



Notice of Availability of the
Final Environmental Impact Report
Responses to Comments and Additional Information for
Augustine-Bowers Office Park Project
2620-2727 Augustine Drive et al
(includes properties on Bowers Avenue and Scott Boulevard)
APN 216-45-009, -011, -014, -019, -027, -028, -031, -032

TO: Responsible Agencies, Interested Parties, and Organizations

Background Information: The City of Santa Clara, as the Lead Agency, has completed work on a Final Environmental Impact Report that assesses potential impacts related to the implementation of a development proposal. Augustine-Bowers Office Park Project proposes construction of up to 1,969,600 square feet of office development and 35,000 square feet of retail development in buildings up to 14 stories in height and up to 244 feet above ground level. The proposed campus is intended to create a high quality corporate center that includes retail amenities for tenants and surrounding neighborhood (office/industrial parks). The project site is comprised of eight parcels located on the north and south sides of Augustine Drive, immediately east of Bowers Avenue (between Scott Boulevard and Highway 101). The project site is currently developed with several one and two-story office/industrial buildings (totaling 444,752 square feet), associated surface parking lots, and a 5,290 square foot restaurant. The buildings north of Augustine Drive are currently unoccupied. The project proposes to demolish all of these existing buildings. The development will replace existing buildings on six parcels. Actions to be considered include General Plan Amendment, approval of Planned Development Rezoning, Vesting Tentative Map, Development Agreement and Architectural Review.

Notice is Hereby Given That the Final Environmental Impact Report (FEIR) is available as of March 13, 2009.
[PLN2008-06858; PLN2008-06859; PLN2008-06860; PLN2008-07395; CEQ2008-01054 (EIR/ SCH# 2008052065); PLN2008-07514]
In accordance with Public Resources Code § 21092.5, public agencies that commented on the Draft Environmental Impact Report have been provided with a copy of the FEIR along with this notice.

Summary of Significant Environmental Effects: Significant and Unavoidable Adverse Impacts identified in the EIR include four significant and unavoidable impacts. Implementation of the proposed project will 1) result in a net increase in office space within the City of Santa Clara. Because Santa Clara has more jobs than available housing, the project could induce housing growth in areas outside the City and would exacerbate the existing jobs/housing imbalance; 2) result in a significant LOS impacts on four study intersections and eight freeway segments; 3) cause an increase in vehicle miles traveled because it will further exacerbate Santa Clara's jobs/housing imbalance, requiring more commuters from outside Santa Clara; 4) result in an increase in daily emissions that would exceed established thresholds. The proposed project will also result in significant cumulative Transportation, Air Quality, and Global Climate Change impacts.

Availability of the Documents: The Final EIR for this project may be reviewed at the following locations:
City of Santa Clara, Planning Division (West Wing) Santa Clara Central Park Library
1500 Warburton Avenue, Santa Clara, CA 95050 2635 Homestead Road, Santa Clara, CA 95051
Hours: Monday-Friday, 8:00 AM-5:00PM Hours: Mon-Tue 9-9; Wed 12-9; Fri-Sat 9-6; Sun 1-5

Public Meeting Schedule: The public meetings on Certification of the FEIR and consideration of the entitlement applications are now scheduled. The public is invited to attend these meetings and is afforded opportunity to enter formal comments into the public record. Meetings will be held in the City Hall Council Chambers of City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050.

Planning Commission - Wednesday, March 25, 2009

The Commission will receive a staff presentation and applicants' presentations, and will take public comments. The Commission may continue the public hearing to another date and time, as necessary, to conclude their review and make recommendations to the City Council.

City Council - Tuesday, April 21, 2009, 7:00pm (Tentative Hearing Date)

The Council will receive a staff presentation and applicants' presentations, and will take public comments. The Council may continue the public hearing to another date and time, as necessary, to consider the Planning Commission recommendations and make decisions.

Questions on the Final Environmental Impact Report can be directed to:

Lead Agency:	City of Santa Clara, Planning Division	Phone No:	(408) 615-2450
Contact:	Yen Han Chen, Associate Planner	Fax No:	(408) 247-9857
	1500 Warburton Avenue	E-mail:	ychen@santaclaraca.gov
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Date: 3-12-09