS

Impacts	Mitigation Measures	Level of Impact
Air Quality		
Impact AIR-1: The project would generate fugitive emissions during construction.	**MM AIR-1.1:** Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the project applicant and general contractor shall incorporate the following best management practices into their construction plans and implement the measures (as applicable) during project construction: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. • All trucks and equipment, including their tires, shall be washed off prior to leaving the site. • Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch, or gravel.	Less than Significant Impact with Mitigation Incorporated

Impacts	Mitigation Measures	Level of Impact
	• Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations. A copy of the construction plans shall be submitted to the Director of Community Development or Director's designee for review and approval.	
Biological Resources		
Impact BIO-1: On-site construction activities could impact nesting and migratory birds.	**MM BIO-1.1:** Construction shall be scheduled to avoid the nesting bird season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February 1 through August 31. If it is not possible to schedule construction activities between September 1 and January 31, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure no nest shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats within and immediately adjacent to the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that nests of bird species protected by the federal Migratory Bird Treaty Act or Fish and Game Code shall not be disturbed during project construction.	Less than Significant Impact with Mitigation Incorporated

Impacts	Mitigation Measures	Level of Impact
	A final report of nesting birds, including any protection measures, shall be submitted to the Director of Community Development prior to the start of grading or tree removal.	
Impact BIO-2: Construction activities associated with the recycled waterline extension could injure trees to be retained on the Intel Campus.	**MM BIO-2.1:** Barricades – Prior to initiation of construction activity, temporary barricades would be installed around all trees in the construction area. Six-foot high, chain link fences would be mounted on steel posts, driven two feet into the ground, at no more than ten-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees. **MM BIO-2.2:** Root Pruning (if necessary) – During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified arborist to minimize root deterioration beyond the soil line within 24 hours. **MM BIO-2.3:** Pruning – Pruning of the canopies to include removal of deadwood should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth. **MM BIO-2.4:** Fertilization – Fertilization by means of deep root soil injection should be used for trees to be impacted during construction in the spring and summer months. **MM BIO-2.5:** Mulch – Mulching with wood chips (maximum depth of three inches) within tree environments should be used to lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.	Less than Significant Impact with Mitigation Incorporated

Impacts	Mitigation Measures	Level of Impact
Cultural Resources		
Impact CUL-1: Construction activities could impact unrecorded subsurface archaeological resources.	**MM CUL-1.1:** If buried or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, work within 50 feet of the find shall cease, the Director of Community Development shall be notified, and a qualified archaeologist shall examine the find and make appropriate recommendations. Recommendations could include collection, recordation, and analysis of any significant cultural materials. Construction within a radius determined by the archaeologist shall not recommence until the assessment is complete. A report of findings documenting any data recovery would be submitted to the Director of Community Development.	Less than Significant Impact with Mitigation Incorporated
Impact CUL-2: On-site construction activities could impact human remains.	**MM CUL-2.1:** If human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The applicant shall immediately inform the Director of Community Development, who shall notify the Santa Clara County Coroner. The Santa Clara County Coroner shall determine as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.	Less than Significant Impact with Mitigation Incorporated
Geology and Soils		
Impact GEO-1: Construction activities could disturb paleontological resources in older Pleistocene sediments at depth under the project site.	**MM GEO-1.1:** If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, the Director of Community Development or the Director's designee shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project applicant shall be responsible for implementing the recommendations of the qualified paleontologist. A report	Less than Significant Impact with Mitigation Incorporated

Impacts	Mitigation Measures	Level of Impact
	of all findings shall be submitted to the Director of Community Development or the Director's designee.	
Hazards and Hazardous Materials		
Impact HAZ-1: Soil disturbing construction activities could expose construction workers to elevated lead and arsenic concentrations.	**MM HAZ-1.1:** The applicant shall have a Certified Industrial Hygienist develop a Health and Safety Plan (HSP). Components of the HSP shall include, but not be limited to, the following elements, as applicable: • Provisions for personal protection and monitoring exposure to construction workers; • Procedures to be undertaken in the event that contamination is identified above action levels or previously unknown contamination is discovered; • Procedures for the safe storage, stockpiling, and disposal of contaminated soils, should they be encountered, in accordance to California Hazardous Waste Regulations and applicable local, state, and federal laws. • Emergency procedures and responsible personnel. The HSP shall be submitted to the County of Santa Clara Department of Environmental Health for review and approval prior to the issuance of grading permits.	Less than Significant Impact with Mitigation Incorporated