



City of Campbell

Notice of Preparation – Environmental Impact Report

Date: JANUARY 6, 2025

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Daniel Fama, Senior Planner
City of Campbell
Community Development Department
70 North First Street
Campbell, CA 95008

Subject: Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the Campbell Tech Park Project

Lead Agency: City of Campbell Community Development Department

Project Title: Campbell Tech Park Project

Project Location: City of Campbell (see Figure 1 – Project Site Parcels)

Notice is hereby given that the City of Campbell (City) will be the Lead Agency and will prepare a project-level focused Environmental Impact Report (EIR) for the Campbell Tech Park Project (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations [CCR] Section 15060(d)). The focused EIR is being prepared by the City in accordance with applicable law, in particular, CEQA and the State of California CEQA Guidelines.

As shown on Figure 1, the 17.28-acre project site is located at 635, 655, 675, and 695 Campbell Technology Parkway and consists of four contiguous parcels identified as Assessor Parcel Numbers 412-29-015, 412-29-012, 412-29-011, and 412-29-010 in the City of Campbell. The project site is bounded by State Route 17 to the north and west, Campbell Technology Parkway and commercial uses to the south, and single-family development to the east. The project site is entirely developed with a research and development campus consisting of four buildings that total approximately 280,864 square feet, known as the Campbell Technology Park. The proposed project would demolish the existing buildings and entirely redevelop the project site with 290 residential units that would consist of a mix of single-family and multi-family developments (Figure 2 – Site Plan). The proposed project would also include related landscaping and site improvements. Further details of the proposed project may be found by reviewing the project plans available here at <https://www.campbellca.gov/DocumentCenter/View/23379>.

The focused EIR will evaluate the proposed project for potential impacts on the environment and determine the potential environmental consequences of future change. Based on the Initial Study, the proposed project could potentially affect the following environmental factors, each of which will be addressed in the focused EIR: air quality, cultural resources, energy, greenhouse gas emissions, land use and planning, noise, transportation and circulation, utilities and service systems, and tribal cultural resources. Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will also be included in the focused EIR.

Additional details about the project's potential effects are included in the Initial Study. Environmental effects identified in the Initial Study prepared for the proposed project that are dismissed as less than significant and unlikely to occur need not be discussed further in the focused EIR, unless the lead agency subsequently receives information inconsistent with the finding in the Initial Study (CCR Section 15143). Environmental issue areas scoped out of the focused EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further. Environmental issue areas that would be scoped out of the focused EIR include: aesthetics, agriculture and forestry resources, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, population and housing, public services, recreation, and wildfire.

To ensure that the focused EIR for this proposed project is thorough and adequate and ensure that the issues of concern to the public and public agencies are addressed, the City is requesting comments and guidance on the scope and content of the focused EIR from interested public agencies, organizations, and individuals. Public comments on the scope of issues to be evaluated in the focused EIR are encouraged. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the project.

January 6, 2025

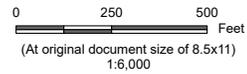
A public Scoping Meeting will be held at a regularly scheduled hearing of the Campbell Planning Commission on Tuesday, January 28, 2025 at 7:00 p.m. in the City Hall Council Chambers (70 North First Street, Campbell, CA 95008). Public agencies, organizations, and interested members of the public are invited to attend this meeting and provide verbal or written comments on the proposed project. The meeting may be attended in-person or remotely via ZOOM at <https://campbellca.gov/PCSignup>. Scoping meeting materials, including the Initial Study prepared for the project, are available online on the City's environmental notices webpage at <https://www.campbellca.gov/Archive.aspx?AMID=48>. A hard copy of these materials may be viewed at the Campbell Planning Division office located 70 North First Street, Campbell, CA 95008 during normal business hours (8:00 a.m. to 5:00 p.m., Monday through Friday).

If you wish to comment during the NOP comment period, or if you cannot attend the scoping meeting, we will accept written comments until the close of the NOP comment period. **Comments on the NOP are due no later than the close of the extended 30-day review period at 5:00 p.m. on Friday, February 14, 2025.**

Please send all written comments to Daniel Fama, Senior Planner, City of Campbell, at the address shown above or email to techparkproject@campbellca.gov with "Campbell Tech Park Project EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency. Please direct questions about the proposed project description to Daniel Fama, Senior Planner in the Community Development Department at techparkproject@campbellca.gov.



 Project Location
 Site Parcels



Project Location Prepared by KDLP on 2024-11-14
 Campbell, California IR by JW on 2024-11-14
 Client/Project
 City of Campbell
 Campbell Tech Park Project

Figure No.
Figure 1
 Title
Project Site Parcels

Notes
 1. Coordinate System: NAD 1983 UTM Zone 10N
 2. Data Sources: Esri Community Maps Contributors, City of San Jose, County of Santa Clara, Santa Cruz County, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, CGIAR, USGS, County of Santa Clara, Santa Cruz County, Maxar, County of Santa Clara, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land

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Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.

2

Title

Site Plan





Campbell Tech Park Project

Initial Study

January 6, 2025

Prepared for:

City of Campbell
Community Development Department
70 N. First Street
City Hall - Upper Level
Campbell, CA 95008

Prepared by:

Stantec Consulting Services Inc.
2999 Oak Road, Suite 800
Walnut Creek, CA 94597

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CAMPBELL TECH PARK PROJECT

Initial Study

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- Appendix C: Preliminary Geotechnical Exploration Report
- Appendix D: Phase I Environmental Site Assessment

Acronyms and Abbreviations

ADU	accessory dwelling unit
AMMR	alternative means and methods request
APN	Assessor Parcel Number
Basin Plan	San Francisco Bay Water Quality Control Plan
BMP	best management practice
CAL FIRE	California Department of Forestry and Fire Protection
Caltrans	California Department of Transportation
CBC	California Building Code
CEQA	California Environmental Quality Act
City	City of Campbell
CPD	Campbell Police Department
CREC	controlled recognized environmental condition
CUHSD	Campbell Union High School District
DOC	California Department of Conservation
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
ESA	Environmental Site Assessment
EV	electric vehicle
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
Geotech report	Preliminary Geotechnical Exploration Report
GHG	greenhouse gas
HD MU	High Density Mixed-Use
HREC	historical recognized environmental condition
Madrone	Madrone Ecological Consulting
MLD	Most Likely Descendant
MRP	Municipal Regional Permit
NAHC	Native American Heritage Commission
NPDES	National Pollutant Discharge Elimination System
NWIC	Northwest Information Center
PG&E	Pacific Gas and Electric
proposed project	Campbell Tech Park Project
P-D	Planned Development
REC	recognized environmental condition
RWQCB	Regional Water Quality Control Board
R&D	Research and Development
SB	Senate Bill
SCCFD	Santa Clara County Fire District
SLF	Sacred Lands File
SR	State Route

CAMPBELL TECH PARK PROJECT

Initial Study

SRA	State Responsibility Area
SWMP	Stormwater Management Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCP	Traffic Control Plan
USFS	U.S. Forest Service
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
WVSD	West Valley Sanitation District

CAMPBELL TECH PARK PROJECT

Initial Study

Introduction

1. INTRODUCTION

1. Project Title	Campbell Tech Park Project
2. Lead Agency Name and Address	City of Campbell – Community Development Department 70 N. First Street Campbell, CA 95008
3. Contact Person and Phone Number	Daniel Fama, Senior Planner Phone: (408) 866-2193
4. Project Location	635, 655, 675, 695 Campbell Technology Parkway, Campbell, CA
5. Project Sponsor’s Name and Address	Campbell Technology Park, LLC 1960 The Alameda, San Jose, CA 95126
6. General Plan Designation	Research and Development
7. Zoning	Planned Development
8. Assessor Parcel Numbers	142-29-010; 412-29-011; 412-29-012; 412-29-015

CAMPBELL TECH PARK PROJECT

Initial Study

Project Description

2. PROJECT DESCRIPTION

This chapter describes the characteristics of the Campbell Tech Park Project (proposed project) that is evaluated in this Initial Study.

2.1 PROJECT SITE

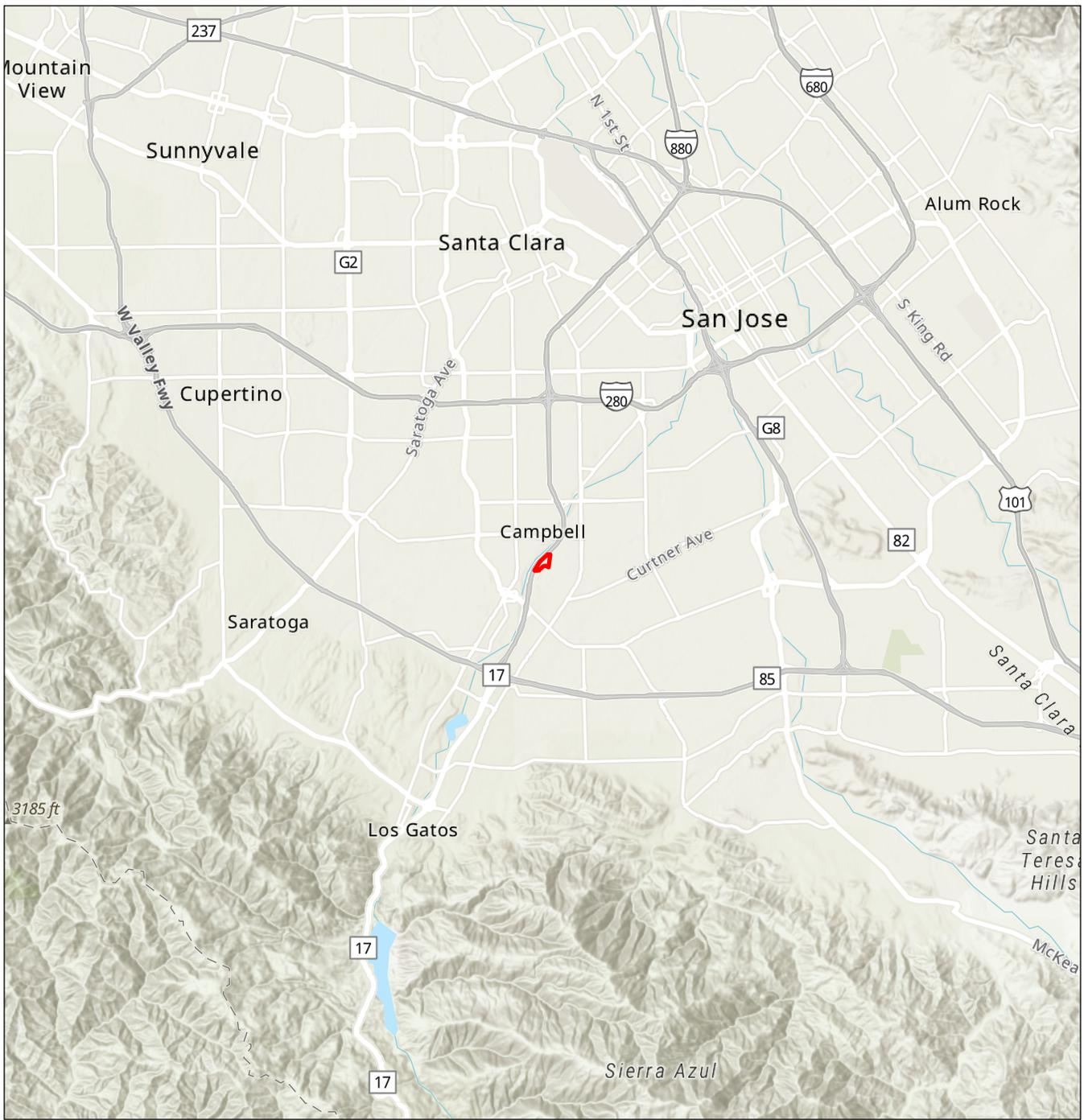
The proposed project is located at 635, 655, 675, and 695 Campbell Technology Parkway in the City of Campbell (City) (Figure 2-1). The project site is approximately 17.28 acres and consists of four contiguous parcels identified as Assessor Parcel Numbers (APNs) 412-29-015, 412-29-012, 412-29-011, and 412-29-010 (Figure 2-2, Figure 2-3). The project site is bounded by State Route (SR) 17 to the north and west, Campbell Technology Parkway and commercial uses to the south, and single-family development to the east.

2.2 GENERAL PLAN LAND USE DESIGNATION AND ZONING

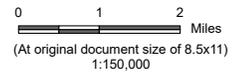
2.2.1 General Plan Land Use Designation

The City's 2001 General Plan Land Use Map designated the project site as Research and Development (R&D). Under the recently adopted 6th Cycle Housing Element and 2040 General Plan, three of the project site parcels (APNs 412-29-015, 412-29-012, and 412-29-011) were redesignated as High Density Mixed-Use (HD MU) (34-45 units/acre); however, APN 412-29-010 was not redesignated and remained R&D.

Notwithstanding these land use changes, the project Applicant submitted Senate Bill (SB) 330 (Housing Crisis Act) pre-application on April 18, 2023 for a 334-unit townhome development. At the time the pre-application was submitted, the City had not yet adopted the updated 6th Cycle Housing Element and 2040 General Plan, meaning the City was subject to the "Builder's Remedy" provision of the California Housing Accountability Act (ABAG 2024). The Applicant's submission of a pre-application under the Housing Crisis Act therefore conferred upon the Applicant's vested right to proceed under the standards in effect at the time of pre-application submittal and to apply the protections of the Builder's Remedy through its entitlement process. State law provides in these circumstances that a city may not deny the project based on inconsistency with these General Plan land use regulations. Therefore, the City may not deny the proposed project based on inconsistency with the 2001 General Plan R&D land use designation that applied on April 18, 2023 (or the current HD MU designation). However, other provisions and requirements of the 2001 General Plan remain applicable to the project, provided they do not render the proposed project infeasible.



 Project Location



Project Location Prepared by KDLP on 2024-11-14
Campbell, California IR by JW on 2024-11-14

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.
Figure 2-1

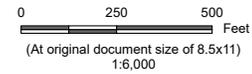
Title
Regional Location

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 10N
 2. Data Sources: County of Santa Clara, California State Parks, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, County of Santa Clara, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS, Esri, USGS
 3. Background: Topographic map from services on map.dfg.ca.gov.ags

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 Project Location



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 City of Campbell
 Campbell Tech Park Project

Figure No.
Figure 2-2
 Title
Project Site

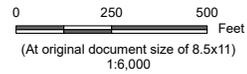
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 Project Location
 Site Parcels



Project Location Prepared by KDLP on 2024-11-14
 Campbell, California IR by JW on 2024-11-14
 Client/Project
 City of Campbell
 Campbell Tech Park Project

Figure No.
Figure 2-3
 Title
Project Site Parcels

Notes
 1. Coordinate System: NAD 1983 UTM Zone 10N
 2. Data Sources: Esri Community Maps Contributors, City of San Jose, County of Santa Clara, Santa Cruz County, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, CGIAR, USGS, County of Santa Clara, Santa Cruz County, Maxar, County of Santa Clara, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land

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CAMPBELL TECH PARK PROJECT

Initial Study

Project Description

2.2.2 Zoning

Under the current 2040 General Plan, APN 412-29-010 is zoned Planned Development (P-D) and APNs 412-29-015, 412-29-012, and 412-29-011 are zoned HD MU. However, prior to the adoption of the 6th Cycle Housing Element and 2040 General Plan, the project site parcels were zoned P-D. However, as explained above, the Applicant submitted a Builder's Remedy application and SB 330 (Housing Crisis Act) pre-application prior to the adoption of the 6th Cycle Housing Element and 2040 General Plan which included rezoning the project site. State law provides that the City may not deny the proposed project based on consistency with the zoning district that existed on April 18, 2023 or the City's current zoning districts.

2.3 EXISTING SITE CONDITIONS

The project site is located within a highly urbanized area. The project site is entirely developed with a research and development campus consisting of four buildings that total approximately 280,864 square feet, known as the Campbell Technology Park. Additionally, the project site is developed with paved surface parking stalls, drive-aisles, walkways, and landscaping throughout the site. The existing onsite buildings are one to two stories high and are developed with R&D uses that is currently 50 percent occupied with a mix of professional office tenants.

2.4 PROJECT CHARACTERISTICS

The proposed project consists of the development of 290 residential units, which is within the allowable 20 percent deviation from the SB-330 pre-app. The proposed development would consist of 27 two-story single-family detached homes, three-story townhome-style condominiums with 149 units across 28 buildings, and four-story townhome-style condominiums with 114 units across 15-buildings (Figure 2-4). Each unit would have a private two-car garage and balconies and decks would provide private outdoor space for each unit. The proposed project would have a density of 16.78 units per acre.

Pursuant to Government Code Section 65589.5(d), the proposed project would provide 20 percent of the proposed units for low-income households as required by the Builder's Remedy of the Housing Accountability Act.

2.4.1 Single-Family Homes

The proposed project proposes to construct 27 single-family detached homes. Figure 2-5 shows a rendering of the proposed single-family homes. The single-family homes would have four building types ranging from 2,505 square feet to 2,722 square feet. The single-family homes would range from three to four bedrooms and two to three bathrooms. One of the building types for the single-family homes would have an optional accessory dwelling unit (ADU).

The single-family homes would be provided along the eastern edge of the project site. The single-family homes would be separated from the existing residential developments located along the eastern edge of the project site by existing trees and fencing located within the project site's property line. The single-family homes would have a maximum height of 30 feet and 5 inches.



Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.
2-4

Title
Site Plan





Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.

2-5

Title

Single-Family Homes Rendering



CAMPBELL TECH PARK PROJECT

Initial Study

Project Description

2.4.2 Three-Story Townhome-style Condominiums

The proposed project proposes to construct 28 three-story townhome-style condominiums that would have a combined unit count of 149 units. Figure 2-6 shows a rendering of the proposed three-story townhome-style condominiums. The three-story townhomes would have five building types that would range from three- to seven-plex constructions. The three-story townhomes would range from three to four bedrooms and 2.5 to 3.5 bathrooms. One of the building types for the three-story townhome would have an optional ADU. The three-story townhomes would have a maximum height of 44 feet.

2.4.3 Four-Story Townhome-style Condominiums

The proposed project proposes to construct 15 four-story townhome-style condominiums that would have a combined unit count of 114 units. Figure 2-7 shows a rendering of the proposed four-story townhome-style condominiums. The four-story condominiums would have two building types identified as six- and eight-plex constructions. The four-story condominiums would range from two to three bedrooms and two to three bathrooms. The four-story condominiums would have a maximum height of 47 feet.

2.4.4 Affordable Housing

Pursuant to Government Code Section 65589.5(d), 20 percent of the proposed units would be provided to low-income households as required by the Builder's Remedy of the Housing Accountability Act.

The proposed project would reserve five of the single-family homes, 30 of the three-story townhome units, and 23 of the four-story condominium units as below market rate units for a total of 58 units provided as affordable housing. The affordable housing units would be dispersed throughout the project site (Figure 2-8).

2.4.5 Open Space and Landscaping

While the project site is fully paved and currently developed with R&D uses, the project site currently includes existing landscaping and trees located throughout the site. The proposed project would require removal of 116 existing trees onsite to complete construction of the proposed project. The removed trees would not be replaced or relocated onsite; however, the proposed project would be required to comply with Campbell Municipal Code Chapter 21.32 - Tree Protection Regulations which outlines standards and regulations related to removal of protected trees. In accordance with City requirements, the proposed project would obtain a Tree Removal Permit concurrent with the application proposal, which would include requirement for replacement trees to be planted. Landscaping would be provided throughout the project site and internal streets and sidewalks would be planted with various street trees, placed to maximize solar exposure. Low-growing groundcover would enhance pedestrian connections to the public sidewalks. The proposed project proposes the use of native and drought tolerant landscaping to meet the City's Water Efficient Landscape Guidelines. Landscaping provided onsite would be designed and constructed in accordance with the requirements and standards outlined in City Municipal Code Chapter 21.26 - Landscaping Requirements and the State of California Model Water Efficient Landscape Ordinance.



Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.

2-6

Title

**Three-Story Townhome-style
Condominium Rendering**





Source: KTG Y Group. Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

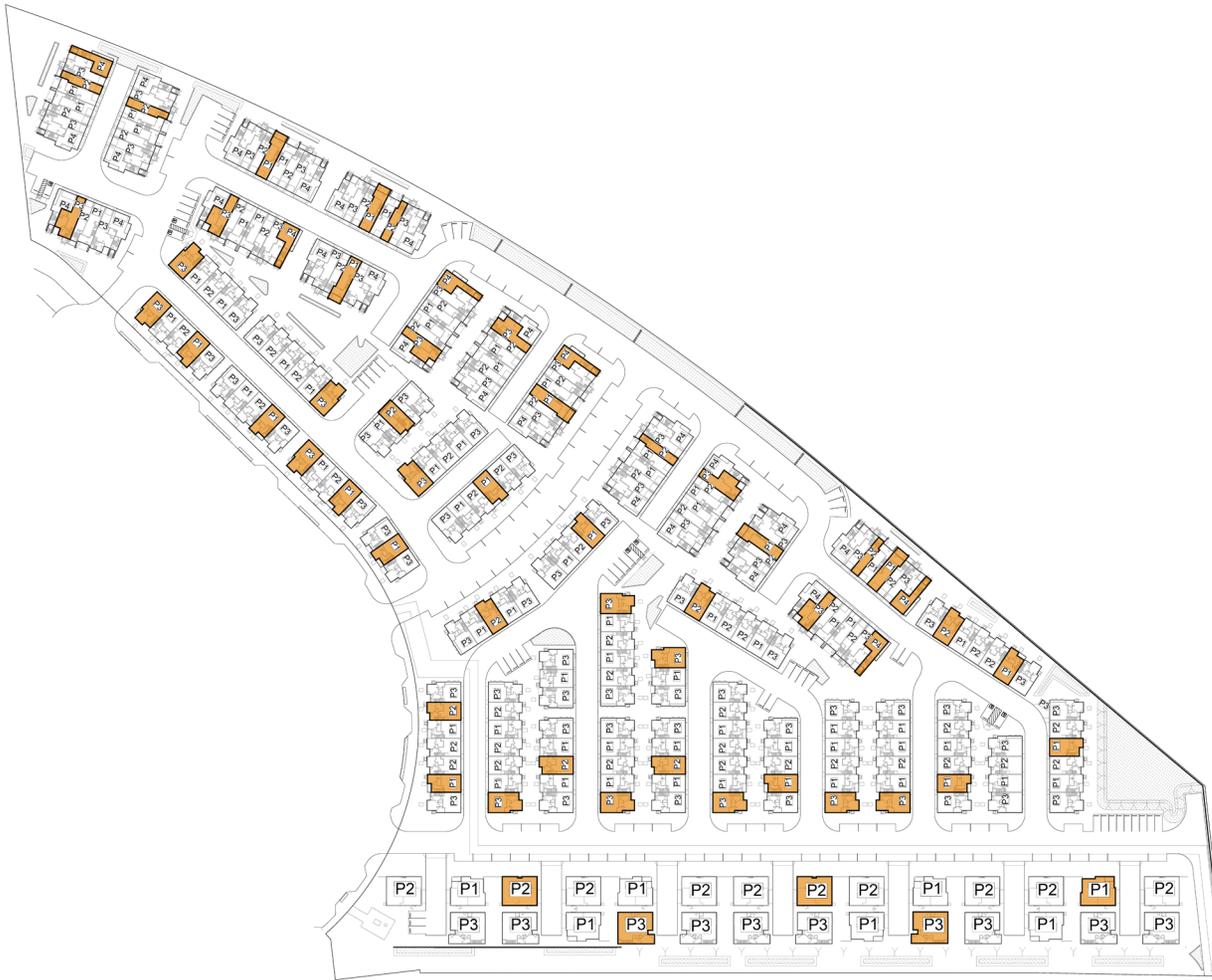
Figure No.

2-7

Title

**Four-Story Townhome-style
Condominium Rendering**





OVERALL UNIT SUMMARY

	Number of Units	%
Single Family Detached	27	9%
3 Story Townhouse	149	51%
4 Story Condominium	114	39%
	290	100%

DETAILED BMR UNIT SUMMARY

	Area SF	Bed/Bath	Garage	BMR Units
Single Family Detached				
Plan 1	2,012	4bd/2.5ba	side x side	1
Plan 2	2,104	4bd/3ba	side x side	2
Plan 3	2,295	4bd/3ba	side x side	1
Plan 3X	2,295	3bd/2ba/ADU	side x side	1
3 Story Townhouse				
Plan 1	1,733	3bd/3.5ba	side x side	11
Plan 2	1,871	3bd/3.5ba	side x side	7
Plan 3	2,144	4bd/3.5ba	side x side	12
Plan 3X	2,124	3bd/2.5ba/ADU	side x side	0
4 Story Condominium				
Plan 1	1,283	2bd/2ba	tandem	6
Plan 2	1,939	3bd/3ba	tandem	5
Plan 3	1,575	3bd/3ba	tandem	6
Plan 4	2,063	3bd/3ba	side x side	6
Total Units				58

Note : Below Market rate units identified are for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.

2-8

Title

Affordable Housing Plan



CAMPBELL TECH PARK PROJECT

Initial Study

Project Description

The proposed project would include development of 125,943 square feet of usable open space throughout the site (Figure 2-9). A linear open space area is programmed through the central portion of the project site. Amenities are located throughout this linear zone, including playground for children aged 2 through 12, seating areas that allow for passive recreation, shaded picnic areas for gathering, and a ping-pong table area. The linear open space is designed to be lined with trees and shade canopies to provide usable recreation space most of the year. Along the southern edge of the project site, a small pocket park would provide a shaded picnic and BBQ area. Additional usable open space areas located throughout the site would provide passive recreational areas.

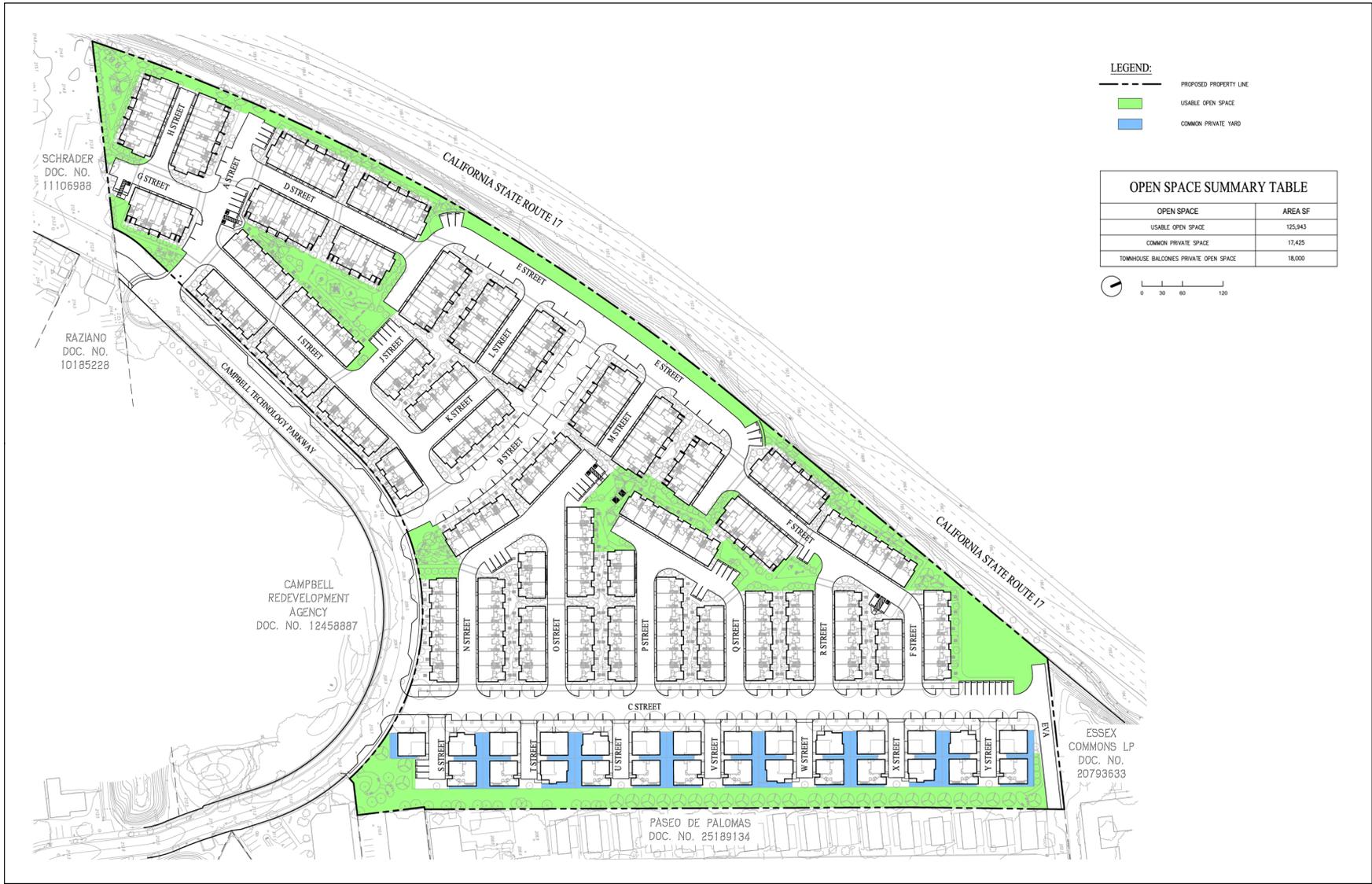
Additionally, the single-family homes would be developed with a total of 17,415 square feet of private yard space. The townhome-style condominiums would also provide balconies, resulting in approximately 18,000 square feet of private open space. The single-family homes would be separated by fencing. Additionally, a concrete wall would separate the single-family homes from the common open space area located along the eastern boundary of the project site. A pre-cast wall would also be constructed along the western, eastern, northern, and southern boundaries of the project site to separate the proposed project from the surrounding developments and SR 17. The proposed fencing and concrete walls would range from 6 to 8 feet in height.

2.4.6 Lighting

Lighting is proposed to be developed throughout the site. Street lighting is proposed along the roadways and pedestrian level lighting are proposed throughout the common areas for security purposes. Additionally, each house would be designed to have a porch light and a light at the garage. The proposed project proposes the use of cutoff or full cutoff lighting for illuminating outdoor spaces to control and limit light pollution and light trespass. Lighting provided onsite would be designed and constructed in accordance with the requirements and standards outlined in City Municipal Code Section 21.18.090 - Lighting design standards and Section 21.16.060 - Outdoor light and glare.

2.4.7 Vehicular and Pedestrian Access

Primary access to the project site would be via three proposed driveways and street connections located off Campbell Technology Parkway (Figure 2-10). Internal streets would be constructed throughout the site for vehicular access. All three driveways and internal streets would be constructed in accordance with City standards for fire and emergency access and to allow for emergency vehicle egress/ingress, subject to an "alternative means and methods request" (AMMR) approved by the Santa Clara County Fire District (SCCFD) (Santa Clara County Fire District 2024). The driveways would all be 26 feet wide and the internal drive aisles would have a minimum width of 24 feet. Pedestrian walkways would also connect to the existing Campbell Technology Parkway. Emergency vehicle access (EVA) fire access would be provided via an existing EVA easement at the northern end of the project site from Paseo de Palomas Lane. The EVA fire access would have a minimum width of 20 feet.



Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

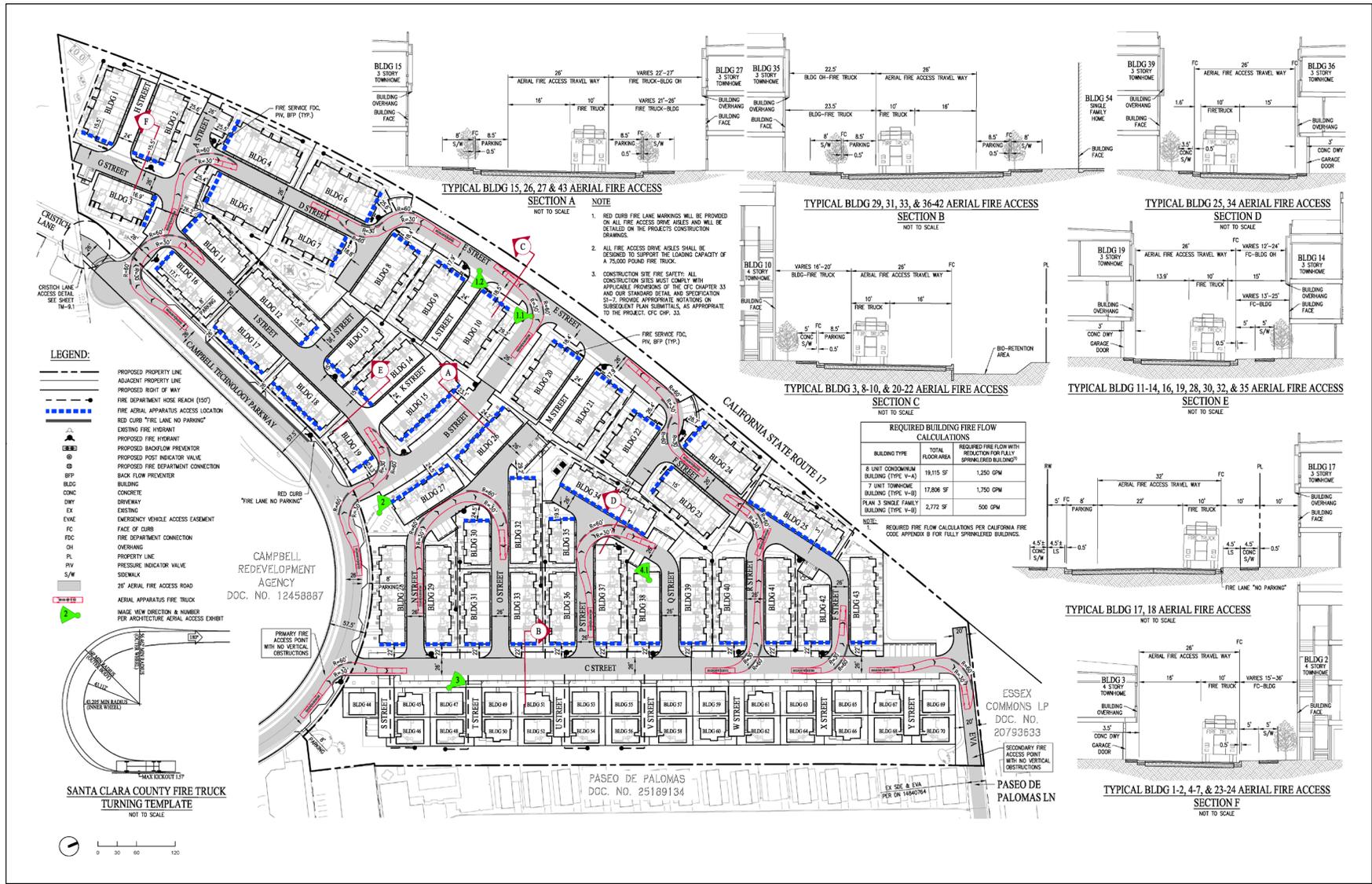
Figure No.

2-9

Title

Open Space





Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.
2-10

Title
Circulation Plan



CAMPBELL TECH PARK PROJECT

Initial Study

Project Description

2.4.8 Parking

The project site is located within 0.5-mile of a major transit stop and therefore, is not subject to any minimum automobile parking requirements pursuant to Government Code Section 65863.2. However, a total of 718 parking spaces would be provided to accommodate the proposed residential developments. Of the total 718 parking spaces, 580 parking spaces would be provided as residential in-garage spaces and 138 spaces would be guest parking dispersed throughout the site. Of the total 138 guest parking spaces, the proposed project would provide 7 accessible spaces, 14 electric vehicle (EV) capable spaces, 35 EV ready spaces, and 7 EV charging spaces. The proposed project would also provide 12 bicycle racks throughout the site. Each bicycle rack would provide six bicycle spaces. Parking provided onsite would be designed and constructed in accordance with the dimensional requirements and standards outlined in City Municipal Code Chapter 21.28 – Parking and Loading.

2.4.9 Utilities

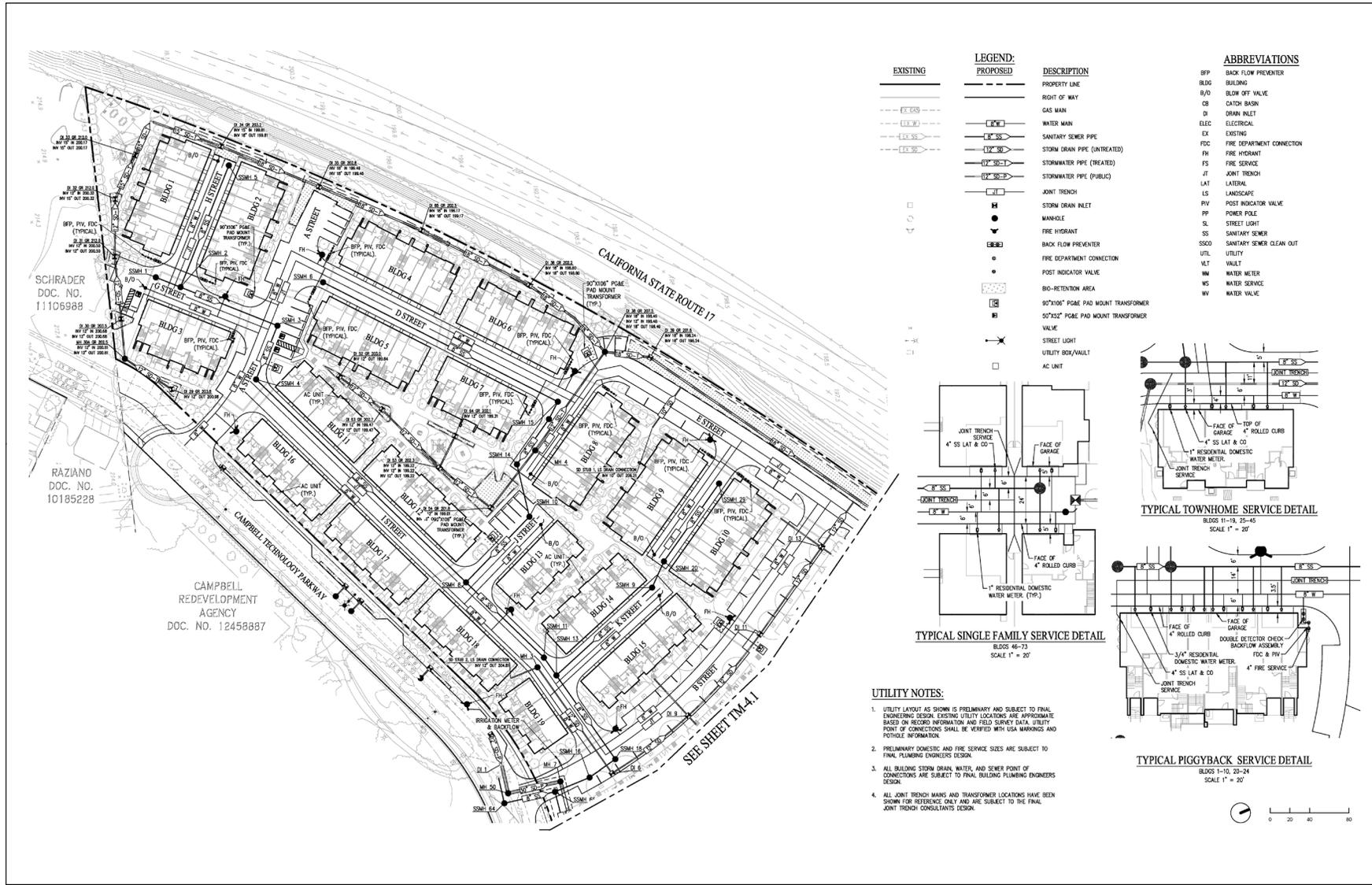
The project site is currently served by underground electric and communication lines, stormwater lines, sanitary sewer lines, and domestic water lines. As part of the proposed project, new sanitary sewer mains and laterals, new water mains and services, and storm drain infrastructure would be provided to serve the developments (Figure 2-11). Stormwater treatment bioretention areas would be provided for treatment of all runoff generated from the proposed project. Additionally, a new Joint Trench and private streetlights are proposed to service the project site. Existing and proposed utility connections are discussed in more detail below.

Water Supply

Water service at the project site is provided by the San Jose Water Company. The proposed project would include the installation of new 8-inch water lines throughout the site that would connect to the existing 8-inch potable water mains within Campbell Technology Parkway. The proposed project is anticipated to have an annual water usage of 30 million gallons per year.

Wastewater

Wastewater service at the project site is provided by West Valley Sanitation District (WVSD). The proposed project would connect to existing 8-inch sanitary sewer mains along Campbell Technology Parkway that enter and traverse the site in the northerly direction through a series of public sewer easements. The existing 8-inch sanitary sewer main ultimately leaves the site in the northeast corner of the project site at Paseo de Palomas Lane and drains east toward Union Avenue. The proposed project would relocate the existing public sanitary sewer main that crosses the project site to be within the proposed streets. The proposed project would utilize the existing 8-inch sanitary sewer lines that exist throughout the site and would include construction of new 8-inch sanitary sewer lines throughout the site to connect to each proposed building. The 8-inch sanitary sewer lines would connect to the existing 8-inch sanitary sewer main located along Campbell Technology Parkway and the existing 8-inch sewer main located along Paseo de Palomas Lane. The proposed project is anticipated to have an annual wastewater generation of 17.9 million gallons per year.



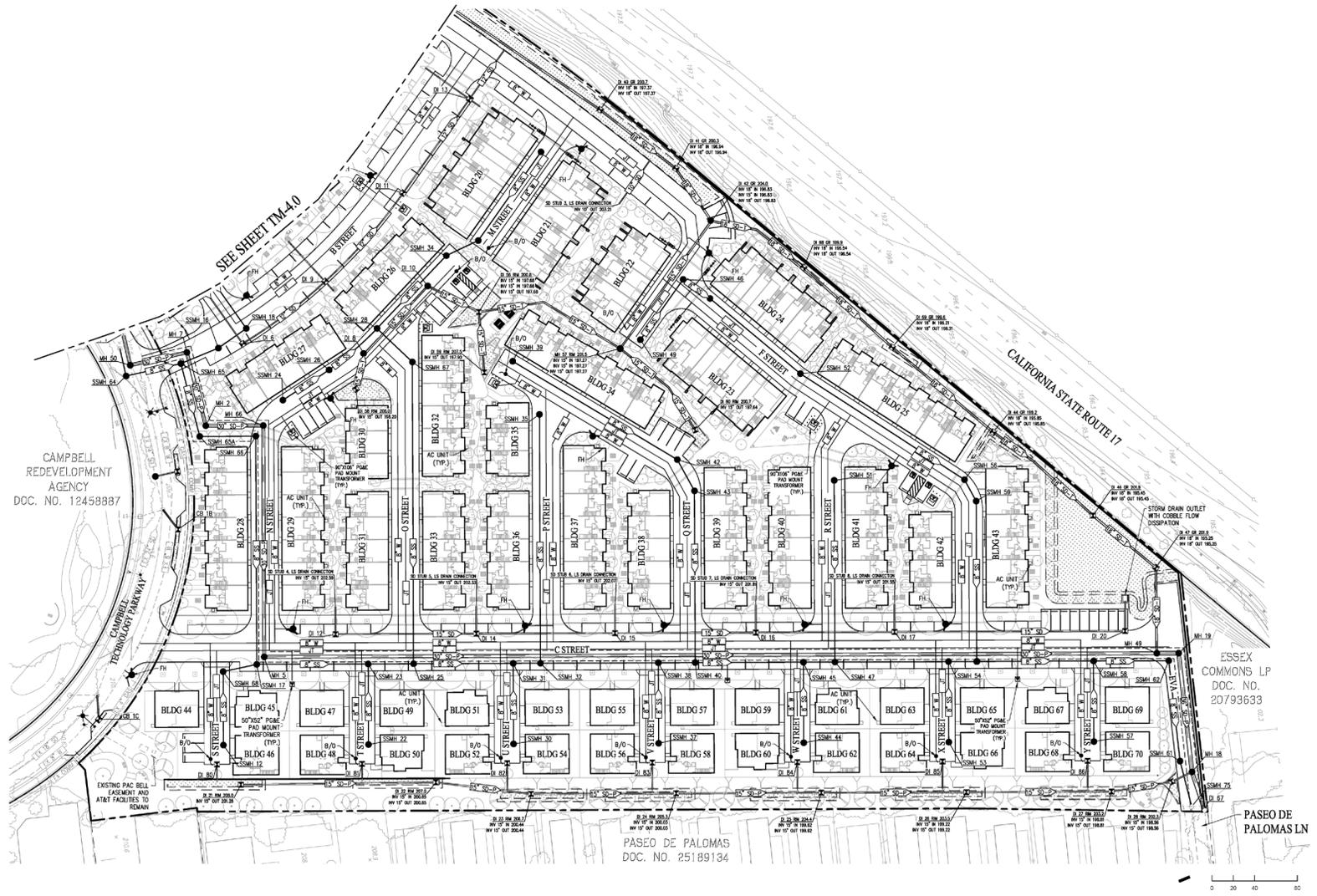
Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.
2-11a
Title
Utility Plan





Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.
2-11b

Title
Utility Plan



CAMPBELL TECH PARK PROJECT

Initial Study

Project Description

Stormwater

The proposed project would include approximately 24,309 square feet of bioretention facilities that would be constructed throughout the site (Figure 2-12). The proposed bioretention facilities would collect and treat stormwater runoff before being conveyed to the proposed storm drain lines throughout the site. Various sized storm drain lines ranging from 12-inch to 36-inch storm drain lines would be constructed throughout the site to convey stormwater runoff to the treatment areas and to the designated discharge points. Additionally, an existing storm drain main that crosses the project site would be relocated to be within the proposed streets. The stormwater runoff would eventually be discharged to the existing storm drain mains located in Campbell Technology Parkway, as well as existing storm drain mains located along the northern corner of the project site in Paseo de Palomas Lane. Proposed storm drainage facilities would conform to the C.3 Stormwater Technical guidelines and requirements.

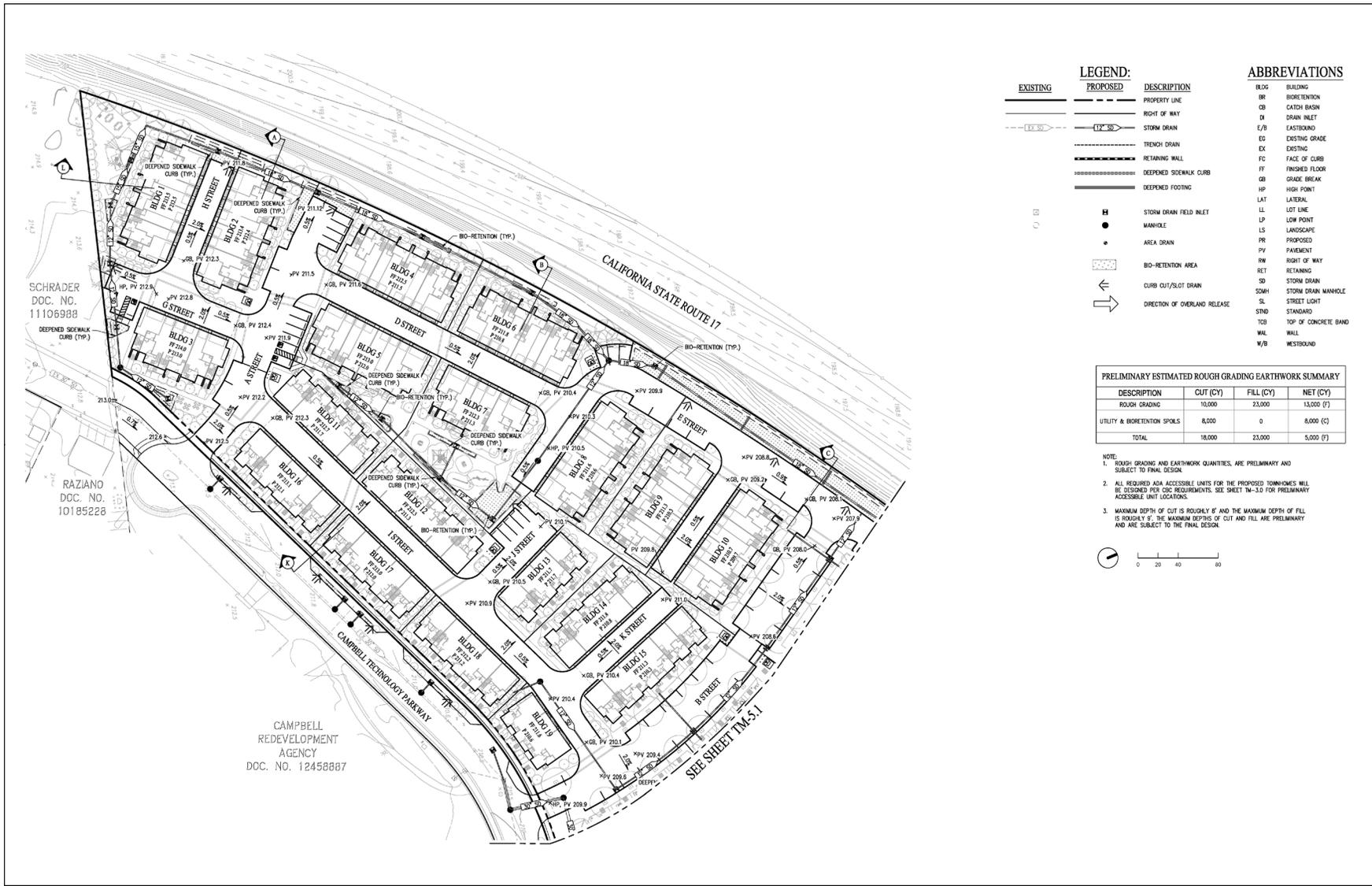
Electricity, Gas, and Telecommunication

Electricity and gas service is provided to the project site by the Pacific Gas & Electric Company (PG&E). The proposed project would include connections to existing electrical lines within the area. Additionally, an existing electric pole and overhead line that is located in the northwest corner of the project site would require relocation to not conflict with the proposed site improvements.

All residential units and associated building systems and appliances/fixtures are proposed to be 100 percent electric, and the proposed project would not utilize natural gas. Additionally, all homes are proposed to have solar photovoltaic systems installed, either individually or for the larger condominium building as a whole. All homes are proposed to have a single dedicated Level 1 and a single dedicated Level 2 receptacle in the garage for EV charging and all homes would have the option of a battery backup located in the garage.

2.4.10 Offsite Improvements

The proposed project proposes several offsite improvements to support the development of the proposed project. The proposed project proposes to widen Campbell Technology Parkway and improvements along the Campbell Technology Parkway frontage is proposed which include new curb and gutters, sidewalks, and accessible curb ramps at all pedestrian road crossings. Additionally, new street trees, street lighting, and fire hydrants are proposed along the Campbell Technology Parkway frontage. Stormwater bioretention areas would be provided to treat the stormwater from the roadway along the project frontage and new storm drain infrastructure would be provided to serve the stormwater treatment areas. Additionally, the proposed project would include sanitary sewer, water, and storm drain connections to the existing infrastructure within the Campbell Technology Parkway frontage.



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	STORM DRAIN
---	---	TRENCH DRAIN
---	---	RETAINING WALL
---	---	DEEPEMED SIDEWALK CURB
---	---	DEEPEMED FOOTING

ABBREVIATIONS

BLDG	BUILDING
BR	BIORETENTION
CB	CATCH BASIN
DI	DRAIN INLET
E/R	EASTBOUND
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
LAT	LATERAL
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
PR	PROPOSED
PV	PAVEMENT
RW	RIGHT OF WAY
RET	RETAINING
SD	STORM DRAIN
SMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
STND	STANDARD
TCB	TOP OF CONCRETE BAND
WAL	WALL
W/B	WESTBOUND

PRELIMINARY ESTIMATED ROUGH GRADING EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	10,000	23,000	13,000 (F)
UTILITY & BIORETENTION SPOILS	8,000	0	8,000 (C)
TOTAL	18,000	23,000	5,000 (F)

- NOTE:**
- ROUGH GRADING AND EARTHWORK QUANTITIES, ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
 - ALL REQUIRED ADA ACCESSIBLE UNITS FOR THE PROPOSED TOWNHOMES WILL BE DESIGNED PER CBC REQUIREMENTS. SEE SHEET TM-3.0 FOR PRELIMINARY ACCESSIBLE UNIT LOCATIONS.
 - MAXIMUM DEPTH OF CUT IS ROUGHLY 8' AND THE MAXIMUM DEPTH OF FILL IS ROUGHLY 8'. THE MAXIMUM DEPTHS OF CUT AND FILL ARE PRELIMINARY AND ARE SUBJECT TO THE FINAL DESIGN.



Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

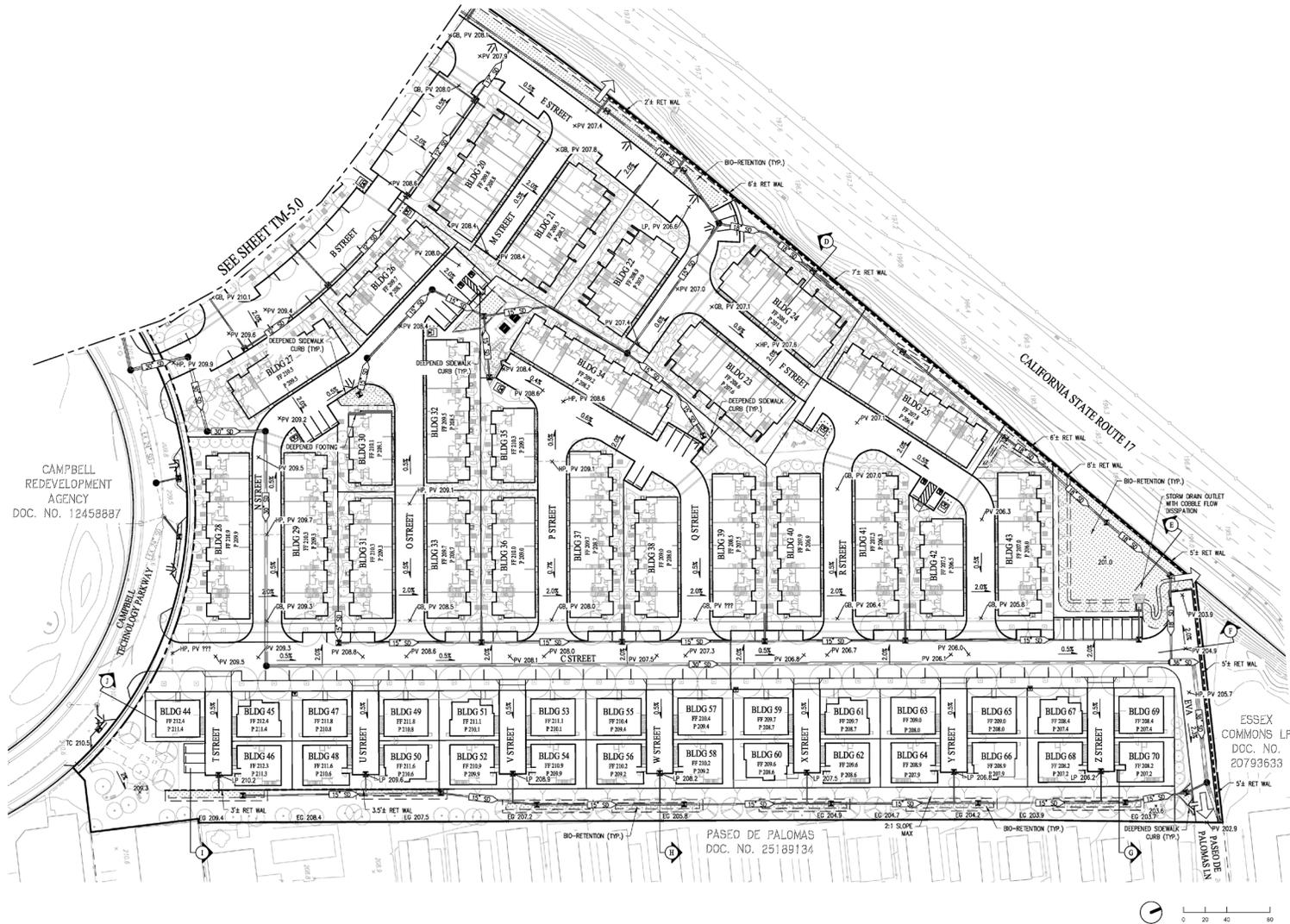
Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.
2-12a

Title
Storm Drainage System





CAMPBELL
REDEVELOPMENT
AGENCY
DOC. NO. 12458887

PASEO DE PALOMAS
DOC. NO. 25189134

ESSEX
COMMONS LP
DOC. NO.
20793633

Source: KTGy Group, Inc, CBG, and Gates + Associates, November 2024

Project Location
Campbell, California

Client/Project
City of Campbell
Campbell Tech Park Project

Figure No.
2-12b
Title
Storm Drainage System



CAMPBELL TECH PARK PROJECT

Initial Study
Project Description

2.5 PROJECT CONSTRUCTION

2.5.1 Schedule

Construction is anticipated to begin in January 2026 and would be completed by August 2030. Construction of the proposed project is anticipated to occur during normal business hours and no nighttime work is proposed.

Construction is proposed to be completed in four phases. Phase 1 would include demolition of the existing buildings and pavement and site preparation of the entire site. Phase 2 would include construction of the 27 single-family homes and 49 3-story townhome-style condominium. Phase 3 would include construction of the remaining 100 3-story townhome-style condominium. Lastly, Phase 4 would include construction of the 114 4-story townhome-style condominium. Each phase of construction would take place immediately following the ending of the prior phase.

Construction activities would occur Monday through Friday, between 8 AM and 5 PM, and Saturday 9 AM to 4 PM, consistent with the City's Municipal Code applicable to construction activities. Any work outside of the City's construction hours would require special permits. Table 2-1 through Table 2-4 shows the anticipated schedule with the assumption that the construction would begin in January 2026 and end in August 2030 with buildout taking place over four phases. This project schedule is dependent on market conditions, regulatory approvals, and other factors; therefore, it is subject to change.

Table 2-1: Phase 1 Construction Schedule

Task	Start Date	End Date	Workdays
Site Demolition	1/1/2026	2/1/2026	23
Grading	2/2/2026	3/1/2026	20
Site Preparation	3/2/2026	5/1/2026	43

Table 2-2: Phase 2 Construction Schedule

Task	Start Date	End Date	Workdays
Building Construction	4/1/2026	7/25/2027	343
Paving	7/26/2027	8/25/2027	22
Architectural Coating	8/26/2027	9/25/2027	22

Table 2-3: Phase 3 Construction Schedule

Task	Start Date	End Date	Workdays
Building Construction	9/26/2027	1/18/2029	343
Paving	1/19/2029	2/18/2029	22
Architectural Coating	2/19/2029	3/21/2029	22

CAMPBELL TECH PARK PROJECT

Initial Study

Project Description

Table 2-4: Phase 4 Construction Schedule

Task	Start Date	End Date	Workdays
Building Construction	3/22/2029	7/15/2030	343
Paving	7/16/2030	8/15/2030	22
Architectural Coating	8/16/2030	9/15/2030	22

2.5.2 Access and Staging

Construction staging would be located onsite, and workers would access the project site via gated vehicular entry points along Campbell Technology Parkway.

The proposed project is anticipated to require some temporary restrictions and closures for a portion of Campbell Technology Parkway along the project boundary to complete the frontage improvements and connect new utility lines to the existing utility mains located along Campbell Technology Parkway. For any temporary restrictions or closures required for adjacent roadways, the proposed project would prepare and implement a Traffic Control Plan (TCP).

2.5.3 Construction Equipment and Workers

Construction equipment anticipated onsite is listed in Table 2-5. Project construction would utilize Tier 4 construction equipment and construction is expected to require approximately 100 workers during peak construction stage (building construction).

Table 2-5: Proposed Construction Equipment

Phase Name	Equipment Type	Number of Equipment	Usage (hours/day)
Demolition	Concrete/Industrial Saw	1	8
	Excavators	3	8
	Rubber Tired Dozers	2	8
Site Preparation	Rubber Tired Dozers	3	8
	Tractors/Loaders/Backhoes	4	8
Grading	Excavators	2	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Tractors/Loaders/Backhoes	2	8
Building Construction	Cranes	1	7
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	7
	Welders	1	8

CAMPBELL TECH PARK PROJECT

Initial Study

Project Description

Phase Name	Equipment Type	Number of Equipment	Usage (hours/day)
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	6

2.5.4 Grading, Excavation, and Demolition

As the project site is currently developed with existing buildings and impervious surfaces, the proposed project would require demolition of existing onsite structures and surfaces prior to the start of construction activities. To meet the City's waste diversion requirements, 65 percent of construction debris would be diverted from landfills.

The proposed project is anticipated to require 18,000 cubic yards of cut and 23,000 cubic yards of fill for a net 5,000 cubic yards of fill. The project site is currently developed with approximately 13.01 acres of impervious area and 4.27 acres of pervious area. Post-construction, the proposed project is anticipated to result in 13.5 acres of impervious area and 3.78 acres of pervious area. It is anticipated that maximum depth of excavation for building pads would be approximately 5 feet, and the maximum depth of utility trenching would be approximately 15 feet.

2.6 REQUIRED PROJECT APPROVALS

The following approvals and permits are anticipated for the proposed project:

City of Campbell

- Entitlement Approvals
 - Planned Development Permit
 - Vesting Tentative Subdivision Map
 - Tree Removal Permit
- Post-Entitlement Approvals
 - Grading/Building Permits
 - Encroachment Permit
 - Street Improvement Agreement
 - Demolition Permit
 - Tract Map Approval
 - Street/Easement Vacation
 - Right of Way Dedication

Regional Water Quality Control Board

- Stormwater Pollution Prevention Plan/Construction General Permit

CAMPBELL TECH PARK PROJECT

Initial Study

Environmental Checklist and Environmental Evaluation

3. ENVIRONMENTAL CHECKLIST AND ENVIRONMENTAL EVALUATION

The environmental factors checked below would potentially be affected by this proposed project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Energy | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Wildfire |

Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “Potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



Signature

January 6, 2025

Date

3.1 AESTHETICS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
I. AESTHETICS — Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality??	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Have a substantial adverse effect on a scenic vista?

No Impact. Scenic vistas are generally interpreted as long-range views of specific scenic features, such as open space lands, mountain ridges, or bodies of water. There are no officially designated scenic vistas within the City and significant visual resources and visual features are not visible from the project site. The surrounding development are one- to two- stories high and landscaping trees are planted throughout the area. Existing developments in the project area obscure any available views of ridgelines and mountain ranges that may be present for viewing at the site if the area was undeveloped. There are no scenic vistas in the project vicinity and due to the distance from any scenic resources and the nature of development in the project area, the proposed project’s construction and operation would not have a substantial effect on a scenic vista. Therefore, the proposed project would have no impact on scenic vistas.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to a review of the California Department of Transportation’s (Caltrans) State Scenic Highway System Map, there are no designated or eligible scenic highways located near the project area (Caltrans 2024). The closest officially designated scenic highway is SR 9, located approximately four miles southwest of the project site. Additionally, though not currently designated, Interstate 280 located approximately 2.5 miles northwest of the project site is identified as eligible for

CAMPBELL TECH PARK PROJECT

Initial Study

Environmental Checklist and Environmental Evaluation

listing. Therefore, proposed project construction and operation would not substantially damage scenic resources within a state scenic highway and there would be no impact.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Less than Significant Impact. The proposed project is located within a highly urbanized area of the City. As discussed in Section 2, Project Description, the proposed project would include demolition of all existing buildings onsite and development of 290 residential units. The proposed residential structures would range from two- to four-stories in height and would replace the existing development with new uses.

Zoning and other regulations governing scenic quality include Historical Design Guidelines, Single Family Homes Design Guidelines, SFR Additions Design Guidelines, Low-Medium Density Residential Design Guideines, and Street Design Standards. The Single Family Homes Design Guidelines, Low-Medium Density Residential Design Guideines, and Street Design Standards would be applicable to the proposed project. The proposed project would be required to comply with these design standards, where objective, to ensure that there would be no potential impacts related to regulations governing scenic quality.

Additional zoning regulations that govern scenic quality include development standards described in the City's Zoning Code. However, as explained in Section 2.2, General Plan Land Use Designation and Zoning, the Applicant submitted an SB 330 (Housing Crisis Act) pre-application prior to the adoption of the 6th Cycle Housing Element and 2040 General Plan which included rezoning the project site, meaning the City was subject to the "Builder's Remedy" provision of the California Housing Accountability Act. The Applicant's submission of a pre-application under the Housing Crisis Act therefore conferred upon the Applicant's vested right to proceed under the standards in effect at the time of pre-application submittal and to apply the protections of the Builder's Remedy through its entitlement process. State law provides that the City may not deny the proposed project based on consistency with the zoning district that existed on April 18, 2023, or the City's current zoning districts. As the proposed project is not required to be consistent with the zoning designation of the site, the proposed project's non-compliance with the development standards of the project site's zoning designation would not be allowed to be utilized as a basis for project denial by the City. Implementation of applicable design standards described above would reduce potential conflicts with applicable regulations governing scenic quality. Therefore, the proposed project would not result in significant conflicts with applicable zoning and regulations governing scenic quality and impacts would be less than significant.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less than Significant Impact. The project site is currently developed and produces light and glare from existing lighting and windows. Areas adjacent to the project site contain multiple sources of lighting that are typical to developed areas including exterior lighting on residential and commercial buildings, parking lot lighting, street lights, and vehicle headlights. Glare from adjacent land uses emanates from parked cars, passing cars, and windows on nearby buildings. The proposed project would demolish the existing

CAMPBELL TECH PARK PROJECT

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structures and replace them with new two- to four-story buildings. Due to the developed nature of the project site and surrounding area with similar uses, the proposed project is not anticipated to result in substantial new sources of light and glare. The proposed project would be required to comply with Campbell Municipal Code Section 21.18.090, Lighting design standards, which includes design standards for exterior and permanent lighting, shielding requirements, and other design criteria. Additionally, the proposed project would be required to comply with Campbell Municipal Code Section 21.160.060, Outdoor light and glare, which requires shielding or modification of reflective materials to prevent emission of light and glare beyond the property line. Compliance with the City's lighting and glare design standards would ensure the proposed project would not result in light and glare impacts to nearby developments. Therefore, the proposed project is not anticipated to create substantial new sources of light or glare, and impacts would be less than significant.

CAMPBELL TECH PARK PROJECT

Initial Study

Environmental Checklist and Environmental Evaluation

3.2 AGRICULTURAL AND FORESTRY RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
II. AGRICULTURAL AND FOREST RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As identified in the City’s 2001 General Plan, there are no areas within the City that are designated for agricultural use and there are no agricultural lands identified by the California Department of Conservation’s (DOC) Farmland Mapping and Monitoring Program (FMMP) within the City (City of Campbell 2001b, DOC 2024). The DOC’s FMMP classifies the project site and the surrounding areas as

CAMPBELL TECH PARK PROJECT

Initial Study

Environmental Checklist and Environmental Evaluation

Urban and Built-Up land (DOC 2024). Therefore, construction and operation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses and there would be no impact.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. Under the current 2040 General Plan, the project site is zoned P-D and HD MU. Additionally, prior to the adoption of the 6th Cycle Housing Element and 2040 General Plan, the project site parcels were zoned P-D. The zoning designations does not allow for agricultural uses and the project site is not under a Williamson Act contract. Therefore, construction and operation of the proposed project would not conflict with existing zoning for agricultural use or with a Williamson Act contract, and there would be no impact.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production as defined by Government Code Section 51104(g))?

d) Result in loss of forest land or conversion of forest land to non-forest use?

No Impact. The discussion below applies to significance threshold (c) and (d) as outlined above.

The City does not contain any forest land and there are no lands zoned for forest land or timberland uses in the City (City of Campbell 2001b). Therefore, construction and operation of the proposed project would not conflict with existing zoning or cause rezoning of forest land or timberland and would not result in loss of forest land or conversion of forest land to non-forest use. There would be no impact for Impact (c) or (d).

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, or conversion of forest land to non-forest use?

No Impact. The project site and surrounding area are not used for agricultural or forest land uses. Construction and operation of the proposed project would not involve changes in the existing environment which would result in the conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest uses. Therefore, there would be no impact.

3.3 AIR QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The proposed project’s construction and operation could emit air pollutants that have the potential to conflict with or obstruct implementation of an applicable air quality plan, resulting in a potentially significant impact. An air quality analysis with an evaluation of construction emissions, new operational emissions and a qualitative construction health risk assessment will be prepared for the EIR. Therefore, proposed project’s potential to conflict with an applicable air quality plan adopted for the purpose of reducing air quality impacts will be further analyzed in the EIR.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. The construction and operational emissions could exceed the threshold of significance for air pollutants and emissions and could be cumulatively considerable resulting in a potentially significant impact. The proposed project’s potential to result in a cumulatively considerable net increase of pollutants will be further analyzed in the EIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors refer to those individuals of the population most susceptible to poor air quality including children, the elderly, and those with pre-existing health problems affected by air quality. Construction and operation emissions from the proposed project could expose sensitive receptors to substantially pollutant concentrations and result in a potentially significant impact.

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The proposed project's potential to expose sensitive receptors to substantial pollutant concentrations will be further analyzed in the EIR.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. The proposed project would develop residential uses. Construction and operation of the proposed project would not generate substantial odors that would affect substantial number of people. Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations; and the proposed project does not contain any land uses typically associated with emitting odors. During operation, the residential development could generate odors from cooking or trash enclosures. However, these odors would not be substantial enough to be considered nuisance odors that would affect a substantial number of people. During project related construction activities, construction equipment exhaust, painting, and paving activities would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment. Therefore, proposed project's impacts from odors would be less than significant.

3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Less than Significant with Mitigation. Madrone Ecological Consulting (Madrone) prepared a Biological Resources Analysis Memo for the proposed project in November 2024 (Appendix A). The biological resources analysis included review of aerial photographs of the project site and surrounding areas as well

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as database review. The project site is currently developed with urban uses and is surrounded by development on all sides and as outlined in the memo, there are no special-status plant species that have the potential to occur within the project site.

However, the portions of the project site not occupied by buildings, pavement, or lawns has the potential to provide extremely marginal habitat for Northern California legless lizards and the existing trees within the project site represent marginally suitable nesting habitat for Swainson's hawk and other more common migratory birds protected by the Migratory Bird Treaty Act. Additionally, these trees may also represent marginally suitable roosting habitat for pallid bat, hoary bat, and other more common foliage and cavity roosting bats. Therefore, to ensure no significant impacts would occur to these species identified to have potential suitable habitat onsite, the proposed project would be required to implement Mitigation Measures BIO-1 through BIO-3. Mitigation Measure BIO-1 requires pre-construction surveys for Northern California legless lizards, Mitigation Measure BIO-2 requires pre-construction nesting bird surveys, and Mitigation Measure BIO-3 required preconstruction roosting bat surveys. Mitigation Measures BIO-1 through BIO-3 would ensure that any potential wildlife species onsite are identified prior to the start of any construction activities and outlines procedures to be followed if a species is identified to be onsite during the pre-construction survey. With implementation of Mitigation Measures BIO-1 through BIO-3, potential impacts to special status and protected wildlife species would be reduced and impacts would be less than significant.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. The discussion below applies to significance threshold (b) and (c) as outlined above.

The project site is located in a highly urbanized area. The project site is developed with urban uses that preclude the possibility of containing any riparian habitat, or any other sensitive natural communities identified within a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife and the United States Fish and Wildlife Service. Additionally, the project site does not contain any state or federally protected wetlands as the site is almost completely paved and developed with existing uses. Therefore, construction and operation of the proposed project would have no impact on sensitive habitats identified in Impact (b) or (c).

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

No Impact. Extensive development and roadways surround the project site which minimizes the opportunity for wildlife to move freely across the site. In addition, the project site does not represent a corridor that links areas of open space lands. As such, the site is not considered to support wildlife

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movement or native wildlife nursery sites, and there would be no impact from construction and operation of the proposed project.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant with Mitigation. The proposed project would include the removal of 116 existing trees onsite, some of which are Protected Trees as defined by the City's Tree Protection Ordinance. However, the proposed project would plant new trees throughout the project site and street frontages as part of the landscaping plan. An arborist survey was conducted by Woodreeve Consulting in August 2023 of the entire project site. During this survey, metal tags were attached to all trees within the project site and data was collected including species, trunk diameter, condition, condition notes, and dripline measurements. A subsequent arborist survey was conducted by Stantec Consulting Services in November 2024 and an Arborist Report was prepared (Appendix B). The arborist survey conducted by Stantec Consulting Services did not conduct a full survey of the project site but did survey all trees proposed for removal. The Arborist Report outlined that of the 116 trees proposed for removal, 74 trees are considered Protected Trees as defined by the City's Tree Protection Ordinance. The proposed project would be required to implement Mitigation Measure BIO-4 which implements the City's Tree Protection Ordinance. The proposed project would be required to comply with City's Municipal Code Chapter 21.32, Tree Protection Regulations, which implements the City's Tree Protection Ordinance and outlines the City's tree protection requirements. The proposed project would be required to obtain a permit from the City's Community Development Department before removing any trees onsite and comply with the requirements under the municipal code including preparation and submittal of an Arborist Report. The Tree Removal Permit application will be considered by the Planning Commission and City Council during the development review process and the Arborist Report prepared for the proposed project is included as Appendix B to this Initial Study. The proposed project would comply with City requirements and would provide replacement trees at the ratio required by the City for removal of Protected Trees or would provide mitigation fees if required by the City. Implementation of Mitigation Measure BIO-4 and compliance with the City's tree protection requirements would ensure the proposed project does not conflict with any local policies or ordinances protecting biological resources and the impacts would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The City is under jurisdiction of the Santa Clara Valley Habitat Plan; however, the plan only includes the Los Gatos Creek Trail and the Los Gatos Creek in the City and the remaining area of the City is excluded from the habitat plan permit area. As the proposed project would not result in impacts to biological resources as identified above, the proposed project would not conflict with the provisions of the Santa Clara Valley Habitat Plan. The proposed project would not redesignate any land designated for open space or habitat protection and would not conflict with any adopted plans. Therefore, construction and operation of the proposed project would have no impact on or conflict with a habitat conservation plan.

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3.4.1 Mitigation Measures

- MM BIO-1: Northern California Legless Lizard Pre-Construction Surveys.** A comprehensive survey for Northern California legless lizard of all areas exclusive of buildings, pavement or lawn shall be conducted within the project area within 14 days prior to construction. If no Northern California legless lizards are found, no further mitigation is necessary. If a Northern California legless lizard is observed within the proposed impact area, a qualified biologist shall relocate the individual to other suitable habitat a sufficient distance outside of the project area to preclude its return to the project area prior to construction.
- MM BIO-2: Pre-Construction Nesting Bird Surveys.** If construction activities (including tree and building removal) are proposed during the bird nesting season (February 1 – August 31), a focused survey for nesting raptors (including Swainson's hawk) and migratory bird nests shall be conducted by a qualified biologist within 14 days prior to the beginning of construction activities in order to identify active nests. This survey shall be conducted within the proposed construction area and all accessible areas within 250 feet of the construction area. If active raptor nests are found, no construction activities shall take place within 500 feet of the nest until the young have fledged. If active songbird nests are found, a 100-foot no disturbance buffer will be established. These no-disturbance buffers may be reduced based on consultation and approval by the California Environmental Quality Act (CEQA) lead agency. The perimeter of the protected area shall be indicated by bright orange temporary fencing. No construction activities or personnel shall enter the protected area, except with approval of the biologist. If tree removal is necessary, trees containing nests, or burrows that must be removed as a result of project implementation shall be removed during the nonbreeding season (late September to March). If no active nests are found during the focused survey, no further mitigation will be required.
- MM BIO-3: Pre-Construction Roosting Bat Surveys.** A qualified biologist shall conduct a bat habitat assessment of all trees proposed for removal. This habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one (1) year prior to the start of construction. If potential roosting habitat is identified (cavities in trees) within trees proposed for removal, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine presence of roosting bats. These surveys are recommended to be conducted utilizing methods that are considered acceptable by California Department of Fish and Wildlife and bat experts. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras or a combination thereof. If pre-construction surveys indicate that no roosts of special-status bats are present, or that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that

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do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree. Once the bats have been excluded, tree removal may occur.

MM BIO-4: Removal of Protected Trees. In accordance with the City's Tree Protection Ordinance, the applicant shall prepare a tree survey plan and submit that along with a Tree Removal permit Application to the City. Mitigation for the tree removal may including planting of replacement trees (with the species, size, and location determined by the City), payment of in-lieu fee, or a combination of both options.

3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Potentially Significant Impact. The proposed project site neither contains nor is adjacent to any built environment resource that qualifies as a historical resource for the purposes of CEQA. Therefore, new development on the proposed project site would not have the potential to cause a substantial adverse change to the significance of any built environment historical resource, as defined in Section 15064.5 of the CEQA Guidelines. However, it cannot entirely be ruled out that archaeological deposits that qualify as historical resources could be encountered during proposed project construction activities. Should such deposits be encountered during project ground disturbance, a substantial adverse change in the significance of a historical resource would occur from its demolition, destruction, relocation, or alteration such that the significance of the resource would be materially impaired (CEQA Guidelines Section 15064.5(b)(1)). Therefore, proposed project’s potential to result in adverse changes in the significance of an historical resource or archaeological deposits that qualify as historical resources will be further analyzed in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Potentially Significant Impact. Though the project site does not include any known archaeological resources, the proposed project site’s potential for containing as-yet undocumented buried archaeological resources indicate sensitivity for buried precontact archaeological deposits. Therefore, the proposed project could result in substantially significant impacts to cultural resources if undiscovered archaeological resources are encountered during project construction. The proposed project’s potential to result in adverse changes in the significance of an archaeological resources will be further analyzed in the EIR.

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c) Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. Based on the archaeological records search and map and literature review, there is a potential, albeit low, for the disturbance of human remains as a result of the proposed project. Therefore, proposed project's potential to disturb any human remains will be further analyzed in the EIR.

3.6 ENERGY

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VI. ENERGY — Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. The proposed project's construction and operation could result in wasteful, inefficient, or unnecessary consumption of energy resources, resulting in a potentially significant impact. Therefore, the proposed project's potential to result in environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during construction and operation will be further analyzed in the EIR.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The proposed project's construction and operation could conflict with or obstruct a state or local plan for renewable energy or energy efficiency, resulting in a potentially significant impact. The proposed project's potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency will be further analyzed in the EIR.

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3.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VII. GEOLOGY AND SOILS — Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologic for the area or based on other substantial evidence of a known fault?**

Less than Significant Impact. As outlined in the City's 2001 General Plan EIR, there are numerous active faults that are located in the regional vicinity of the City; however, no active faults are located within the City's Planning Area. Additionally, there are no Alquist-Priolo Fault Zones located within the City (City of Campbell 2001a). Therefore, project site is not located within a Alquist-Priolo Fault Zone and no known major active faults run through the project site. Therefore, the potential for impact from the rupture of an earthquake fault is low and impacts would be less than significant.

- ii) Strong seismic ground shaking?**

- iii) Seismic-related ground failure, including liquefaction?**

Less than Significant with Mitigation. The discussion below applies to significance threshold (a.ii) and (a.iii) as outlined above.

The project site and the City is located within a seismically active region and the potential for impacts causing strong seismic ground shaking is high. Additionally, the project site is identified by the City as having high liquefaction potential and moderate shrink-swell potential (City of Campbell 2022). A Preliminary Geotechnical Exploration Report (Geotech report) was prepared for the proposed project by ENGEO Incorporated in October 2023 (Appendix C). The Geotech report performed preliminary analysis of the onsite soils to analyze potential liquefaction potential and identified that the risk of liquefaction at the site is low and estimated 0.25 to 0.5 inches of liquefaction induced settlement to occur. However, the Geotech report identified that this estimate is preliminary in nature and a design-level exploration should be completed to further evaluate the potential for liquefaction.

The Geotech report includes preliminary recommendations for initial land planning including recommendations for fill removal, expansive soil mitigation, fill compaction, and foundation recommendations. As noted in the Geotech report, the recommendations provided are preliminary in nature and final recommendations regarding site grading and foundation construction would be provided after future site-specific, design-level geotechnical exploration has been undertaken. Therefore, the proposed project would be required to prepare a site-specific, design-level geotechnical exploration and would be required to implement the recommendations included in the report, as required by Mitigation Measure GEO-1. With implementation of Mitigation Measure GEO-1, the proposed project would be designed and constructed in accordance with recommendations included in the Geotech report to reduce potential geotechnical impacts.

As outlined in the City's 2001 General Plan Strategy HS-3.2a, new developments proposed within the City are required to comply with the provisions of the California Building Code (CBC) and Uniform Building Code regarding preparation of geotechnical investigations in accordance with state law, engineer improvements to address potential seismic and ground failure issues and use earthquake resistant construction techniques to address potential earthquake loads when constructing buildings and improvements. The City requires the submission and review of geologic and soils reports for all development consistent with City Municipal Code Section 21.18.130, Seismic and geologic hazards, and Chapter 20.72, Soils Reports. Additionally, the City's 2001 General Plan Strategy HS-3.1a requires all

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new construction to be built in accordance with the most recent Building and Fire Codes. With implementation of Mitigation Measure GEO-1 and compliance with CBC design guidelines and City requirements and standards, the proposed project would not result in substantial adverse effects involving strong seismic ground shaking or seismic related ground failure and impacts would be less than significant.

iv) Landslides?

No Impact. Given the relatively flat topography of the project site and because the site is not classified as being in a landslide area, the potential for impacts related to landslides is very low. Therefore, there would be no impact related to seismically induced landslides from proposed project construction and operation.

b) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Construction activities associated with the proposed project would involve demolition, grading, and excavation activities which could expose soils to sources of wind or water, resulting in the potential for erosion and sedimentation on and off the project site. As discussed in Section 3.10, Hydrology and Water Quality, the proposed project would disturb greater than one acre and would require coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The NPDES Permit is obtained through State Water Resources Control Board (SWRCB) and requires the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) which requires implementation of standard construction best management practices (BMPs) to minimize erosion and loss of topsoil. As outlined in the City's Grading and Site Improvements Building Application Guide, an erosion control plan is required to be prepared and submitted as part of the grading and site improvements permit application (City of Campbell 2024). Therefore, the proposed project would be required to prepare and submit to the City an erosion control plan that outlines the erosion control measures to be implemented during construction. Additionally, the City's 2001 General Plan Strategy OSP-9.1d requires new construction to utilize site preparation, grading, and foundation designs that provide erosion control to prevent sedimentation. With implementation of BMPs required by the SWPPP under the NPDES Permit, preparation of an erosion control plan, and utilization of designs that provide erosion control during construction, the potential impacts related to soil erosion would be reduced and impacts would be less than significant during construction.

Once constructed, the proposed project would be landscaped and/or covered in buildings or hardscape features; and would not result in soil erosion or loss of topsoil. New pervious areas created as part of the proposed project would include landscaping areas, open space areas, and bioretention areas thereby, preventing soil erosion or loss of topsoil. There would be no impact related to erosion and topsoil loss from operation of the proposed project.

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- c) **Be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**
- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?**

Less than Significant with Mitigation. The discussion below applies to significance threshold (c) and (d) as outlined above.

The City's 2001 General Plan EIR identifies that alluvial fan deposits underlying most of the City are moderately susceptible to liquefaction (City of Campbell 2001a). However as identified above under Impact a.ii/a.iii, the Geotech report identified that the risk of liquefaction at the site is low. Additionally, the Geotech report identified that based on experience in the site vicinity, the near-surface soils are anticipated to have low to moderate expansive potential. Therefore, the proposed project could be located on unstable and expansive soil, resulting in a potentially significant impact.

As required by Mitigation Measure GEO-1, the proposed project would be required to prepare a site-specific, design-level geotechnical exploration and would be required to implement the recommendations included in the report. Preparation of a site-specific, design-level geotechnical exploration report would ensure that the project site soils are analyzed for its potential to result in lateral spreading, subsidence, liquefaction, and collapse and would ensure that appropriate construction design guidelines and recommendations are followed to reduce any potential impacts. As outlined in the City's 2001 General Plan Strategy HS-3.2a, all projects proposed within the City are required to comply with the provisions of the CBC and Uniform Building Code, which requires development projects to perform geotechnical investigations in accordance with state law, engineer improvements to address potential seismic and ground failure issues and use earthquake resistant construction techniques to address potential earthquake loads when constructing buildings and improvements. The City requires the submission and review of geologic and soils reports for all development consistent with City Municipal Code Section 21.18.130, Seismic and geologic hazards, and Chapter 20.72, Soils Reports. Additionally, the City's 2001 General Plan Strategy HS-3.1a requires all new construction to be built in accordance with the most recent Building and Fire Codes. With implementation of Mitigation Measure GEO-1 and compliance with CBC design guidelines and City requirements and standards, the proposed project would not result in substantial adverse effects involving unstable or expansive soils and impacts would be less than significant.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

No Impact. The proposed project would connect to and be served by the City's existing sanitary sewer system and would not require the installation of septic or alternative wastewater disposal systems. Therefore, no impact would occur.

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f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Less than Significant Impact. As identified in the City's 2001 General Plan EIR, there have been no significant paleontological resources recorded within the City and as the entirety of the project site has already undergone ground disturbing activities during construction of the existing uses, it is unlikely that undiscovered paleontological resources would be present at the site. However, as the proposed project would require ground disturbing activities, there is some potential for undiscovered paleontological resources to be encountered during construction activities. The City's 2001 General Plan includes strategies that would reduce potential impacts to paleontological resources. If undiscovered paleontological resources are encountered during construction activities, the proposed project would be required to comply with the City's 2001 General Plan Strategy CNR-1.1b which requires the discontinuation of all work in the immediate vicinity and the preparation of a resources mitigation plan and monitoring program by a licensed archaeologist if resources are found on any sites within the City. The City's 2001 General Plan EIR identified that implementation of Strategy CNR-1.1b would reduce potential impacts to undocumented paleontological resources (City of Campbell 2001a). As it is unlikely that the proposed project would result in impacts to undiscovered resources and the proposed project would comply with General Plan policies and strategies, the proposed project would not have the potential to destroy a unique paleontological resource onsite or unique geological feature and impacts would be less than significant.

3.7.1 Mitigation Measures

MM GEO-1: Preparation of a Design-Level Geotechnical Exploration Report. Prior to the approval of a building permit, the project applicant shall prepare a site-specific, design-level geotechnical exploration report. All recommendations included in the report shall be incorporated into the project site plans and the proposed project shall be designed and constructed in accordance with all recommendations included in the report. The report and site plans with the recommendations incorporated shall be submitted and reviewed by the City to ensure compliance with City requirements and standards.

3.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS — Would the proposed project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. The impacts associated with greenhouse gas (GHG) emissions generated by the proposed project are related to the emissions from construction and operation. Off-road equipment, materials transport, and worker commutes during construction of the proposed project would generate GHG emissions. Building operation, energy use, and mobile sources from vehicle trips by residents would also generate GHG emissions. The proposed project would have the potential to generate GHG emissions that could have a significant impact on the environment. Therefore, this impact is potentially significant, and GHG emissions from the proposed project will be further analyzed in the EIR.

b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The proposed project could conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, resulting in a potentially significant impact. The proposed project's potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs will be further analyzed in the EIR.

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3.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

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Less than Significant Impact. The discussion below applies to significance threshold (a) and (b) as outlined above.

The proposed project would involve the construction of a residential development which would include single-family and multi-family residential buildings. Construction activities would include the demolition of existing structures and the construction of new buildings and associated infrastructure. During the construction phase, limited amounts of hazardous materials would be used, including standard construction materials such as concrete, paints, solvents and heavy construction equipment which would contain diesel fuels and oils, and construction activities could potentially cause accidental spills or releases of hazardous materials. As part of the NPDES Construction General Permit, the proposed project would be required to prepare and implement an SWPPP that would include BMPs to prevent accidental spills of hazardous materials during construction. With adherence to applicable federal, state, and local regulations, and implementations of BMPs in the SWPPP, the impact to the public or environment from use or accidental release of hazardous materials during proposed project construction would be reduced. A Phase I Environmental Site Assessment (ESA) was prepared for the proposed project by ENGEO Incorporated in October 2023 (Appendix D). Soil sampling and laboratory analysis conducted for the Phase 1 ESA indicated there were trace levels of lead, arsenic, and organochlorine pesticides detected in the onsite soils. However, all concentration were detected below the corresponding residential screening levels and background concentration levels. Therefore, the trace concentrations detected in the project site soils would not potentially expose construction workers or the public to hazardous conditions during construction and operation and the Phase I ESA determined that there was no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs), or historical RECs (HRECs) identified onsite (Appendix D). Therefore, the Phase I ESA determined no further environmental studies are required for the site at this time. Impacts related to the routine transport, use, and disposal of hazardous materials or accidental release of hazardous materials through accident condition during proposed project construction would be less than significant.

During operation of the proposed project, the use of hazardous materials would be limited to those commonly found at residential uses such as solvents, cleaners, paints, and pesticides for landscape maintenance activities. These common household hazardous materials would be used in limited quantities and would not create a substantial hazard to the public or the environment. Therefore, impacts related to the routine transport, use, and disposal of hazardous materials or accidental release of hazardous materials through accident condition during proposed project operation would be less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The closest school to the project site is Old Orchard School, which is located approximately 0.85-mile northwest of the site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school and there would be no impact.

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- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. A review of the SWRCB GeoTracker database and the Department of Toxic Substances Control (DTSC) EnviroStor database determined that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (SWRCB 2024, DTSC 2024). Therefore, the proposed project would have no impact.

- e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. There are no airports located within the City and the closest airport to the project site is the San Jose International Airport, located more than five miles northeast of the project site. The project site is not located within an airport land use compatibility plan or within two miles of an airport and therefore, the proposed project would not result in safety hazards or excessive noise for people residing in the project area. There would be no impact.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less than Significant Impact. The City has developed an Emergency Operations Plan (EOP) that establishes policy direction for emergency planning, mitigation, response, and recovery activities within the City. Additionally, the City is under jurisdiction of the Santa Clara Valley EOP. During the construction phase, partial street/lane closures may be required. All street/lane closures would conform to City requirements for construction and the proposed project would prepare a TCP to ensure there would be no impacts to surrounding roadways and emergency ingress/egress throughout the area during construction. Therefore, proposed project construction would not impair or interfere with an adopted emergency response plan or evacuation plan and impacts would be less than significant.

The proposed project operations would not modify any existing roadways in such a way that would impede emergency access or evacuation. Vehicular access to the site would be through three driveways located along Campbell Technology Parkway. The driveways and internal street networks would be designed and constructed to provide adequate access throughout the site for emergency vehicles. Additional EVA fire access would be provided via an existing EVA easement at the northern end of the project site from Paseo de Palomas Lane. The proposed project design would be reviewed by the City's Fire and Police departments prior to approval to ensure that the proposed project has adequate ingress and egress, setbacks, clearances, turning radii, etc.; and does not impede emergency access. The SCCFD has reviewed the project plans and has provided AMMR approval ensuring that all three driveways and internal streets would be constructed in accordance with City standards for fire and emergency access and to allow for emergency vehicle egress/ingress. Therefore, the potential impact related to emergency and evacuation plans would be less than significant.

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g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant fire hazards in California. The project site is not located in a State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2023). Additionally, the U.S. Forest Service (USFS) Wildfire Hazard Potential map designated the project site and surrounding areas as non-burnable (USFS 2020). Areas outside of the VHFHSZ are not subject to special development controls related to heightened fire protection or vegetation management required to minimize the risk of wildland fires. However, new construction at the project site would be subject to standard fire code and building code requirements. The project site is in a highly urbanized area and is served by the SCCFD, who has reviewed the proposed project design to ensure that adequate ingress and egress, setbacks, clearances, turning radii, etc. have been incorporated so that the proposed project does not impede emergency access. Therefore, the proposed project would not expose people or structures to significant risk of loss, injury or death involving wildland fires and impacts would be less than significant.

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3.10 HYDROLOGY AND WATER RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. Construction activities associated with the proposed project would involve demolition, vegetation removal, grading, and excavation activities that could expose barren soils to sources of wind or water, resulting in the potential for erosion and sedimentation on and off the project site and degradation of water quality. Additionally, construction activities would have the potential to

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generate polluted runoff into the City's storm drain system. The NPDES stormwater permitting program regulates stormwater quality from construction sites, which includes erosion and sedimentation. As required by the NPDES Construction General Permit program, the preparation of a SWPPP is required for construction activities that would disturb an area of more than one acre. The SWPPP would specify BMPs to avoid and minimize the discharge of pollutants from the project site through standard construction BMPs, such as installation of silt fences, which would substantially reduce potential sediment transport from the construction site. In addition to the SWPPP, an erosion control plan would be required to be prepared and submitted as part of the grading and site improvements permit application as outlined in the City's Grading and Site Improvements Building Application Guide. Therefore, the proposed project would be required to prepare and submit to the City an erosion control plan that outlines the erosion control measures to be implemented during construction to reduce potential erosion and sediment transport from the construction site. Preparation and implementation of a SWPPP and an erosion control plan would ensure that proposed project construction would not violate any water quality standards or waste discharge requirements.

The proposed project would create or replace more than 10,000 square feet of impervious surfaces at the site and would be required to comply with the requirements of the Bay Area Municipal Regional Permit, an NPDES permit issued by the San Francisco Bay Regional Water Quality Control Board (RWQCB). Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP) addresses post-construction stormwater requirements for new development and redevelopment projects that add and/or replace 10,000 square feet or more of impervious area. Provision C.3 of the MRP also mandates that new development projects meet the following criteria: 1) incorporate site design, source control, and stormwater treatment measures into the project design; 2) minimize the discharge of pollutants in stormwater runoff and non-stormwater discharge; and 3) prevent increases in runoff flows as compared to pre-development conditions. The proposed project would be designed to meet the Provision C.3 requirements of the MRP, including the construction of approximately 24,309 square feet of bioretention facilities that would collect and treat stormwater runoff prior to entering the City's storm drain facilities. Additionally, the project Applicant would be required to submit a Stormwater Management Plan (SWMP) to the City's Public Works Department. Therefore, operation of the proposed project would not violate any water quality standards or discharge requirements and impacts would be less than significant.

With the preparation of an erosion control plan, SWPPP, and the SWMP, and incorporation and compliance with requirements of Provision C.3 of the MRP, the proposed project would not violate any water quality standards or waste discharge requirements and there would be a less than significant impact during construction and operation.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. The project site is underlain by the Santa Clara Subbasin which is a subbasin of the Santa Clara Valley groundwater basin. During construction, demand for water for dust control, concrete mixing, etc. would be short-term and met by existing service connections to municipal suppliers. Construction activities would not require new wells or substantial increases in pumping at regional municipal wells, nor would it interfere with groundwater recharge that could occur if the proposed project were converting pervious surfaces to impervious surfaces.

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Most of the project site is paved and is not a major groundwater recharge area. The proposed project would increase the amount of impervious area by two percent on the project site from what currently exists. As the project site is not a major groundwater recharge area and most of the project site is already covered in impervious surfaces, the proposed project is not expected to substantially interfere with groundwater recharge.

San Jose Water provides municipal water services to the City and draws groundwater from the Santa Clara Subbasin, which is part of the larger Santa Clara Valley Basin. According to San Jose Water's 2020 UWMP, groundwater made up approximately 43 percent of the total water supply in 2020. As the proposed project's water demand would be supplied by San Jose Water which uses groundwater as a supply, the proposed project could decrease groundwater supplies. However, the proposed project would not result in substantial increases in water demand at the site that would require San Jose Water to increase its groundwater pumping. Therefore, the proposed project would not substantially decrease groundwater supplies or interfere with groundwater recharge such that the proposed project would impede sustainable groundwater management of the basin and impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would?

i) result in substantial erosion or siltation on- or off-site;

Less than Significant Impact. Construction of the proposed project would include demolition and ground disturbing activities that could result in erosion related impacts. As discussed above in Impact (a), the proposed project would be required to prepare and implement a SWPPP in accordance with the NPDES General Construction Permit and an erosion control plan in accordance with the City's Grading and Site Improvements Building Application Guide. The SWPPP and erosion control plan would include BMPs and erosion control measures that would be implemented during construction activities to reduce the potential for erosion and impacts would be less than significant.

The existing drainage patterns would generally be maintained in post-project conditions. The proposed project would only increase the amount of impervious area by two percent from existing conditions. Additionally, the storm drainage system for the proposed project would discharge to the pre-project point of discharge at Paseo de Palomas Lane. The proposed project also proposes construction of approximately 24,309 square feet of bioretention areas. These areas would collect and treat stormwater runoff before ultimately discharging to the existing storm drain mains located in Campbell Technology Parkway, as well as the existing storm drain mains located along the northern corner of the project site in Paseo de Palomas Lane. Treatment of stormwater runoff prior to the runoff being discharged into the City's storm drain system would reduce potential erosion and siltation impacts. In order to comply with Provision C.3 of the MRP, the project Applicant would also be required to submit a SWMP to the City's Public Works Department. Therefore, with implementation of the erosion control plan, SWPPP, and SWMP, the proposed project would not result in substantial erosion or siltation during construction and operation and the impacts would be less than significant.

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- ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

Less than Significant Impact. As discussed, the proposed project would only increase impervious area on the site by two percent from existing conditions. The proposed project's storm drainage facilities would also discharge treated runoff to the pre-project point of discharge at Paseo de Palomas Lane. The proposed storm drainage facilities would be designed to meet Provision C.3 requirements of the MRP and would include approximately 24,309 square feet of bioretention facilities that would collect and treat stormwater runoff before being ultimately discharging to the existing storm drain mains. This would control the volume of stormwater at the project site to minimize the potential for flooding. Therefore, the proposed project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding and impacts would be less than significant.

- iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;**
or

Less than Significant Impact. As described previously, construction activities would have the potential to generate polluted runoff, and therefore, the proposed project would be required to prepare and implement a SWPPP during construction to prevent, control, and reduce polluted runoff from entering the City's storm drain system. Stormwater generated at the site would be directed and treated in bioretention areas prior to entering the piped storm drain system. The storm drainage system at the site would be designed and constructed in accordance with requirements of Provision C.3 and City guidelines to properly manage runoff from the site. The proposed storm drainage system would control the rate of runoff from the site and ensure polluted runoff does not enter the City's storm drain system. Therefore, the proposed project would not create or contribute runoff water which would exceed the capacity of stormwater drainage systems or provide substantial additional sources of polluted runoff, and there would be a less than significant impact from proposed project construction and operation.

- iv) **impede or redirect flood flows?**

Less than Significant Impact. There are no waterways crossing the project site or nearby that would be impacted from proposed project construction and operation. Onsite stormwater would be directed to the proposed bioretention areas prior to entering the City's storm drainage system. As such, the proposed project would not impede or redirect flood flows and impacts would be less than significant.

- d) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

No Impact. The project site is classified as Zone X by the Federal Emergency Management Agency (FEMA) Flood Hazard Map, which are areas of minimal flood hazard (FEMA 2009). The project site is located more than 15 miles east of the Pacific Ocean and therefore, potential for tsunami is not anticipated. In addition, the City is not identified as being within a tsunami or seiche hazard area. The project site is located within an area that would be inundated if the Leniham Dam were to fail. However, this dam is regularly inspected by Santa Clara Valley Water District's Dam Safety program and maintained by the dam owners to ensure that the dam is kept in safe operating conditions. As such, failure of this dam is considered to have an extremely low probability of occurring. The proposed project

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would not be located in a flood hazard, tsunami, or seiche zone and would not risk release of pollutants due to inundation. Therefore, there would be no impact.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. The San Francisco Bay RWQCB implements the San Francisco Bay Water Quality Control Plan (Basin Plan) to protect surface quality in the San Francisco Bay. Basin Plan policies are primarily implemented through NPDES permits. The proposed project would comply with all NPDES permit requirements, including the preparation of a SWPPP that identifies BMPs to minimize impacts on water quality during construction. Additionally, the Santa Clara Valley Water District prepared and implemented a Groundwater Management Plan for the Santa Clara and Llagas Subbasins. As the proposed project would not result in impacts related to groundwater quality, supplies, source, or recharge, the proposed project would not conflict with or obstruct implementation of the Groundwater Management Plan. Therefore, the proposed project would not conflict with or obstruct implementation of a water quality control plan or groundwater management plan.

3.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XI. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Physically divide an established community?

No Impact. The proposed project consists of a residential development consisting of single-family and multi-family developments on a previously developed site. The proposed project would not create any new physical divisions or permanently alter existing roadways in a manner that would result in division of an established community. Therefore, the proposed project would not introduce physical features that would create a barrier, divide, or separate adjacent uses; or impede circulation through the neighborhood and no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The project Applicant submitted a SB 330 pre-application on April 28, 2023. At the time the application was submitted, the City had not yet adopted the updated 6th Cycle Housing Element or 2040 General Plan, meaning the City was subject to the “Builder’s Remedy” provision of the California Housing Accountability Act. The Applicant’s submission of a preliminary application under SB 330 therefore conferred upon the Applicant’s vested right to apply the protections of the Builder’s Remedy to the proposed project through the remainder of its entitlement process. State law provides in these circumstances that a city may not deny the proposed project based on inconsistency with the General Plan land use designation or zoning regulations. Therefore, the City may not evaluate the proposed project’s consistency with either the General Plan designation or the zoning district that applied on April 18, 2023 or the current General Plan and zoning designations, as a basis for denial. Though the proposed project is not required to be consistent with the General Plan land use designation or zoning for the project site, the proposed project is still required to be consistent with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, there is a potential for the proposed project to conflict with the existing land use plan. Therefore, this impact is potentially significant and will be further analyzed in the EIR.

3.12 MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XII. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**
- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. The discussion below applies to significance threshold (a) and (b) as outlined above.

The City does not contain any known significant mineral resources or mineral extraction opportunities and does not contain sites designated as a local mineral resource recovery site. Therefore, the proposed project would not result in a loss of availability of a known mineral resource that would be of value or result in the loss of availability of a locally important mineral resource recovery site, and there would be no impact for Impact (a) or (b).

3.13 NOISE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIII. NOISE — Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. The project site is located adjacent to residential uses and construction could result in a temporary increase in noise levels from equipment, workers, and vehicles onsite. Operation of the proposed project could result in increase in noise levels from existing conditions due to increased traffic along the roads and increased pedestrian traffic. In addition, the proposed development would be adjacent to SR 17. The proposed project’s potential to generate temporary or permanent increase in ambient noise levels in the vicinity of the project site in excess of standards could result in potentially significant impacts and will be analyzed fully in the EIR.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. The project site is located adjacent to residential uses and construction could result in excessive groundborne vibration or groundborne noise levels that result in potentially significant impacts. Therefore, this impact will be fully analyzed in the EIR.

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- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. There are no airports located within the City and the closest airport to the project site is the San Jose International Airport, located more than five miles northeast of the project site. The project site is not located within an airport land use compatibility plan or within two miles of an airport and is not within the noise contour areas for the airport. Therefore, the proposed project would not expose people residing in the area to excessive noise levels. The proposed project would not result in a safety hazard or excessive noise for people residing or working in the area and there would be no impact.

3.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIV. POPULATION AND HOUSING — Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. The proposed project would directly induce population growth in the City through residential development. At the time of preparation of the 2001 General Plan and its accompanying EIR, which this document analyzes the proposed project’s consistency with, the City was identified to have a residential population of 38,138 residents and an average household size of 2.38 (City of Campbell 2001b). However, since the preparation of the 2001 General Plan, the residential population of the City has increased, and the average household size has fluctuated as a result of changing conditions. Therefore, to accurately estimate the resulting population of the proposed project and its impacts to the existing and projected population of the City, the population and average household size identified in the City’s most recent 2022 General Plan EIR is utilized to calculate the anticipated population growth from implementation of the proposed project.

The project proposes construction of 290 new residential units. Using the average household size of 2.49 residents per unit identified in the City’s 2022 General Plan EIR, the proposed project would result in an increase of 722 new residents. The City’s 2022 General Plan EIR identified that the existing population of the City is 42,726 residents and is anticipated to grow to 64,929 residents by the year 2040 (City of Campbell 2022). The proposed project’s 722 new residents would represent approximately 3.3 percent of the anticipated population growth between the existing population and projected population by 2040. Therefore, the increase in residents resulting from the proposed project would be within the projected population growth for the City and would not result in substantial unplanned population growth. Additionally, the proposed project would not result in extension of roads or other infrastructure that could result in indirect unplanned population growth. Therefore, the proposed project would not directly or indirectly induce substantial population growth in the area and impacts would be less than significant.

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b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project site does not currently contain any structures utilized for residential purposes and there are no existing people or housing onsite. Therefore, the proposed project would not displace existing people or housing and there would be no impact.

3.15 PUBLIC SERVICES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XV. PUBLIC SERVICES — Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:**

Fire protection?

Less than Significant Impact. The proposed project would consist of single-family and multi-family residential uses which would increase demand for SCCFD fire protection services and facilities. The closest fire station to the project site is Campbell Fire Station, located approximately 0.4-mile northeast of the project site. Though the proposed project would increase demand for fire protection services due to the presence of more residents, the project site is already currently served by SCCFD as there are existing R&D uses and structures onsite. Though the proposed project would increase the demand for fire protections services, it is not expected to affect SCCFD’s response times and would not result in the need for new or altered fire protection facilities. The proposed project would be required to be constructed and operated in accordance with the California Fire Code requirements and City standards (automatic sprinkler systems, fire hydrants, etc.). Incorporation of all California Fire Code and City requirements into the proposed project design would minimize the dependence on SCCFD by reducing fire hazards.

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Therefore, the proposed project would not result in or require the construction of new or expanded fire protection facilities and the impacts would be less than significant.

Police protection?

Less than Significant Impact. The proposed project would consist of single-family and multi-family developments which would increase the demand for Campbell Police Department (CPD) services in the area. CPD operates out of one station, located approximately 0.45-mile northwest of the project site. As stated above, though the proposed project would increase demand for police protection services due to the presence of more residents, the project site is already currently served by CPD as there are existing R&D uses and structures onsite. Due to the project site being located in an area that is already served by CPD, the proposed project is not expected to affect CPD's response times or other performance objectives. Therefore, the proposed project would not result in or require the construction of new or expanded police protection facilities and impacts would be less than significant.

Schools?

Less than Significant Impact. The proposed project would generate 722 new residents and therefore would also generate school aged children. Students living at the new development would be within the boundaries of the Cambrian School District (K-8) and Campbell Union High School District (CUHSD) (9-12 high school). Students living at the new development would be within the boundaries of Bagby Elementary School, Price Middle School, and Branham High School.

Cambrian School District utilizes a student generation factor of 0.21869 students per household for TK-6 grade and 0.06313 student per household for grades 7-8 (Cambrian School District 2024). CUHSD utilizes a student generation factor of 0.1004 students per household for high school students (CUHSD 2022). As the proposed project would result in the development of 290 residential units and utilizing the student generation factors of Cambrian School District and CUHSD, the proposed project would be anticipated to result in the generation of 63 TK-6 grade aged children, 18 7-8 grade aged children, and 29 9-12 grade aged children. Therefore, the proposed project would be anticipated to generate approximately 110 school aged children. These school aged children would be anticipated to be served by the existing nearby schools and would not result in a significant impact.

Additionally, Cambrian School District and CUHSD collects developer fees on any new construction of residential and commercial buildings within the district boundaries. Under Senate Bill 50, school districts may collect fees to offset the costs associated with increasing school capacity as a result of residential development. Under the terms of this statute, payment of statutory fees by property owners or property developers is considered to mitigate in full, for the purposes of CEQA, any impacts to school facilities associated with a qualifying project. As the proposed project would pay the school district's developers fees at the rate specified by each school district, the proposed project would not result in significant impacts to school facilities. Therefore, the proposed project would not result in or require the construction of new or expanded school facilities and impacts would be less than significant.

Parks?

Less than Significant Impact. As identified in the City's 2022 General Plan EIR, with an existing City population of 42,726 residents and a total of 82.6 acres of parkland, the City currently provides 1.9 acres

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of parkland per 1,000 residents (City of Campbell 2022). The City has adopted the Quimby Act which sets a goal of providing 3 acres of parkland per 1,000 residents. Therefore, the City is at a deficiency for parkland and would require construction of new park facilities to reduce this existing impact. However, as identified in the City's General Plan EIR, the existing deficiency in parkland may be offset with the recreational opportunities available in private parks and other nearby regional parks. The proposed project would result in increased demand for new parks as it would result in the generation of new residents. With an anticipated population of 722 residents, the proposed project would require 2.17 acres of parkland to meet the City's requirements of 3 acres per 1,000 residents.

The closest park to the project site is Edith Morley Park, located directly south of the project site, across Campbell Technology Parkway. The proposed project would be anticipated to increase the use of this existing park; however, the proposed project would include development of recreational opportunities onsite that would reduce demand for existing parks. In accordance with the City's 2001 General Plan Policy OSD-3.1 which requires provision of private open space or recreational facilities in residential projects, the proposed project would include development of public and private open space. The proposed project would include development of 125,943 square feet (2.89 acres) of usable open space throughout the site. As described in Section 2.0, Project Description, a linear open space area is programmed through the central portion of the project site. Amenities are located throughout this linear zone, including playground for children aged 2 through 12, seating areas that allow for passive recreation, shaded picnic areas for gathering, and a ping-pong table area. The linear open space is designed to be lined with trees and shade canopies to provide usable recreation space most of the year. Along the southern edge of the project site, a small pocket park would provide a shaded picnic and BBQ area. Additional usable open space areas located throughout the site would provide passive recreational areas. Though the proposed project would not result in the development of a park facility that would contribute to the City's parkland requirement of 3 acres per 1,000 residents, the approximately 2.89 acres of usable open space provided onsite would be more than the parkland requirement for the proposed project's anticipated population of 722 residents.

As outlined by the City's 2001 General Plan Policy OSP-3.2, the City requires new residential development to pay park impact fees to use for the acquisition and development of park land and recreational facilities (City of Campbell 2001b). The City requires all new residential development to dedicate land and/or pay an in-lieu fee to meet the City's parkland standard of 3 acres of developed parkland per 1,000 residents. The proposed project would include the development of new park space onsite; however, the proposed project would be required to comply with City Municipal Code Chapter 13.08, Park Impact Fees and Parkland Dedication Developments, which requires any developer who proposes to erect or construct any building or structure for which a building permit is required by the City, to dedicate land, pay a fee in lieu thereof, or both, at the option of the City for the establishment and rehabilitation of parks and recreation facilities within the City. Additionally, City Municipal Code Chapter 20.24, Park Impact Fees and Park Land Dedication Subdivision, requires as a condition of approval of a tentative subdivision map or parcel map, the subdivider to dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for the establishment and rehabilitation of park and recreational facilities within the City. In accordance with the City's Municipal Code requirements, the proposed project would pay all required fees, or dedicate land, or both at the option of the City to contribute to the City's establishment and rehabilitation of parks and recreational facilities.

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As the proposed project would include development of usable open space onsite that would provide amenities similar to park facilities the proposed project would not be anticipated to create a substantial increase in the demand for nearby parks. Therefore, with the development of onsite usable open space and payment of all required fees in accordance with City Municipal Code requirements, the proposed project would result in a less than significant impact.

Other public facilities?

Less than Significant Impact. Other public facilities in the City include libraries and government facilities. Though the proposed project would be anticipated to result in increased demand to the public facilities such as libraries and government facilities, the proposed project is not anticipated to generate substantial demand that would result in the need for construction of new or expanded public facilities. The proposed project's residents would be anticipated to be adequately served by existing public facilities and therefore, the proposed project would not result in or require the construction of new or expanded public facilities and impacts would be less than significant.

3.16 RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVI. RECREATION — Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**
- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

Less than Significant Impact. The discussion below applies to significance threshold (a) and (b) as outlined above.

As identified in the City’s 2022 General Plan EIR, with an existing City population of 42,726 residents and a total of 82.6 acres of parkland, the City currently provides 1.9 acres of parkland per 1,000 residents (City of Campbell 2022). The City has adopted the Quimby Act which sets a goal of providing 3 acres of parkland per 1,000 residents. Therefore, the City is at a deficiency for parkland and would require construction of new park facilities to reduce this existing impact. However, as identified in the City’s General Plan EIR, the existing deficiency in parkland may be offset with the recreational opportunities available in private parks and other nearby regional parks. The proposed project would result in increased demand for new parks as it would result in the generation of new residents. With an anticipated population of 722 residents, the proposed project would require 2.17 acres of parkland to meet the City’s requirements of 3 acres per 1,000 residents.

The closest park to the project site is Edith Morley Park, located directly south of the project site, across Campbell Technology Parkway. The proposed project would be anticipated to increase the use of this existing park; however, the proposed project would include development of recreational opportunities onsite that would reduce demand for existing parks. The City’s 2001 General Plan Policy OSD-3.1 requires provision of private open space or recreational facilities in residential projects (City of Campbell 2001b). As described in Section 2.0, Project Description, the proposed project would include development of 125,943 square feet (2.89 acres) of usable open space throughout the site that would provide amenities such as playgrounds, shaded picnic areas, and BBQ areas. Though the proposed project

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would not result in the development of a park facility that would contribute to the City's parkland requirement of 3 acres per 1,000 residents, the approximately 2.89 acres of usable open space provided onsite would be more than the parkland requirement for the proposed project's anticipated population of 722 residents.

As outlined by the City's 2001 General Plan Policy OSP-3.2, the City requires new residential development to pay park impact fees to use for the acquisition and development of park land and recreational facilities (City of Campbell 2001b). The City requires all new residential development to dedicate land and/or pay an in-lieu fee to meet the City's parkland standard of 3 acres of developed parkland per 1,000 residents. The proposed project would be required to comply with City Municipal Code Chapter 13.08, Park Impact Fees and Parkland Dedication Developments, which requires any developer who proposes to erect or construct any building or structure for which a building permit is required by the City, to dedicate land, pay a fee in lieu thereof, or both, at the option of the City for the establishment and rehabilitation of parks and recreation facilities within the City. Additionally, City Municipal Code Chapter 20.24, Park Impact Fees and Park Land Dedication Subdivision, requires as a condition of approval of a tentative subdivision map or parcel map, the subdivider to dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for the establishment and rehabilitation of park and recreational facilities within the City. In accordance with the City's Municipal Code requirements, the proposed project would pay all required fees, or dedicate land, or both at the option of the City to contribute to the City's establishment and rehabilitation of parks and recreational facilities.

The proposed project would be anticipated to increase use of existing nearby parks and recreational facilities. However, as the proposed project would include development of usable open space onsite that would provide amenities similar to park facilities, the proposed project would not be anticipated to create a substantial increase in the demand for nearby parks. The proposed project would not include or require construction of new parks and recreational facilities which might have an adverse physical effect on the environment. Therefore, with the development of onsite usable open space and payment of all required fees in accordance with City Municipal Code requirements, the proposed project would result in a less than significant impact.

3.17 TRANSPORTATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVII. TRANSPORTATION — Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The proposed project would have the potential to conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, resulting in a potentially significant impact, and will be further analyzed in the EIR.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. CEQA Guidelines Section 15064.3, subdivision (b)(3) allows for a qualitative analysis of potential impacts related to vehicle miles traveled (VMT). Although the proposed project meets the criteria outlined in CEQA Section 15064.3 (b.1), which states that a project located within 0.5 mile of a major transit stop or along a high-quality transit corridor would generally be presumed to have a less than significant transportation impact, a project specific traffic impact assessment is required to be prepared, since in accordance with City’s VMT policy such projects must be consistent with the General Plan. The assessment would analyze the proposed project’s potential to increase VMT in the area above established thresholds. Therefore, for the purposes of this Initial Study, proposed project impacts are considered to be potentially significant and will be further analyzed in the EIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. The proposed project would include construction of new driveways and internal streets. All roadway improvements would be completed in accordance with City requirements to ensure the proposed project design does not substantially increase hazards or result in an incompatible

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use. The proposed access point to the project site would be from three driveways along Campbell Technology Parkway. An additional access would be provided via an existing EVA easement at the northern end of the project site from Paseo de Palomas Lane. The proposed driveways and internal streets would be designed in accordance with City requirements and would be designed to ensure adequate turning radii is provided and City standards for fire and emergency access to allow for emergency vehicle egress/ingress would be incorporated into the proposed project design. Additionally, the proposed project would not result in any uses that would result in incompatible uses such as the use of farm equipment. The proposed project would not substantially increase hazards due to a geometric design feature or incompatible uses and impacts would be less than significant.

d) Result in inadequate emergency access?

Less than Significant Impact. Construction of the proposed project would generate traffic through the transport of workers, equipment, and materials to and from the project site. Travel routes for construction workers and material import would be determined in consultation with the City's Engineering and Transportation Division and included in the construction traffic management plan to be developed. All construction materials would be stored onsite. The proposed project is anticipated to require some temporary restrictions and closures for a portion of Campbell Technology Parkway along the project boundary to complete the frontage improvements and connect new utility lines to the existing utility mains located along Campbell Technology Parkway. For any temporary restrictions or closures required for adjacent roadways, the proposed project would prepare and implement a TCP. Therefore, the impact would be less than significant.

Post construction, proposed project operation would not result in new offsite access roads or result in changes to configuration of existing roadways and would not add so much congestion to surrounding roadways that response times are negatively impacted. The proposed driveways and internal streets would provide adequate access for emergency vehicles serving the development and would be designed to meet emergency vehicle access requirements. The SCCFD has reviewed the project plans and has provided AMMR approval ensuring that all three driveways and internal streets would be constructed in accordance with City standards for fire and emergency access and to allow for emergency vehicle egress/ingress. Proposed project access and emergency plans would require review and approval from the fire department. Therefore, the proposed project would not result in inadequate emergency access from operations and impacts would be less than significant.

3.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES — Would the project: cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project: cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
- b) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Potentially Significant Impact. The discussion below applies to significance threshold (a) and (b) as outlined above.

The City is located within the ethnographic territory of the Tamyen tribelet of Ohlone, who occupied a large area in the south bay. As identified in the City’s 2001 General Plan EIR, the Ohlone were known to traditionally use creek banks for activities such as sweat house construction and other cultural practices (City of Campbell 2001a). The Los Gatos Creek is located approximately 0.1 mile west of the project site across SR 17. Due to the project site’s close proximity to Los Gatos Creek, there is potential for tribal practices and activities to have occurred near or within the project site.

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PRC Section 21080.3.1 requires that local agencies formally consult with recognized California Native American tribes during the CEQA process to discuss potential impacts on tribal cultural resources. Prior to the release of a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report, the agency must initiate consultation with tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if (1) the tribe requested of the agency, in writing, to be informed through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe; and (2) the tribe responds, in writing, within 30 days of receipt of the formal notification of a proposed project and requests consultation with the agency (PRC Section 21080.3.1(b)).

On October 30, 2024, Stantec Consulting Services, on behalf of the City, submitted a request to the NAHC to review its Sacred Lands File (SLF) for the project site. The NAHC is the official state repository of Native American sacred site location records in California. Stantec Consulting Services received a response on October 31, 2024, from the NAHC, stating that, "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative." A list of twenty-three tribal contacts from nine tribal groups was provided with the NAHC response.

The City is currently conducting consultation pursuant to PRC Section 21080.3.1(i.e., AB 52). The results of the consultation are not available at the time of preparing this Initial Study and therefore, the results of consultation will be analyzed in the Draft EIR. As such, the proposed project's impacts to tribal cultural resources are considered to be potentially significant and will be further analyzed in the EIR.

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3.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact. The proposed project would require installation of new water, wastewater, stormwater, and electric lines to serve the proposed development which are discussed below.

Water

Water service at the project site is provided by the San Jose Water Company. The proposed project would include the installation of new 8-inch water lines throughout the site that would connect to the existing 8-inch potable water mains within Campbell Technology Parkway. The proposed project does not propose to relocate any existing water mains and would not require upsizing of the water mains within Campbell Technology Parkway. The proposed project is anticipated to be adequately served by the

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existing water system infrastructure in the area. Therefore, the proposed project would not require the relocation or construction of new water system facilities that would result in a significant environmental effect and impacts would be less than significant.

Wastewater

Wastewater service at the project site is provided by WVSD. The proposed project would connect to existing 8-inch sanitary sewer mains along Campbell Technology Parkway that enter and traverse the site in the northerly direction through a series of public sewer easements. The existing 8-inch sanitary sewer main ultimately leaves the site in the northeast corner of the project site at Paseo de Palomas Lane and drains east toward Union Avenue. The proposed project would relocate the existing public sanitary sewer main that crosses the project site to be within the proposed streets. The proposed project would utilize the existing 8-inch sanitary sewer lines that exists throughout the site and would include construction of new 8-inch sanitary sewer lines throughout the site to connect to each proposed building. The 8-inch sanitary sewer lines would connect to the existing 8-inch sanitary sewer main located along Campbell Technology Parkway and the existing 8-inch sewer main located along Paseo de Palomas Lane.

As mentioned, the proposed project would require relocation of an existing sanitary sewer main that crosses the project site. However, the existing sanitary sewer main would be relocated to be within the proposed streets within the project site and would be completed in accordance with City requirements related to construction of wastewater infrastructure. The relocation of the existing sanitary sewer main would be completed during the project construction phase and would not result in construction activities that would result in a significant environmental effect. Therefore, the proposed project would not require the relocation or construction of new sanitary sewer system facilities that would result in a significant environmental effect and impacts would be less than significant.

Stormwater

The proposed project would include approximately 24,309 square feet of bioretention facilities that would be constructed throughout the site. The proposed bioretention facilities would collect and treat stormwater runoff before being conveyed to the proposed storm drain lines throughout the site. Various sized storm drain lines ranging from 12-inch to 36-inch storm drain lines would be constructed throughout the site to convey stormwater runoff to the treatment areas and to the designated discharge points. Additionally, an existing storm drain main that crosses the project site would be relocated to be within the proposed streets. The stormwater runoff would eventually be discharged to the existing storm drain mains located in Campbell Technology Parkway, as well as existing storm drain mains located along the northern corner of the project site in Paseo de Palomas Lane. Proposed storm drainage facilities would conform to the C.3 Stormwater Technical guidelines and requirements.

As mentioned, the proposed project would require relocation of an existing storm drain main that crosses the project site. However, the existing storm drain main would be relocated to be within the proposed streets within the project site and would be completed in accordance with City requirements related to construction of storm drainage infrastructure. The relocation of the existing storm drain main would be completed during the project construction phase and would not result in construction activities that would result in a significant environmental effect. The proposed project would construct a new storm drainage system within the project site that would connect to and be served by the existing storm drainage system within the area. Therefore, the proposed project would not require the relocation or construction of new

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sanitary sewer system facilities that would result in a significant environmental effect and impacts would be less than significant.

Electric and Natural Gas

Electricity and gas service is provided to the project site by the PG&E. All residential units and associated building systems and appliances/fixtures are proposed to be 100 percent electric, and the proposed project would not utilize natural gas. Therefore, the proposed project would not require relocation or construction of new natural gas facilities and there would be no impact.

The proposed project would include connections to existing electrical lines within the area. Additionally, an existing electric pole and overhead line that is located in the northwest corner of the project site would require relocation to not conflict with the proposed site improvements. Relocation of the existing electric pole and overhead lines would be completed during project construction and would not cause a significant environmental effect. All homes are proposed to have solar photovoltaic systems installed, either individually or for the larger condominium building as a whole. All homes are proposed to have a single dedicated Level 1 and a single dedicated Level 2 receptacle in the garage for EV charging and all homes would have the option of a battery backup located in the garage. The proposed project is anticipated to be served by existing electric facilities in the area and would not require the relocation or construction of new electrical facilities that would result in a significant environmental effect and impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. The proposed project would result in increased demand to water supply. The proposed project is anticipated to have an annual water usage of 30 million gallons per year. The proposed project may require a project specific water supply assessment to be prepared. Therefore, the availability of water supplies is considered to be potentially significant and will be further analyzed in the EIR.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. The proposed project would result in an increased demand for wastewater treatment. The proposed project is anticipated to have an annual wastewater generation of 17.9 million gallons per year. The proposed project would require an analysis of the available treatment capacity of the wastewater treatment provider and therefore, the proposed project impact with regard to wastewater treatment capacity is considered to be potentially significant and will be further analyzed in the EIR.

d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. Construction of the proposed project would require the demolition of existing structures onsite which would generate solid waste. The proposed project would be required to

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comply with the City's Municipal Code Chapter 6.12, Recycling and Salvaging of Construction and Demolition Debris, to ensure proper disposal of demolition materials. Municipal Code Section 6.12.030, Requirement to divert C&D debris, requires construction and demolition debris be diverted from landfills by using recycling, reuse, salvage, and other diversion programs at the required rate set by California's Green Building Standards Code. Additionally, the proposed project would be required to comply with City Municipal Code Section 6.12.070, Reporting, which requires documentation certifying construction and demolition debris was recycled at the diversion rate set by California's Green Building Standards Code as a condition of final approval and for issuance of any certificate of occupancy. Compliance with these requirements would ensure the construction of the proposed project would not generate solid waste in excess of state or local standards and impacts created by construction would be less than significant.

The City contracts with West Valley Collection and Recycling, LLC to provide and handle all residential and commercial solid waste collection for the City. Approximately 97 percent of the solid waste collected from the City is sent to the Guadalupe Sanitary Landfill and Monterey Peninsula Landfill, which have an estimated closure date of 2048 and 2107, respectively. According to CalRecycle, in 2023 the City had an annual disposal rate of 3.7 pounds per person per day for residents (CalRecycle 2024). With an estimated 722 new residents, the proposed project would generate 2,671.4 pounds of solid waste per day or 1.3 tons per day. The estimated 1.3 tons per day of solid waste generated by the proposed project would be less than one percent of the maximum permitted throughput received at either landfill. Therefore, there would be sufficient landfill capacity available to accommodate solid waste disposal needs for the proposed project. The proposed project would implement and comply with all solid waste reduction measures adopted by the City and incorporate recycling collection areas into the proposed project. Therefore, the proposed project would not generate waste in excess of state or local standards, capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and the impacts would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. The proposed project would comply with all federal, state, and local statutes and regulations related to solid waste including the California Integrated Waste Management Act (Assembly Bill 939), which mandates local cities and counties divert 50 percent of waste from area landfills, and Chapter 6.12, Recycling and Salvaging of Construction and Demolition Debris, in the City Municipal Code. Therefore, impacts would be less than significant.

3.20 WILDFIRE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) **Substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) **Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
- d) **Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. The discussion below applies to Impacts (a), (b), (c), and (d) as outlined above.

The project site and the adjacent areas are not located within an SRA or within a VHFHSZ as designated by CAL FIRE (CAL FIRE 2023). The USFS Fire Hazard Potential Map identifies the project site and surrounding area as “Urban and Built-Up Land” (USFS 2020). Due to the urban nature and flat topography of the project site and surrounding area, the proposed project would not impair an adopted emergency response plan or evacuation plan pertaining to wildfires, nor would it exacerbate risks and

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expose proposed project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. The proposed project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts. The proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope stability, or drainage changes. No impacts from wildfires would occur.

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3.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. Based on the analysis herein, the proposed project does not have the potential to substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten or eliminate a plan or animal community; or substantially reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section 3.4, Biological Resources, the project site is developed and does not provide substantial habitat for wildlife species. However, the portions of the project site not occupied by buildings, pavement, or lawns has the potential to provide extremely marginal habitat for Northern California legless lizards and the existing trees within the project site represent marginally suitable nesting habitat for Swainson’s hawk and other more common migratory birds protected by the Migratory Bird Treaty Act. Additionally, these trees may also represent marginally suitable roosting habitat for pallid bat, hoary bat, and other more common foliage and cavity roosting bats. Therefore, to ensure no significant impacts would occur to these species identified to have potential suitable habitat onsite, the proposed project identified Mitigation Measures

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BIO-1 through BIO-3 to reduce impacts. With implementation of Mitigation Measures BIO-1 through BIO-3, potential impacts to special status and protected wildlife species would be reduced and impacts would be less than significant.

As discussed in Section 3.5, Cultural Resources, and Section 3.18, Tribal Cultural Resources, the proposed project could result in a significant impact on historical, archaeological, or tribal cultural resources that would eliminate important examples of California history or prehistory. Therefore, these impacts will be further analyzed in the EIR.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Potentially Significant Impact. The proposed project could have impacts that are individually limited but would be cumulatively considerable. Cumulative impacts related to the resource areas outlined above will be analyzed in the EIR.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. Based on the analysis herein, construction and operation of the proposed project could potentially cause substantial adverse effects on human beings in relation to air quality, GHG emissions, and noise. These impacts will be further analyzed in the EIR.

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Appendix A
Biological Resources
Analysis

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Appendix B

Arborist Report

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Appendix C
Preliminary Geotechnical
Exploration Report

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Appendix D
Phase I Environmental
Site Assessment

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