

**MEMOREX DATA CENTER PROJECT  
FINDINGS ON SIGNIFICANT ENVIRONMENTAL IMPACTS**

**Biological Resources**

**Impact:** **Impact BIO-1:** Tree removal during the nesting season could impact protected raptors and/or other protected migratory birds. Any loss of fertile bird eggs, or individual nesting birds, or any activities resulting in nest abandonment during construction would constitute a significant impact.

**Mitigation:** **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, in consultation with CDFW, 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 MBTA or Fish and Game Code shall not be disturbed during project construction.

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.

**Finding:** The project, with implementation of the above mitigation measure, would reduce impacts to nesting birds (if present) by avoiding construction during nesting bird season or completing pre-construction nesting bird surveys to minimize and/or avoid impacts to nesting birds. **(Less Than Significant with Mitigation Incorporated)**

**Facts in Support of Finding:** Implementation of Mitigation Measure MM BIO-1.1 would reduce construction impacts to nesting birds to a less than significant level by either avoiding construction activities during the nesting season or conducting preconstruction surveys during the nesting season that would provide the basis for establishing construction-free buffer zones for any active nests that are found to protect the nests from disturbance caused by construction activities. Mitigation Measure MM BIO-1.1 specifically requires that a qualified biologist conduct

such surveys and make recommendations in consultation with the CDFW, ensuring that potential impacts would be fully mitigated.

**Impact:** **Impact BIO-5:** Trees to be retained on-site may be injured during project construction activities including demolition and site grading. Additionally, trees adjacent to the proposed overhead transmission line may require substantial pruning to ensure clearance.

**Mitigation:** **MM BIO-5.1: 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 10-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-5.2: 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-5.3: 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-5.4: 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-5.5: 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.

**Finding:** With implementation of mitigation measures MM BIO-5.1 through MM BIO-5.5, the project would result in a less than significant impact to trees. **(Less Than Significant with Mitigation Incorporated)**

**Facts in Support of Finding:** The implementation of Mitigation Measures MM BIO-5.1 through MM BIO-5.5 would provide protection measures for existing trees to be retained during construction activities. Implementation of these measures would, therefore, help preserve existing trees.

## Cultural Resources

**Impact:** **Impact CUL-1:** The project would demolish the existing improvements on site and therefore would have a significant and unavoidable impact on a historical resource.

**Mitigation:** **MM CUL-1.1:** Historic American Buildings Survey (HABS) Recordation. Prior to project implementation, the historical resource will be recorded to Historic American Buildings Survey (HABS) standards established by the National Park Service, as detailed below:<sup>1</sup>

- A HABS written report will be completed to document the physical history and description of the historical resource, the historic context for its construction and use, and its historic significance. The report will follow the standard outline format described in the *Historic American Buildings Survey Guidelines for Historical Reports* in effect at the time of recording. The report shall be prepared by a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History.
- Large-format, black and white photographs of the historical resource will be taken and processed for archival permanence in accordance with Historic American Building Survey (HAB), Historic American Engineering Record (HAER), and HALS (Historic American Landscapes Survey) Photography Guidelines in effect at the time of recording. The photographs shall be taken by a professional with HABS photography experience. The number and type of views required will be determined in consultation with the local jurisdiction.
- Existing drawings, where available, will be reproduced on archival paper. If existing drawings are not available, a full set of measured drawings depicting existing conditions will be prepared. The drawings shall be prepared by a professional who meets the Secretary of the Interior's Professional Qualification Standards for Architecture or Historic Architecture.
- The HABS documentation, including the written report, large-format photographs, and drawings, shall be submitted to appropriate repositories, such as the Santa Clara County Historical & Genealogical Society (SCCHGS), Silicon Valley Historical Association, Sourisseau Academy for State and Local History at San José State University, and/or the Computer History Museum in Mountain View. The documentation shall be prepared in accordance with the archival standards outlined in the Transmittal Guideline for Preparing HABS/HAER/HALS Documentation in effect at the time of recording. A professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History shall manage production of the HABS documentation.

**MM CUL-1.2:** Video Documentation. Video documentation of the subject property will supplement HABS documentation by recording the exterior and interior of the industrial complex at 1200 – 1310 Memorex Drive, as it appears, prior to project implementation. Using visuals in combination with active narration, the

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<sup>1</sup> National Park Service, "HABS Guidelines," accessed April 8, 2020, <https://www.nps.gov/hdp/standards/habsguidelines.htm>.

documentation shall include as much information as possible about the spatial arrangement, circulation patterns, historic use, current condition, construction methods, and material appearance of the historic resource. The documentation shall be conducted by a professional videographer, preferably one with experience recording architectural resources, and produced in conjunction with a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate) set forth by the Secretary of the Interior's Professional Qualification Standards.

It is recommended that the video documentation be preserved in an electronic format that is cross-platform and nonproprietary. Like HABS documentation, archival copies of the video documentation shall be submitted to appropriate repositories, such as the SCCHGS, Silicon Valley Historical Association, Sourisseau Academy for State and Local History at San José State University, and/or the Computer History Museum in Mountain View. It may also be shared online via a freely accessible platform such as YouTube.

**MM CUL-1.3: Interpretive Display.** Interpretive displays vary widely in size, style, construction, and information capacity. Specifications for a particular interpretive display should consider a number of factors, including but not limited to the nature of the resource, the intended audience, and the location of the display. Although typically located at the subject property, offsite interpretive displays may be appropriate in certain cases, such as when the property is not publicly accessible for security or other reasons. In all instances, interpretive displays should be conducted by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards, in coordination with an exhibit designer.

Both onsite and offsite interpretive displays may be appropriate mitigation measures for the demolition of the industrial complex at 1200 – 1310 Memorex Drive. Onsite displays should be located in a prominent space, such as a lobby, where they may be viewed by employees and visitors to the property. Displays should be permanent and should address the history and architectural features of the industrial complex at 1200 – 1310 Memorex Drive and its operation during the property's period of significance.

Because of the nature of the proposed replacement project, however, the subject property may not be easily accessible by the public, and an offsite interpretive display may be recommended in place of or in addition to the onsite display. An offsite interpretive display should be located in a place with a connection to the subject property or its historical context. For example, the Computer History Museum in Mountain View may be an appropriate location for an interpretive display because of the substantial, contextual connection between the museum's mission and the subject property's significance within the development of the modern computer industry. The Computer History Museum also holds hundreds of Memorex Corporation artifacts and records in its repository, which would complement an interpretive display related to the subject property.

**MM CUL-1.4: Oral History Collection.** Oral history is a method of gathering and preserving the memories of people and communities, including personal commentaries of historical significance. Best practices for performing oral interviews

are outlined by the Oral History Association (OHA), which was founded in 1966 and serves as the principal membership organization for those involved in the field of oral history.

The project will prepare an oral history collection that focuses on the operation of the Memorex Corporation between 1961 and 1971, when the subject property served as the company headquarters. To the extent feasible, at least one former employee of the Memorex Corporation who was employed at the subject property shall be interviewed. A list of guests at the Memorex at Fifty reunion, hosted at the Computer History Museum in Mountain View in 2011, may serve as a preliminary list of potential narrators.

Oral history audio and visual files collected as part of a mitigation effort for the 1200 – 1310 Memorex Drive will be conducted by a professional oral historian and preserved in an accessible, electronic format and submitted to appropriate repositories, such as the Santa Clara County Historical & Genealogical Society (SCCHGS), Silicon Valley Historical Association, Sourisseau Academy for State and Local History at San José State University, Oral History Center at the Bancroft Library in Berkeley, and/or the Computer History Museum, which currently houses more than one hundred oral history interviews related to the development of the modern computer industry. In the event that no appropriate narrators are identified, or in the event that all potential narrators decline to participate, a memorandum will be prepared to document the project methodology and efforts.

**Finding:** The project would result in a significant and unavoidable impact to the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5, even with incorporation of mitigation measures. **(Significant Unavoidable Impact with Mitigation Incorporated)**

**Facts in Support of Finding:** As proposed by the project, demolishing the historic resource on the site is a final act. While Mitigation Measures CUL-1.1 through CUL 1.4 would help to retain the memory of the building and its association with the City's history, the loss of the building would remain a significant unavoidable impact.

**Impact:** **Impact CUL-2:** The project may result in impacts to unknown subsurface cultural resources.

**Mitigation:** **MM CUL-2.1:** A Native American cultural resources monitor shall be on site to monitor all construction activities disturbing native soils. In the event that prehistoric or historical resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped, the Director of Community Development will be notified, and the Native American monitor and a qualified archaeologist will examine the find and make appropriate recommendations prior to issuance of building permits. If the find is deemed significant, a Treatment Plan will be prepared by a qualified archaeologist in consultation with a Native American representative and provided to the Director of Community Development. The key elements of a Treatment Plan shall include the following:

- Identify scope of work and range of subsurface effects (include location map and development plan),
- Describe the environmental setting (past and present) and the historic/prehistoric background of the parcel (potential range of what might be found),
- Develop research questions and goals to be addressed by the investigation (what is significant vs. what is redundant information),
- Detail field strategy used to record, recover, or avoid the finds, determined in consultation with a Native American representative (photogs, drawings, written records, provenience data maps, soil profiles, excavation techniques, standard archaeological methods) and address research goals.
- Analytical methods, determined in consultation with a Native American representative (radiocarbon dating, obsidian studies, bone studies, historic artifacts studies [list categories and methods], packaging methods for artifacts, etc.).
- Report structure, including a technical and layman's report and an outline of document contents in one year of completion of development (provide a draft for review before a final report),
- Disposition of the artifacts,
- Appendices: site records, update site records, correspondence, consultation with Native Americans, etc.

**Finding:** Implementation of the above mitigation measures would avoid and/or reduce significant impacts to unknown buried archaeological resources to a less than significant level by monitoring for resources during demolition activities and following procedures to protect resources (if found). **(Less than Significant Impact with Mitigation Incorporated)**

**Facts in Support of Finding:** The implementation of Mitigation Measure MM CUL-2.1 would require monitoring of all construction activities disturbing native soils by representatives of the Native American community, and the Mitigation Measure was drafted in consultation with representatives of the Tamien Nation. Mitigation Measure MM CUL-2.1 also requires the stoppage of work if buried or previously unrecognized archeological deposits are exposed during construction activities, and the intervention of a qualified archaeologist and Native American monitor to determine the appropriate course of action before resuming construction activities. The involvement of the Santa Clara County Coroner and the NAHC in the case of discovery of human remains would ensure that proper burial procedures would be followed.

**Impact:** **Impact CUL-3:** The project could disturb human remains, should they be encountered on the site.

**Mitigation:** **MM CUL-3.1:** In the event that 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 Santa Clara County Coroner will be notified and shall make a determination 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.

**Finding:** Implementation of the above mitigation measures would avoid and/or reduce significant impacts to unknown human remains (if found). **(Less than Significant Impact with Mitigation Incorporated)**

**Facts in Support of Finding:** The implementation of Mitigation Measure MM CUL-3.1 would require the stoppage of work if human remains are discovered during excavation and/or grading activities. The involvement of the Santa Clara County Coroner and the NAHC in the case of discovery of human remains would ensure that proper burial procedures would be followed.

### **Geology and Soils**

**Impact:** **Impact GEO-6:** Paleontological resources could be encountered during construction.

**Mitigation:** **MM GEO-6.1:** In the event paleontological resources are discovered all work shall be halted within 50 feet of the find and a Paleontological Resource Mitigation Plan shall be prepared by a qualified paleontologist to address assessment and recovery of the resource. A final report documenting any found resources, their recovery, and disposition shall be prepared in consultation with the Community Development Director and filed with the City and local repository.

**Finding:** With implementation of the mitigation measure described above, the project would result in a less than significant impact on paleontological resources. **(Less than Significant Impact with Mitigation Incorporated)**

**Facts in Support of Finding:** The implementation of Mitigation Measure MM GEO-6.1 would require work to be halted within 50 feet of any unknown paleontological resource discovered on the project site. A qualified paleontologist would determine appropriate disposition of any resources found. Therefore, impacts to such resources would be avoided.

### **Hazards and Hazardous Materials**

**Impact:** **Impact HAZ-2:** Construction workers could be exposed to contaminated soil and/or groundwater during excavation, grading, and construction activities. Future users of the site could be exposed to hazardous soil vapor.

**Mitigation:** **MM HAZ-2.1:** For on-site construction activities, the project shall implement the approved Soil Management Plan prepared for the site under the oversight of the Regional Water Quality Control Board.

**MM HAZ-2.2:** For off-site construction activities associated with the underground transmission line, a qualified environmental specialist shall collect shallow soil samples within the areas of proposed construction activities and have the samples analyzed to determine if contaminated soil is present with concentrations above established construction/trench worker and residential thresholds. Once the soil sampling analysis is complete, a report of the findings will be provided to the Director of Community Development for review. The report shall indicate whether any off-site contaminated soils found during sampling are related to the known on-site contamination, or whether they are from a different off-site contamination source.

If contaminated soils are found in concentrations above established regulatory environmental screening levels, and are determined to be related to the known on-site contamination, the project shall incorporate the off-site contamination into the approved Soil Management Plan for the site. If the off-site contamination is determined to be unrelated to the known on-site contamination, the applicant shall enter into the Santa Clara County Department of Environmental Health's (SCCDEH) Voluntary Cleanup Program (VCP) to formalize regulatory oversight for remediation of contaminated soil to ensure the site is safe for construction workers and the public after development. The project applicant must remove contaminated soil in order to achieve detection levels acceptable to the SCCDEH. With approval of the SCCDEH, some of the contaminated soil may be allowed to be left in-place buried under hardscape and/or several feet of clean soil.

The project applicant shall prepare and implement a Removal Action Plan, Soil Mitigation Plan or other similar report describing the remediation process and to document the removal and/or capping of contaminated soil. All work and reports produced shall be performed under the regulatory oversight and approval of the SCCDEH.

**Finding:** Implementation of the above mitigation measures would ensure the project would not exacerbate existing hazardous materials contamination present on the site and would reduce impacts related to such contamination to a less than significant level. (**Less than Significant Impact with Mitigation Incorporated**)

**Facts in Support of Finding:** Soil and groundwater contamination conditions on the site would be addressed through the implementation of Mitigation Measure MM HAZ-2.1, which requires implementation of the approved Soil Management Plan prepared for the site under the oversight of the Regional Water Quality Control Board. Mitigation Measure MM HAZ-2.2 would require investigations for the presence of hazardous materials along the alignment of the proposed underground transmission line. If contamination is found that is related to the known on-site contamination, the project shall incorporate the off-site contamination into the approved Soil Management Plan for the site (refer to MM HAZ-2.1). If the off-site contamination is determined to be unrelated to the known on-site contamination, MM HAZ-2.2 would require the project to remediate the contamination under the oversight of the SCCDEH



to ensure conditions are safe for construction workers and the public.

## **Noise and Vibration**

**Impact:** **Impact NOI-1.1:** To avoid impacts related to construction noise, the project will be required to implement a construction noise control plan.

**Mitigation:** **MM NOI-1.1:** The project shall implement a construction noise control plan to regulate the hours of construction, reduce construction noise levels emanating from the site, and minimize disruption and annoyance at existing noise-sensitive receptors in the project vicinity. The control plan would include the following controls:

- Construction activities shall be limited to hours between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 6:00 p.m. on Saturdays. No construction is permitted on Sundays or Holidays.
- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment from adjacent properties. Temporary noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines should be strictly prohibited.  
Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Control noise from construction workers' radios to a point where they are not audible at existing residential uses to the north of the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance

coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

**Finding:** With implementation of identified mitigation measures, the project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project due to construction noise. **(Less than Significant Impact with Mitigation Incorporated)**

**Facts in Support of Finding:** Construction impacts such as noise and vibration are considered temporary due to their short-term duration. Regardless, the controls listed under Mitigation Measure MM NOI-1.1 include the establishment of specific hours for construction activities, restrictions on types of construction equipment used, identification of areas for noise-generating activities on the site, construction of physical barriers, and establishment of contact information for identifying who to contact regarding excessive noise problems. Implementation of these specific measures will result in a lessening of the nuisance impact from construction noise on surrounding land uses for the duration of the construction period.

**Impact:** **Impact NOI-1.2:** To avoid impacts related to operation of the proposed data center, the project will be required to incorporate noise reduction measures into the project design.

**Mitigation:** **MM NOI-1.2:** The building shall include a rooftop screen wall reaching 14 feet in height above the roof, meeting a minimum surface weight of three pounds per square foot (such as one-inch-thick wood, ½-inch laminated glass, masonry block, concrete, or one-inch metal). The screen wall shall extend along the full length of the building's southern façade, a minimum distance of 225 feet north of the southwestern corner of the building along the western façade, and a minimum distance of 135 feet north of the southeastern corner of the building along the eastern façade.

**MM NOI-1.3:** Each chiller shall meet a sound power level goal of 100 dBA or less.

**MM NOI-1.4:** Each generator shall meet a design goal of 70 dBA or less at a lateral distance of 23 feet and a height of five feet above ground under full load. Generators shall be tested one at a time during daytime hours only.

**MM NOI-1.5:** Each generator shall be equipped with an exhaust silencer so that noise from the exhaust would not exceed 63 dBA at a lateral distance of 23 feet and a height of five feet above ground.

**Finding:** With implementation of the identified mitigation measures, noise from on-site equipment operations would not result in exceedances of criteria set in Section 9.10.040 of the City of Santa Clara City Code. **(Less than Significant Impact with Mitigation Incorporated)**

**Facts in Support of Finding:** Implementation of Mitigation Measures MM NOI-1.2 through MM 1.5 would require the building design and mechanical equipment

selection to achieve sufficient noise reduction to ensure the project's operational noise would not exceed applicable noise limits at adjacent property lines.

## **Transportation**

**Impact:** **Impact TRN-2:** The project's vehicle miles traveled (VMT) per employee would be above the relevant significance threshold.

**Mitigation:** **MM TRN-2.1:** The project shall implement a TDM program sufficient to demonstrate that VMT associated with the project would be reduced to 14.14 or less per employee. The TDM program may include, but is not limited to, the following measures which have been determined to be a feasible method for achieving the required VMT reduction:

- Provide commute trip reduction marketing and education for all eligible employees.
  - Implement marketing campaign targeting all project employees and visitors that encourages the use of transit, shared rides, and active modes. Marketing strategies may include new employee orientation on alternative commute options, event promotions, and publications. Providing information and encouragement to use transit, share ride modes, and active modes, reducing drive-alone trips and thereby reducing VMT.
- Provide a subsidized or discounted transit program for all eligible employees.
  - This strategy requires the project employer to subsidize transit passes for participating employees.
- Provide a rideshare program for all eligible employees.
  - Organize a program to match individuals interested in carpooling who have similar commute patterns. Strategy encourages the use of carpooling, reducing the number of vehicle trips and thereby reducing VMT.

The TDM program shall be submitted and approved by the Director of Community Development and shall be monitored annually to gauge its effectiveness in meeting the required VMT reduction. The TDM program shall establish an appropriate estimate of initial vehicle trips generated by the occupant of the proposed project and shall conduct driveway traffic counts annually to measure peak-hour entering and exiting vehicle volumes. The volumes will be compared to trip thresholds established in the TDM program to determine whether the required reduction in vehicle trips is being met. In addition to monitoring driveway volumes, a survey will be developed as part of the TDM program to determine actual mode splits for employees. The survey will also gather information on usage of individual TDM program components. The results of the annual vehicle counts and survey will be reported in writing to the Director of Community Development.

If TDM program monitoring results show that the trip reduction targets are not being met, the TDM program shall be updated to identify replacement and/or additional

feasible TDM measures to be implemented. The updated TDM program shall be subject to the same approvals and monitoring requirements listed above.

If monitoring and reporting demonstrates that the project is non-compliant (i.e, did not fulfill the requirements of the TDM program, meet the drive-alone reduction targets, etc.), the City as the enforcing agency may impose penalties including fines and/or permit limitations.

**Finding:** The project's VMT would be reduced to a less than significant level with implementation of MM TRN-2.1. The project, therefore, would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). **(Less than Significant Impact with Mitigation Incorporated)**

**Facts in Support of Finding:** Implementation of Mitigation Measure MM TRN-2.1 would reduce the project's VMT to a less than significant level by requiring the project to implement a TDM program sufficient to demonstrate that VMT associated with the project would be reduced to 14.14 or less per employee. Mitigation Measure MM TRN-2.1 includes examples of specific TDM measures that would achieve the necessary VMT reduction. The TDM program would be required to be submitted and approved by the Director of Community Development and shall be monitored annually to ensure its effectiveness in meeting the required VMT reduction.