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March 29, 2007

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CERTIFICATE OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS ON THE SUPPLEMENTAL FINAL ENVIRONMENTAL IMPACT REPORT

PROJECT NAME : EMC Southborough/Westborough Campus
PROJECT MUNICIPALITY : Southborough and Westborough
PROJECT WATERSHED : Sudbury, Assabet and Concord Rivers
EOEA NUMBER : 12396
PROJECT PROPONENT : EMC Corporation
DATE NOTICED IN MONITOR : February 20, 2007

As Secretary of Environmental Affairs, I hereby determine that the Supplemental Final Environmental Impact Report (SFEIR) submitted on the above project **adequately and properly** complies with the Massachusetts Environmental Policy Act (M.G.L. c. 30, ss. 61-62H) and with its implementing regulations (301 CMR 11.00).

Project Description

The project consists of the construction of 2,183,000 square feet (sf) of new and renovated research and development (R&D) and office space on two connected parcels totaling 445 acres in Southborough and Westborough. The project would be developed over several phases:

- Phase A consists of 743,000 sf of R&D/office space to be completed by 2007;
- Phase B-1 consists of 400,000 sf of R&D/office space to be completed by 2010;
- Phase B-2 consists of 300,000 sf of R&D/office space to be completed by 2013; and
- Phase C consists of 740,000 sf of R&D/office space to be completed by 2016.

The project includes a total of 8,568 parking spaces, and it is expected to generate approximately 15,491 new vehicle trips per day, based on Institute of Traffic Engineers Trip Generation data.

The preferred alternative will be comprised of 65 percent R&D space and 35 percent

office space. The site layout includes a common driveway that accesses both the north and south parcels. The preferred alternative also includes large areas of open space, and a conservation restriction will preserve approximately 76 acres of the site.

On March 16, 2001, a waiver was granted from the mandatory EIR requirement for Phase A only. Phase A consisted of the construction of approximately 515,000 sf of space (including the replacement of three buildings totaling 353,000 sf), the modification of approximately 35,000 sf of Buildings 1-4, and the renovation of a 193,000 sf building. Phase A totals 743,000 sf.

Jurisdiction

The project is subject to a mandatory EIR. The project requires an Access Permit and Traffic Signal Permits from the Massachusetts Highway Department (MassHighway). It requires a Sewer Connection/Extension Permit, a Groundwater Discharge Permit, a Construction/Demolition Notification, a Water Distribution Modification Permit, an Approval to Site a Water Source and pump testing for less than 100,00 gallons per day (gpd), an Approval of the Pumping Test Report and Source Construction, and 401 Water Quality Certification from the Department of Environmental Protection (MassDEP). The project must comply with the National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges from a construction site from the U.S. Environmental Protection Agency. It also requires a Programmatic General Permit from the U.S. Army Corps of Engineers. The project must obtain Orders of Conditions from the Westborough and Southborough Conservation Commissions (and a Superseding Order of Conditions from MassDEP if either Order is appealed). MEPA jurisdiction is limited to significant environmental impacts that are within the subject matter of the required permits, including traffic, air quality, wetlands, stormwater, wastewater, water supply, and historic/archaeological resources.

Review of the SFEIR:

The SFEIR provided a detailed project description with a summary/history of the project. It included existing and proposed site plans. The SFEIR identified the state permits required for this project. The proponent has no plans to develop a residential subdivision on Lot 8 within the project site, which local zoning would allow.

According to the SFEIR, the water to be supplied to the project will come from four sources: the Town of Westborough's municipal system (wells); the Town of Southborough's municipal system (Massachusetts Water Resources Authority (MWRA)); onsite wells, and reclaimed water from the onsite wastewater treatment facility (WWTF). Under average demand conditions, water will be supplied by municipal systems and reclaimed water only. During peak demand periods, water will also be supplied by onsite wells up to 50,000 gallons per day (gpd). The onsite wells will be used to supply the increased cooling demand for the Westborough buildings during summer months. Reclaimed water from the onsite WWTF will provide water

for reuse in toilets, irrigation, and cooling water.

The SFEIR described the average and peak daily volumes of water required for each identified building and project phase and identified the source of the water. The Town of Westborough has agreed to supply the project with up to an average of 93,000 gpd (180,000 gpd peak). The SFEIR described the breakdown of water consumption; e.g. potable water, heating/cooling water, fire protection, and exterior irrigation. Water consumption data were developed in consultation with MassDEP. The SFEIR addressed the fire flow issues raised by the Town of Southborough's Fire Chief by constructing a fire pond with a storage volume of 960,000 gallons on Lot 1 for the Southborough buildings. The proponent has committed to infiltrate as much stormwater as practicable.

In the SFEIR, the proponent has committed to reclaiming treated wastewater from the proposed onsite WWTF. The proponent will provide dual plumbing in Buildings 2, 3, 4, 6, 7, and 8 to utilize reclaimed water. Two buildings (Buildings 1 and 5) will not utilize reclaimed water. The volume of treated wastewater available for reuse is approximately 114,000 gpd. The proponent will balance water reuse and recharge by committing to recharge approximately 50,000 gpd and reuse approximately 64,000 gpd under peak conditions. During average conditions, approximately 81,500 gpd is targeted for reuse and 32,500 gpd for recharge. The SFEIR identified the Zone I for the proposed cluster bedrock wells. It demonstrated that the proposed WWTF leaching areas are not within the wellhead protection area and are between 1,300 and 2,000 feet from the wells. Because the proponent is proposing to use 50,000 gpd (peak) of water from its on-site wells, I acknowledge that MassDEP may determine that a Water Management Act Permit is not required.

During Phase A of the project, wastewater from the site will be discharged to the Westborough WWTF under the existing intermunicipal agreement that permits up to 50,000 gpd of wastewater to be discharged. However, once the 50,000 gpd is approached, the proposed onsite WWTF and associated infrastructure will be constructed. Once the onsite WWTF is complete, all wastewater generated on the site will flow to it. About 120,000 gpd (average and 148,700 gpd peak) at full-build would be discharged to the on-site WWTF's Soil Absorption System (SAS) in Southborough and Westborough. Most wastewater would be recycled by the proponent. The SFEIR provided tables of wastewater generated for each building, each project phase, and by community using projections that were reviewed and are acceptable to MassDEP. It identified the amount of wastewater to be recycled for each building and the SFEIR documented how these data were generated. The SFEIR stated that cooling water blowdown would be recycled. The proponent will supply a separate storage tank for reuse water that is separate from the final dosing tank that discharges to the leaching fields.

Summary of SFEIR Mitigation:

The SFEIR included an updated chapter on mitigation measures, and it contained the

proposed Section 61 Findings for MassDEP and MassHighway.

The proponent committed to the following mitigation measures in the SFEIR:

Phase A

- Relocate Washington Street (design, permit, construct), approximately \$500,000.
- Widen and relocate Crystal Pond Road (design, permit, construct), approximately \$110,000.
- Extend third travel lane on Route 9 Eastbound (design, permit, construct), approximately \$70,000.
- Install bus shelter, approximately \$10,000.
- Construct a Route 9 water line loop (design, permit, construct), approximately \$560,000.
- Replicate wetlands for onsite roadway crossings #1 and #17 (10,700 sf), approximately \$25,000.

Phase B-1

- Construct Jughandle (design, permit), approximately \$1,200,000.
- Widen Route 9 (design, permit), approximately \$150,000.
- Construct a Wastewater Treatment Facility, approximately \$300,000.
- Provide double piping to reclaim water, approximately \$900,000.
- Construct onsite wells (and permitting), approximately \$1,100,000.

Phase B-2

- Design and permit Route 9 Flyover, approximately \$1,900,000.
- Replicate 62,700 sf of wetlands, approximately \$140,000.
- Enhance 19,300 sf of wetlands, approximately \$45,000.
- Provide a Riverfront mitigation area of 28,000 sf, approximately \$65,000.
- Remove culvert from proposed Riverfront mitigation area, approximately \$70,000.

Phase C

No specific mitigation is required.

All Phases – TDM and Other Measures

- Provide two new electric cars, approximately \$28,000.
- Establish an on-site shuttle system to the Southborough Train Station, approximately \$165,000 (per year).
- Install bike racks, approximately \$5,000.
- Participate in MassDEP's Clean Air Construction Initiative, which involves retrofitting

- construction vehicles and equipment with emission controls.
- Provide a 76-acre open space/conservation restricted area, approximately \$5,000,000.
 - Provide a pedestrian gravel trail along Gilmore Road (South Parcel) for approximately 4,500 linear feet, approximately \$70,000.

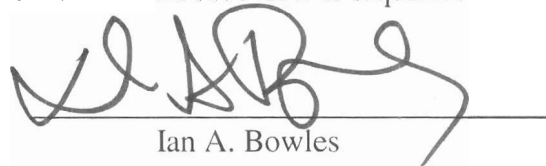
The proponent is proposing a total of approximately \$7,343,000 in mitigation measures. This figure excludes the cost of the open space and the gravel trail.

I encourage the proponent to reduce reliance on the proposed bedrock wells in the Sudbury River watershed and to continue to investigate the greater use of Southborough water as suggested by the Metropolitan Area Planning Council (MAPC).

The SFEIR has served to disclose the impacts of the project and that these impacts will be avoided, minimized, or mitigated. Therefore, no further MEPA review is required.

March 29, 2007

DATE



Ian A. Bowles

cc: Paul Anderson, MassDEP/CERO
Senator Pamela P. Resor

Comments received:

Beals & Thomas, 2/26/07
Beals & Thomas, 3/7/07
MetroWest, 3/15/07
Sudbury River Watershed Organization, 3/19/07
Water Supply Citizens Advisory Committee, 3/22/07
MassDEP/CERO, 3/22/07
Southborough Department of Public Works, 3/22/07
Westborough Department of Public Works, 3/22/07
Cedar Swamp Conservation Trust, 3/22/07
MAPC, 3/23/07
Beals and Thomas, 3/26/07

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