County of Santa Clara

Office of the County Clerk-Recorder
Business Division

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San Jose, California 95110 (408) 299-5688

Santa Clara County Clerk – Recorder's Office
State of California

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REGINA ALCOMENDRAS, County Clerk – Recorder
by Nina Khamphilath, Clerk – Recorder Office Spe,

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. **LEAD AGENCY:** City of Campbell
2. **PROJECT TITLE:** 99 Alice Avenue - Exterior Alterations and Rehabilitation
3. **APPLICANT NAME:** Farideh Zamani **PHONE:** (650) 814-6433
4. **APPLICANT ADDRESS:** P.O. Box 646, Los Altos, CA 94023
5. **PROJECT APPLICANT IS A:** ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. **NOTICE TO BE POSTED FOR** 20 **DAYS.**
7. **CLASSIFICATION OF ENVIRONMENTAL DOCUMENT**

a. **PROJECTS THAT ARE SUBJECT TO DFG FEES**

☐ 1. **ENVIRONMENTAL IMPACT REPORT** (PUBLIC RESOURCES CODE §21152)	$ 3,069.75	$ 0.00
☒ 2. **NEGATIVE DECLARATION** (PUBLIC RESOURCES CODE §21080(C)	$ 2,210.00	$ 2,210.00
☐ 3. **APPLICATION FEE WATER DIVERSION** (STATE WATER RESOURCES CONTROL BOARD ONLY)	$ 850.00	$ 0.00
☐ 4. **PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS**	$ 1,043.75	$ 0.00
☒ 5. **COUNTY ADMINISTRATIVE FEE** (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	$ 50.00	$ 50.00

b. **PROJECTS THAT ARE EXEMPT FROM DFG FEES**

☐ 1. **NOTICE OF EXEMPTION** ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	$ 50.00	$ 0.00
☐ 2. **A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED** ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)		
DOCUMENT TYPE: ☐ **ENVIRONMENTAL IMPACT REPORT** ☐ **NEGATIVE DECLARATION**	$ 50.00	$ 0.00

c. **NOTICES THAT ARE *NOT* SUBJECT TO DFG FEES *OR* COUNTY ADMINISTRATIVE FEES**

☐ **NOTICE OF PREPARATION** ☐ **NOTICE OF INTENT**	NO FEE	$ NO FEE

8. **OTHER:** _____ **FEE (IF APPLICABLE):** $ _____
9. **TOTAL RECEIVED.....** $ 2,260.00

*NOTE: '***SAME PROJECT***' MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A 'NO EFFECT DETERMINATION' LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE **SUBSEQUENT** FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE *(INCLUDING COPIES)* SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. *(YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)*

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

*"... *NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID.*" Fish & Game Code §711.4(c)(3)

(Fees Effective 01-01-2015)

NOTICE OF INTENT
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF CAMPBELL, CALIFORNIA

Notice is hereby given of the intent of the Campbell City Council to adopt a Mitigated Negative Declaration for the 99 Alice Avenue Exterior Alterations and Rehabilitation Project, an application for a Conditional Use Permit (PLN2015-30) and CEQA Review (PLN2015-117), to allow previously completed, and proposed alterations, repair, and rehabilitation of an existing single-family residence, pursuant to Public Resources Code Section 21092(b)(1), for property located at **99 Alice Avenue, Campbell, CA, 95008.**

The project site is an 11,063 sq. ft. parcel, located on the north side of Alice Avenue, between S. Winchester Boulevard and S. Third Street. The project site is located within the R-1-6(H) (Single-Family Residential) and has a General Plan land use designation of *Low Density Residential*. The site is also located within the boundaries of the Alice Avenue Historic District. The subject property is surrounded by residential uses on all sides.

The Initial Study prepared by the City was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the Initial Study, Community Development Department staff has determined that the project will not have a significant effect on the environment due to the incorporation of certain mitigation measures, and therefore, has prepared a draft Mitigated Negative Declaration for consideration by the Campbell Planning Commission.

All interested parties are invited and encouraged to submit comments in writing regarding the draft Mitigated Negative Declaration and/or attend the below described public hearings. The public review period for the draft Mitigated Negative Declaration begins on **April 22, 2015** and ends on **May 12, 2015**. Any comments must be submitted in writing, including email, to the Community Development Department by 5:00 p.m. on **May 12, 2015**. The Infill Environmental Checklist and draft Mitigated Negative Declaration are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, CA or online at http://www.cityofcampbell.com/501/Public-Notices under ' Environmental Notices'.

The Campbell Planning Commission will consider the project and draft Mitigated Negative Declaration at a public hearing to be held on **May 12, 2015**. The meeting will be held at 7:30 p.m., or shortly thereafter, in the City Hall City Council Chambers, 70 North First Street, Campbell, CA.

Please be advised that if you challenge the decision on the Mitigated Negative Declaration and/or project in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Campbell prior to the public hearings. Questions and written comments may be addressed to Stephen Rose, Associate Planner at (408) 866-2142 or by email at stephenr@cityofcampbell.com.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

CITY OF CAMPBELL
Community Development Department

DRAFT
MITIGATED NEGATIVE DECLARATION

The Community Development Director has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of the project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Title: 99 Alice Avenue - Exterior Alterations and Rehabilitation

File Number(s): CEQA Review (PLN2015-117)
Conditional Use Permit (PLN2015-030)

Project Address: 99 Alice Avenue, Campbell, CA 95008

Project Proponent: Farideh Zamani
P.O. Box 646 Los Altos, CA 94023

Zoning Designation R-1-6(H) (Residential Single Family, Historic Overlay District)

General Plan: Low Density Residential

Lead Agency: City of Campbell, Community Development Department
70 N. First Street, Campbell, CA 95008

Contact Person: Stephen Rose, Associate Planner
(408) 866-2142 | stephenr@cityofcampbell.com

Date Posted: April 22, 2015

Other public agencies whose approval is required: None

Project Description: The proposed project consists of previously completed, and proposed, alterations, repair, and rehabilitation of an existing single-family residence located in the "A" Street Historic District.

The completed work includes the repair and replacement of existing roof sheathing, rafters, wall studs, framing, and flooring, in addition to exterior alterations which entailed the removal a

historic window on the east elevation and installation of a new window and door style on the rear (non-historic) addition of the home.

The proposed work includes the removal and replacement of remaining window frames and sashes, removal and replacement of the front door, removal of all remaining exterior stucco, and installation of new PG&E gas meter near the east side of the property.

Surrounding Land Use | Zoning District (Overlay) | General Plan Designation:
North: Residential | P-D (Planned Development) | *Medium Density Residential*
South: Residential | R-1-6(H) (Single-Family Residential) | *Low Density Residential (>6 units/gr. acre)*
East: Residential | R-1-6(H) (Single-Family Residential) | *Low Density Residential (>6 units/gr. acre)*
West: Residential | R-1-6(H) (Single-Family Residential) | *Low Density Residential (>6 units/gr. acre)*

Finding: The Community Development Director finds that the project described above will not have a significant effect on the environment in that the attached Initial Study identifies one or more potentially significant effects on the environment for which the project proponent, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

Mitigation Measures Included in the Project to Reduce Potentially Significant Environmental Effects to a Less Than Significant Level:

Mitigation Measure AES-1: New features shall be differentiated from old and shall be compatible in terms of massing, size, scale, and architectural features to protect the historic integrity of the property and the scenic vista.

Mitigation Measure CUL-1: The removal of historic materials or alteration of features that characterize the property shall be avoided. Where historic features are to be replaced, the new features shall replicate the historic details or period of construction to the extent feasible.

Any person may file a written protest of the draft Mitigated Negative Declaration before 5:00 p.m. on **May 12, 2015**. Such protest must be filed at the Community Development Department, City Hall, 70 North First Street, Campbell, California. The written protest should make a "fair argument" that the project will have one or more significant effects on the environment based on substantial evidence.

Stephen Rose
PROJECT PLANNER

Associate Planner
TITLE

City of Campbell
AGENCY

SIGNATURE

April 20, 2015
DATE

INITIAL STUDY

99 Alice Avenue
Exterior Alterations and Rehabilitation

An environmental evaluation
prepared in compliance with the
California Environmental Quality Act

Prepared by
Stephen Rose
Associate Planner

City of Campbell
Community Development Department
Planning Division
70 N. First Street
Campbell, CA 95008

Public Review Period
April 22, 2015 –May 12, 2015

I. PROJECT OVERVIEW

Project Title: 99 Alice Avenue - Exterior Alterations and Rehabilitation

File Number(s):
CEQA Review (PLN2015-117)
Conditional Use Permit (PLN2015-030)

Project Location: 99 Alice Avenue, Campbell, CA 95008

Name and Address of Project Proponent:
Farideh Zamani
P.O. Box 646
Los Altos, CA 94023

Lead Agency Name and Address:
City of Campbell
Community Development Department
70 N. First Street
Campbell, CA 95008

Contact Person(s):
Stephen Rose, Associate Planner
(408) 866-2142
stephenr@cityofcampbell.com

Zoning Designation:
R-1-6(H) (Residential Single Family, Historic Overlay District)

General Plan Designation:
Low Density Residential

Other public agencies whose approval is required: None

Surrounding Land Use | Zoning District (Overlay) | General Plan Designation:
North: Residential | P-D (Planned Development) | *Medium Density Residential*
South: Residential | R-1-6(H) (Single-Family Residential) | *Low Density Residential (>6 units/gr. acre)*
East: Residential | R-1-6(H) (Single-Family Residential) | *Low Density Residential (>6 units/gr. acre)*
West: Residential | R-1-6(H) (Single-Family Residential) | *Low Density Residential (>6 units/gr. acre)*

Project Location: The project site is an 11,063 sq. ft. parcel, located on the north side of Alice Avenue, between S. Winchester Boulevard and S. Third Street. Alice Avenue was created in 1915 on a portion of the fruit drying yards owned by the George E. Hyde Company, after George and Alice Hyde (the street's namesake). The project site is located within the R-1-6(H) (Single-Family Residential) and has a General Plan land use designation of *Low Density Residential*. The site is also located within the boundaries of the Alice Avenue Historic District.

Project Description: The proposed project consists of previously completed, and proposed, alterations, repair, and rehabilitation of an existing single-family residence located in the "A" Street Historic District.

The completed work includes the repair and replacement of roof sheathing, rafters, wall studs, framing, and flooring, in addition to exterior alterations which entailed the removal a historic window on the east elevation and installation of a new window and door style on the rear (non-historic) addition of the home.

The proposed work includes the removal and replacement of remaining window frames and sashes, removal and replacement of the front door, removal of all remaining exterior stucco, and installation of new PG&E gas meter near the east side of the property.

Background: The single-family residence has historically been referred to as the Moss-Grizzle House, and in 1984, the property was listed on the City's Historic Resource Inventory. In 1987, the City Council created the Alice Avenue Historic District, which incorporated all properties that fronted Alice Avenue, including 99 Alice.

On November 12, 2013 the subject property received approval of a Conditional Use Permit (PLN2013-203) which allowed for a 1,658 sq. ft. one-story addition to the rear of the existing single-family residence, construction of a 460 square foot attached porte-cochere, in addition to the demolition of a dilapidated detached garage at the rear of the property in order to construct a new detached secondary dwelling unit with a tandem parking garage in its place. The project was determined to qualify as a Categorically Exempt project per Section 15331, Class 31 of the California Environmental Quality Act (CEQA), pertaining to projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources in that the activity, as Conditioned, was consistent with the Secretary of the Interior Standards, City's Historic Preservation Ordinance, and Historic Design Guidelines.

During construction, it was discovered that large segments of the existing building had deteriorated as a result of termites and dry-rot, requiring the removal and repair of significant structural elements. Extensive efforts were taken by the contractor to rebuild portions of the existing building from the inside without damaging the building's exterior stucco. This work primarily occurred at the front entry and portions of the east elevation, and included the repair and replacement of roof sheathing, rafters and flooring. In addition to repairs, additional exterior alterations to the building were made including removing a historic window on the east elevation and installing a new window and door style on the rear (non-historic) addition of the home. As both the repair activities, and alterations to the building exterior went beyond the scope authorized under the Conditional Use Permit, Staff required all repair and alteration work to the building walls to stop, pending review and approval of a new Conditional Use Permit.

On March 4, 2015, the City of Campbell Historic Preservation Board reviewed the proposed project, determining that the Project, subject to modified Conditions of Approval, would satisfy the requirements of the Secretary of the Interior's Standards for the Treatment of Historic Properties, the City of Campbell Historic Preservation Ordinance, and would be consistent with the architectural design and historic character of the structure. The Board passed a motion recommending approval of the Conditional Use Permit to the Planning Commission.

Project Data:

Gross Lot Area:	12,938 sq. ft. (.29 acre)
Net Lot Area:	11,063 sq. ft. (.25 acre)
Site Utilization:	
Building Coverage:	4,416 sq. ft. (40%)
Rear Landscaping:	1,221 sq. ft. (64%)
Building Square Footage:	
Main House:	
Historic:	1,186 sq. ft.
Addition:	1,595 sq. ft.
Carport:	(529 sq. ft.)
Detached Structure:	
Secondary Unit:	640 sq. ft.
Tandem Garage:	466 sq. ft.
Total Area:	3,887 sq. ft.
Floor Area Ratio (FAR):	35.1%
Building Heights:	
Main House:	14 ft., 3 in.
Detached Structure:	13 ft.
Parking Provided:	4 Covered, 1 Uncovered

Project Location

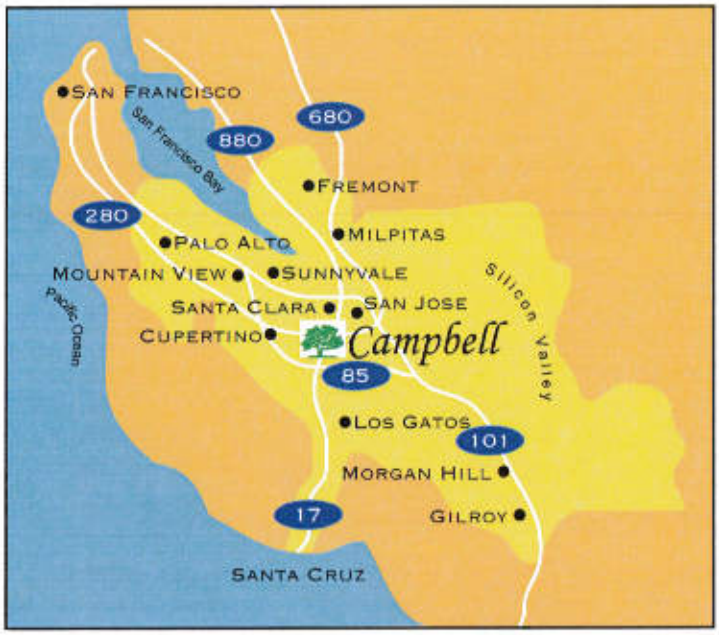


Figure 1: Regional Setting

Figure 2: Project Site

Site Photographs

SOUTH ELEVATION - PARTIAL

SOUTH ELEVATION - PARTIAL

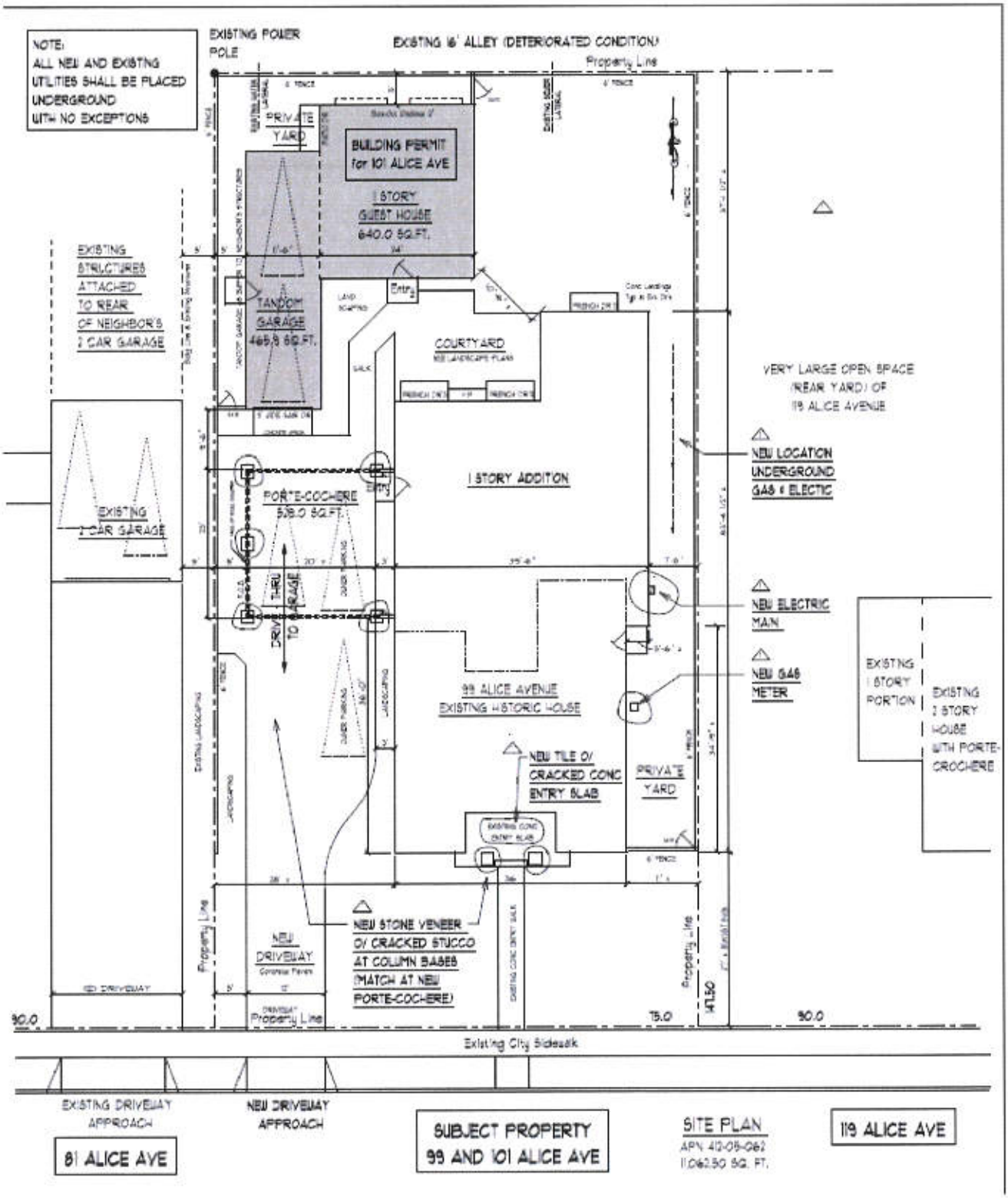
WEST ELEVATION – HISTORIC SEGMENT

EAST ELEVATION – HISTORIC SEGMENT

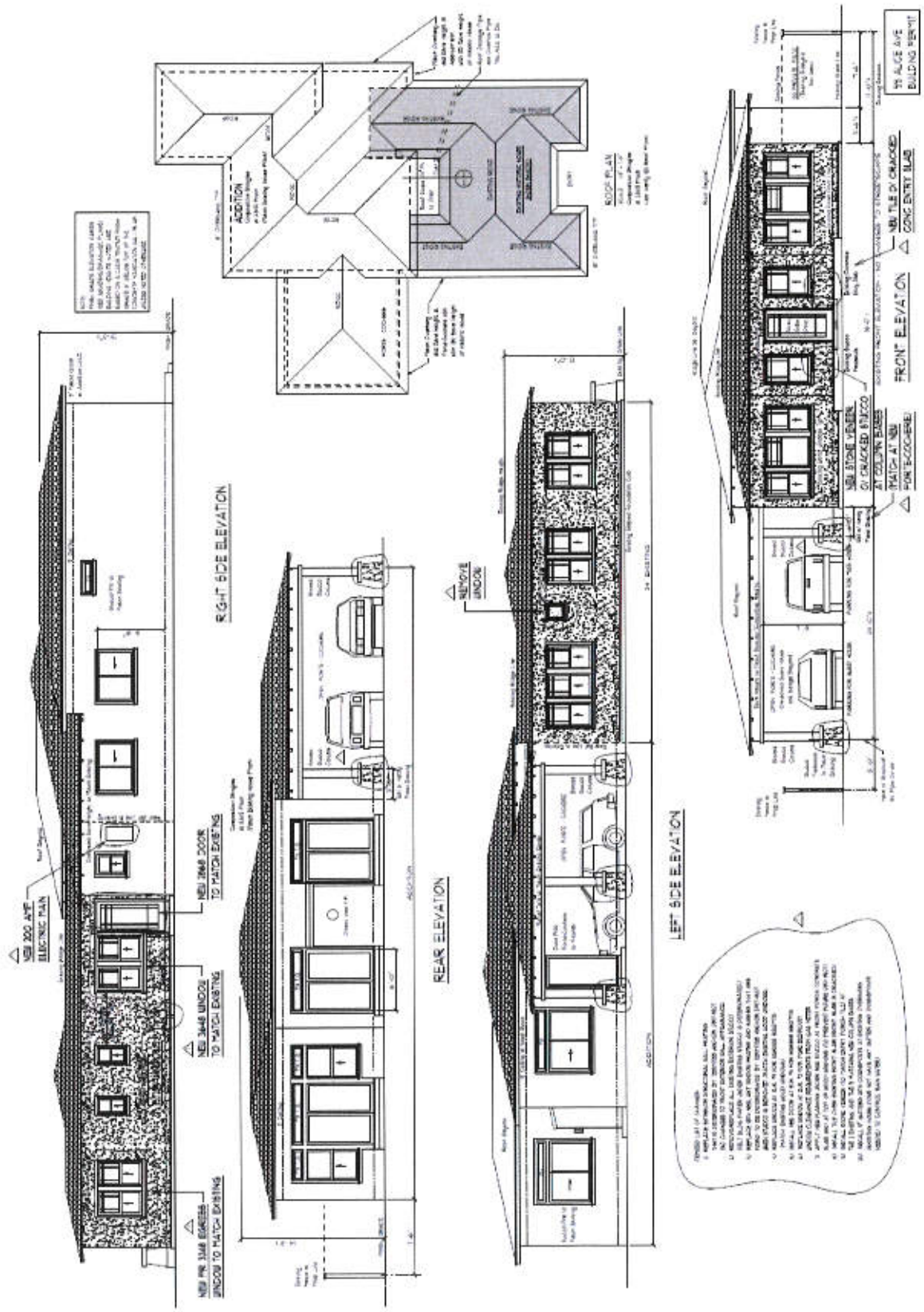
NORTH ELEVATION

REPRESENTATIVE EXHIBIT OF INTERIOR REPAIRS

Proposed Site Plan



Proposed Elevations



II. ENVIRONMENTAL IMPACT EVALUATION:

The following evaluation has been prepared to determine if the proposed project may result in a "significant impact" on the environment. For the purposes of this study, a significant impact means a substantial or potentially substantial change in the physical environment. The following terms used in the evaluation are defined as specified below:

> **"Potentially Significant Impact"** means that there is either substantial evidence that an effect may be significant or, due to lack of existing information, may have potential to be a significant effect.
>
> **"Less than Significant With Mitigation Incorporated"** means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.
>
> **"Less Than Significant Impact"** means that there is sufficient evidence available to determine that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.
>
> **"No Impact"** means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

A description of the proposed mitigation measures and the factual data or evidence used to reach conclusions regarding impact significance follows each section. The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Less Than Significant with Mitigation Incorporation" as indicated by the checklist on the following pages. The impacts of the project, as well as a recommended mitigation measures, are summarized in Section III: Recommendation and Determination.

☒ (1) Aesthetics (Page 11)	☐ (2) Agriculture Resources (Page 13)	☐ (3) Air Quality (Page 14)
☐ (4) Biological Resources (Page 16)	☒ (5) Cultural Resources (Page 17)	☐ (6) Geology/Soils (Page 20)
☐ (7) Greenhouse Gas Emissions (Page 22)	☐ (8) Hazards & Hazardous Material (Page 23)	☐ (9) Hydrology/Water Quality (Page 25)
☐ (10) Land Use/Planning (Page 27)	☐ (11) Mineral Resources (Page 29)	☐ (12) Noise (Page 30)
☐ (13) Population/Housing (Page 31)	☐ (14) Public Services (Page 32)	☐ (15) Recreation (Page 33)
☐ (16) Transportation/Traffic (Page 34)	☐ (17) Utilities/Service System (Page 35)	☐ (18) Mandatory Findings of Significance (Page 36)

1. AESTHETICS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
(c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

(a): Scenic resources are areas or features that are visually or aesthetically pleasing and therefore, contribute affirmatively to the definition of a distinct community or region. The subject building is located within the "A" Street Historic District of the City of Campbell, which can be considered a unique scenic vista that contributes to a public benefit under CEQA. A significant impact may occur if a project were to introduce incompatible scenic elements or substantially block views of a scenic vista.

As the project does not involve any additions or expansion to the permitted structure, the project would not substantially block views of other residences or features which contribute to the scenic vista. Furthermore, the scenic vista and historic structure are protected from adverse changes and the introduction of incompatible elements by the City of Campbell Historic Preservation Ordinance. The potential impacts of the project, as a well as a detailed review of the proposed material and structural changes, were evaluated by the City of Campbell Historic Preservation Board at meeting of March 4, 2015. The Board evaluated the project for conformance with the City of Campbell Historic Preservation Ordinance, various policies and strategies of the Campbell General Plan, and the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The Historic Preservation Board provided specific recommendations sensitive to the retention, preservation, and replacement of historic elements and features of the building (e.g. windows, doors, stucco, gutters, pedestals, front entry, rafter tails) which are to be forwarded to the Planning Commission for consideration and incorporation as Conditions of Approval. As a result, no formal mitigation for the treatment of specific features is required. However, to retain the integrity of the scenic vista, new features should be compatible but clearly differentiated from the historic structure to maintain a distinction between the original and historic features which "affirmatively contribute to the definition of the district" and those that are more contemporary. With the implementation of the following mitigation measures, potentially significant impacts to Aesthetics would be reduced to a less than significant level:

Mitigation Measure AES-1: New features shall be differentiated from old and shall be compatible in terms of massing, size, scale, and architectural features to protect the historic integrity of the property and the scenic vista.

(b): The proposed project is not located adjacent to or within the proximity of a state listed scenic highway. Therefore, the proposed project would not substantially damage scenic resources, including,

but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway and no impacts would occur.

(c) As discussed in (a), the project is to retain the existing visual character and quality of the historic site and architectural features. Therefore, the project would be compatible with the surrounding residential uses and will not degrade the existing visual character or quality of the site and its surroundings.

(d): Development of the proposed project will include installation of new lighting fixtures. As all new lighting is subject to the City's Lighting Design Standards (CMC Sec. 21.18.090)—which requires lighting to be designed and installed so that light rays are not emitted across property lines—the project would not result in new sources of substantial light or glare.

2. AGRICULTURAL RESOURCES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
(c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Discussion:

(a to c): The project site is not used or zoned for farmland or other agricultural or horticultural purpose. Neither the project site nor the surrounding properties contain farmland or support an agricultural activity that could be impacted by the project. As a result, no reasonably foreseeable impact to farmland, agricultural/horticultural uses, or conflict with existing zoning for an agricultural use, or a Williamson Act contract will occur from the project.

3. AIR QUALITY

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
(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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
(c)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
(d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
(e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion:

The project is located in the northern portion of the Santa Clara County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and Federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}) and fine particulate matter ($PM_{2.5}$).

High ozone levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NOx). These precursor pollutants react under certain meteorological conditions to form high ozone levels. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ozone levels. The highest ozone levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone levels aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant of the Bay Area. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter levels aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic air contaminants (TAC) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer) and include, but are not limited to, the criteria air pollutants listed above. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state, and Federal level.

(a): The applicable air quality plan is the Bay Area 2010 Clean Air Plan that was adopted by BAAQMD in September 2010. The proposed project would not conflict with the latest Clean Air planning efforts since the project would have emissions well below the BAAQMD thresholds (see

Issue 'b', below), and development is near existing transit with regional connections. As a single family residence, the project is too small to exceed any of the significance thresholds and, thus, it is not required to incorporate project-specific transportation control measures listed in the latest Clean Air Plan.

(b) The Bay Area is considered a non-attainment area for ground-level ozone and fine particulate matter ($PM_{2.5}$) under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered non-attainment for respirable particulates or particulate matter with a diameter of less than 10 micrometers (PM_{10}) under the California Clean Air Act, but not the Federal act. The area has attained both State and Federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM_{10}, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NOx), PM_{10} and $PM_{2.5}$ and apply to both construction period and operational period impacts.

Due to the project size, construction exhaust and operational period emissions would be less than significant. In their 2011 update to the *CEQA Air Quality Guidelines*, BAAQMD identified the size of land use projects that could result in significant air pollutant emissions. For construction exhaust impacts, the residential project size was identified at 240 dwelling units and 277 thousand square feet for retail uses. For operational impacts, the project size was identified at 451 dwelling units and 99 thousand square feet of retail uses. Since the project proposes only exterior alterations and rehabilitation of a single residence, it is concluded that emissions would be well below the BAAQMD significance thresholds for both construction exhaust and operational emissions.

(c): As described above, the proposed project would not result in any cumulatively considerable net increase of ozone or PM_{10}, the two criteria pollutants for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.

(d): Sensitive receptors are locations where an identifiable subset of the general population (children, asthmatics, the elderly, and the chronically ill) that is at greater risk than the general population to the effects of air pollutants are likely to be exposed. These locations include residences, schools, playgrounds, childcare centers, retirement homes, hospitals, and medical clinics. The closest off-site sensitive receptors are the single-family residences adjacent to the north, east, and west site property boundaries and the St. Lucy's Parish School (Kindergarten through 8th grade and preschool), located less than a quarter mile to the southwest of the project site.

Construction activity would generate dust and equipment exhaust on a temporary basis. The small size of the project would not expose sensitive receptors to substantial pollutant concentrations.

(e): The construction of the Project is not expected to create any objectionable odors.

4. BIOLOGICAL RESOURCES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
(c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
(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?	☐	☐	☐	☒
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
(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?	☐	☐	☐	☒

Discussion:

(a to d): According to the California Natural Diversity Database and the City's General Plan, no species identified as a candidate, sensitive or special status species, or habitat for such species are known to occupy the project site.

(e): The applicant shall be required to provide a detailed landscape and irrigation plan which conforms to the City's Water Efficient Landscaping Standards (WELS). The landscaping will be designed to minimize irrigation and runoff, promote surface infiltration where appropriate. No trees are proposed for removal and therefore the project does not require a Tree Removal Permit under the City's Tree Protection requirements (CMC Sec. 21.32). Therefore, the project will incur a less than significant impact.

(f): No adopted Habitat Conservation Plan, Natural Community Conservation Plan or approved local, regional or state habitat conservation plans apply to the project or the project site.

5. CULTURAL RESOURCES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
(c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
(d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion:

(a): The project site contains a structure that is located in a designated City of Campbell Historic District. The structure is historically referred to as the Moss-Grizzle House, which reflects the hyphenated last names of two former residents. It is a one-story Craftsman influenced that was built in approximately 1924.

CEQA Statutes Section 21084.1 identifies historic resources as those listed in or eligible for listing in the California Register of Historic Resources, based on a range of criteria, including association with events or patterns of events that have made significant contributions to broad patterns of historical development in the United States or California, including local, regional, or specific cultural patterns (California Register Criterion 1), structures which are directly associated with important persons in the history of the state or country (Criterion 2), which embody the distinctive characteristics of type, period, or other aesthetic importance (Criterion 3), or which have the potential to reveal important information about the prehistory or history of the state or the nation (such as archaeological sites) (Criterion 4). In addition to meeting at least one of the above criteria, the structure must typically be over 50 years old (a state guideline rather than a statutory requirement) and have retained historic integrity sufficient to be clearly evident as a historic resource through a combination of location, design, setting, materials, workmanship, feeling and association with historic patterns. The definition of "integrity" in this context is based on criteria established by the National Register of Historic Places.

The CEQA definition of historic resources further states that resources included in a local register of historic resources are presumed to be historically or culturally significant, unless there is a preponderance of evidence demonstrating that the resource is not historically or culturally significant. Although CEQA also states, in both the Statutes and the Guidelines, that omission from the California Register or any local register of historical resources "shall not preclude a lead agency from determining whether the resource may be a historical resource" (Section 21084.1), the principal guidance provided by CEQA is that the agency should consider any potential resource to be significant "unless the preponderance of evidence demonstrates that it is not historically or culturally significant" (CEQA Guidelines Section 15064.5(a)(2).) Furthermore, CEQA Guidelines Section 15064(f)(1) of the CEQA Guidelines states, in part, "if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect."

As the subject property is over 50 years old (roughly 90 years old), is located in a designated Historic District, and lacks a preponderance of evidence demonstrating it is not historically or culturally significant, it therefore qualifies as a historic resource as defined in Section 15064.5 of the CEQA Guidelines and the City of Campbell Municipal Code. Alterations to historic resources are regulated by CMC Section 21.33.070 "Procedure to authorize construction, demolition, relocation, or material change to an historic resource inventory property" of the Historic Preservation Ordinance (Chapter 21.33 of Title 21 (Zoning Code) of the Campbell Municipal Code). This Section stipulates that any change in the exterior appearance of a historic resources inventory property through alteration or construction, shall require review and recommendation by the Historic Preservation Board and approval of Conditional Use Permit by the Planning Commission.

This project was referred to the Historic Preservation Board for review and comment at their meeting of March 4, 2015. The Board determined that the proposed Project, subject to recommended Conditions of Approval would meet the requirements of the Historic Preservation Ordinance and would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

As previously discussed in Section 1 (Aesthetics), a detailed review of the proposed material and structural changes, were evaluated by the City of Campbell Historic Preservation Board at meeting of March 4, 2015. The Board evaluated the project for conformance with the City of Campbell Historic Preservation Ordinance, various policies and strategies of the Campbell General Plan, and the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The Historic Preservation Board provided specific recommendations sensitive to the retention, preservation, and replacement of historic elements and features of the building (e.g. windows, doors, stucco, gutters, pedestals, front entry, rafter tails) which are to be forwarded to the Planning Commission for consideration and incorporation as Conditions of Approval. As a result, no formal mitigation for specific features to be addressed is required. With the implementation of the following mitigation measure, potentially significant impacts to a Cultural Resource would be reduced to a less than significant level:

Mitigation Measure CUL-1: The removal of historic materials or alteration of features that characterize the property shall be avoided. Where historic features are to be replaced, the new features shall replicate the historic details or period of construction to the extent feasible.

(b and c): The project site contains no known archaeological, or paleontological. However, consistent with General Plan Strategy CNR-1.1b, a standard City Condition of Approval will require proper handling of any discovered archeological or paleontological resources. As a result, no formal mitigation is required.

> Strategy CNR-1.1b: Archaeological Resources: In accordance with CEQA and the State Public Resources Code, require the discontinuation of all work in the immediate vicinity and the preparation of a resource mitigation plan and monitoring program by a licensed archaeologist if archaeological resources are found on any sites within the City.

(d): No human remains are known to exist on the project site. Should human remains be discovered during excavation or construction, such remains shall be handled pursuant to § 7050.5 of the California

Health and Safety Code and § 5097.94 of the California Public Resources Code. Specifically, in the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The Santa Clara County Coroner shall be notified and shall make a determination as to whether remains are Native American in origin and take such actions as required by law. As such, no mitigation pertaining to the handling of humans remains is required.

6. GEOLOGY AND SOILS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Expose people or structures to 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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
	iv) Landslides?	☐	☐	☐	☒
(b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
(c)	Be located on a geologic unit 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 Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?	☐	☐	☒	☐
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	☐	☒

Discussion:

(a): The project site is located within the seismically active San Francisco Bay Area. According to maps prepared under the Alquist-Priolo Earthquake Fault Zone Act, there are no zoned active faults within the City of Campbell. Therefore, ground rupture is not likely to occur at the site. The nearest major earthquake faults are the Monte Vista Shannon Fault, San Andreas Fault, the Hayward-Rogers Creek Fault and the Calaveras Fault, all of which pose the greatest earthquake threat because of their high quake potential. The project will likely be subjected to at least one moderate to severe earthquake that will cause moderate to severe ground shaking during the useful life of the building. Because construction practices in the State of California—pursuant to the California Building Code—take into account that earthquakes could potentially damaged buildings, they are designed to withstand moderate ground-shaking, resulting in a less than significant impact. Lastly, according to the State Seismic Hazard Zones Map, the project site is not located in any hazard zone and therefore does not have the potential for liquefaction or earthquake-induced landslides.

(b): The project does not involve any grading, which would not result in substantial soil erosion or the loss of topsoil.

(c): According to the Santa Clara County Geologic Hazard Zones Map, the project site is not geologically unstable and would not pose a risk of landslide, lateral spreading, subsidence, liquefaction or collapse.

(d): Based on the Soils and Foundation Investigation prepared by American Soils Testing on April 10, 2014, the native surface and near surface soil at the project site were found to have low to moderate expansion potential when subjected to fluctuations in moisture. The Soils and Foundation Report included recommendations to be followed in the preparation of the structural details and foundation

plans which would resultantly minimize any risk to life or property to a less than significant level. American Soil Testing subsequently reviewed the Foundation Plan, Site Plan, and structure details and determined they substantially complied with the recommendations of the Soil and Foundation Investigation Report as part of a plan review prepared on April 11, 2014. In that the project is limited to exterior alteration and rehabilitation work, and does not propose changes to the foundation of the residence as previously prepared and reviewed by American Soils Testing, the risk to life or property can be considered less than significant.

(f): As discussed in Section 5 (Cultural Resources), no unique paleontological resources or unique geological features are known to exist on the project site.

7. GREENHOUSE GAS EMISSIONS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	☐	☐	☒	☐
(b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion:

(a): The BAAQMD May 2011 CEQA Guidelines included GHG emissions-based significance thresholds and established a "bright-line" emissions level of 1,100 metric tons per year for residential land-use type projects. On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the Thresholds. The Air District had been ordered to set aside the Thresholds and is no longer recommending that these Thresholds be used as a general measure of project's significant air quality impacts. Instead, the BAAQMD indicated that Lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance and make determinations regarding the significance of an individual project's air quality impacts based on the substantial evidence in the record for that project. As the project project was evaluated under both thresholds of significance as discussed below:

In review of the Air District's 1999 Thresholds of Significance for Housing, projects with over 320 single-family units were considered to potentially result in significant emissions. As the Project relates to a single family home, it is well below the 1999 Air District's Thresholds of Significance.

Under the May 2011 CEQA Guidelines, the potential project source greenhouse gas emissions come from vehicle traffic trips to and from the site. According to the screening threshold prepared by BAAQMD to determine what size of projects would likely result in significant greenhouse gas emissions, which is 1,100 meter metric tons, a single-family residential project would need to encompass 56 houses to achieve a greenhouse gas impact. As such, the proposed project which pertains to exterior alterations, repair, and rehabilitation of one single-family home falls well below the May 2011 CEQA Guidelines significance thresholds.

(b): The City of Campbell has not adopted a Climate Action Plan or any comparable policy or regulation pertaining to the reduction or monitoring of greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
(d)	Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
(e)	For a project located within 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 result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
(f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
(g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
(h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Discussion:

(a and b): No routine transport, use or disposal of hazardous materials would be associated with the project. A slight hazardous potential would exist during project construction when materials and construction equipment are at the site; however, long-term hazard risk is very low. Hazard risks during construction would be regulated by the City's standard conditions of approval and will be required to be performed in accordance with state and federal hazardous materials regulations and current Best Management Practices (BMP's) for construction activities. The use of toxic chemicals for landscaping (pesticides, herbicides, etc.) will not be above what is generally required for landscape maintenance and is not considered significant.

(c): The project site is within ¼ mile of St. Lucy's private school, located southwest of the project site. However, the operation of the project will not include hazardous emission or handling of hazardous or acutely hazardous materials, substances. Further, as discussed in Section 3 (Air Quality), construction and demolition related air pollutants that may constitute a hazard are regulated through Best Management Practices as required by City Ordinances and reiterated through *Mitigation Measure AIR – 1*.

(d): The project site is not listed on the Hazardous Waste and Substances Sites List (available at http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm) compiled pursuant to Government Code Section 65962.5, therefore it would not create a significant hazard to the public or the environment.

(e to f): The project site is not located within the Santa Clara County Airport Land Use Commission jurisdiction, or within two miles of a public airport or within the vicinity of a private airstrip.

(g): The project would not interfere with emergency response or evacuation plans. Sufficient emergency access and emergency services staff would be provided for the project site in compliance with the State Building Code Standards and requirements of the Santa Clara County Fire and Health Departments. The project would improve sidewalk access and lighting in the area, thereby potentially improving access for emergency response or emergency evacuation.

(h): The project site is not located near any wildland areas and would not increase a wildland fire hazard.

9. HYDROLOGY AND WATER QUALITY

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
(b)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.	☐	☐	☐	☒
(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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
(d)	Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	☐	☐	☐	☒
(e)	Create significant increases in erosion of the project site or surrounding areas?	☐	☐	☐	☒
(f)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
(g)	Otherwise substantially degrade water quality?	☐	☐	☐	☒
(h)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
(i)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
(j)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
(k)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
(l)	Potentially impact stormwater runoff from construction activities?	☐	☐	☒	☐
(m)	Potentially impact stormwater runoff from post-construction activities?	☐	☐	☐	☒
(n)	Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	☐	☐	☐	☒
(o)	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
(p)	Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	☐	☐	☐	☒

Discussion:

(a and b): No violations of any water quality standards are expected from the project. The project would not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

(c to g): No significant increase in impervious surface area of the lot would result from the project. However, all additional runoff would be conveyed into the public storm drain system. These changes to the Project site would not substantially alter the existing drainage pattern of the area due to the small size of the site. Storm water would be conveyed into the public storm drain system. The course of

streams or rivers would not be affected by the proposed Project. The runoff from construction of the proposed Project would not exceed the capacity of existing or planned stormwater drainage systems, provide substantial additional sources of polluted runoff, or substantially degrade water quality.

(h and i): The entire Project site is located in Flood Zone X, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. Flood Zone X is defined as an areas determined to be outside the 0.2% annual chance floodplain.

(j and k): The Project site is located downstream of Lexington Reservoir, in an area defined by the Association of Bay Area Governments as a dam failure inundation area. However, the project is only would not expose any additional people or structures to a new significant risk of loss, injury, or death involving flooding. Furthermore, as the project is not modifying flood protection measures or creating a condition where adjacent properties are exposed to a new significant risk of loss, injury or death involving flooding, no additional exposure to water-related hazards is expected as a result of the project construction or operation.

(l): As discussed in Section 3 (Air Quality), construction and demolition activities are regulated through Best Management Practices as required by City ordinances and reiterated by *Mitigation Measure AIR – 1*, which is designed to limit air and water contamination related to construction activity. With the implementation of this measure, potential short-term air and water quality impacts associated with construction would be reduced to a less than significant level.

(n): The project will not include uses that would include vehicle fueling, waste handling, hazardous material storage, or other outdoor work areas that could result in the potential discharge of stormwater pollutants.

(o and p): The Project had been reviewed for compliance with Provision C.3 of the National Pollution Discharge Elimination System (NPDES) and had been determined to be below the required thresholds to trigger pollution prevention measures. Furthermore, as the project site does not include any material storage, vehicle or equipment fueling, vehicle or equipment maintenance, waste handling, hazardous materials handling or storage, delivery areas, loading docks, or other outdoor work areas, the project would not violate any water quality standards as it would not result in the potential for stormwater pollutants.

10. LAND USE and PLANNING

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	☐	☐	☐	☒
(b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
(c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion:

(a): Projects that have the potential to physically divide an established community typically include construction that would eliminate formal or informal travel ways through a property. No such pathways or other forms of informal access through the project site currently exist. Therefore, the project would not physically divide an established community.

(b): The proposed project would be consistent with the following General Plan polices and strategies:

Land Use and Transportation Element

Policy LUT-8.1: Historic Buildings, Landmarks and Districts and Cultural Resources: Preserve, rehabilitate or restore the City's historic buildings, landmarks, districts and cultural resources and retain the architectural integrity of established building patterns within historic residential neighborhoods to preserve the cultural heritage of the community.

Strategy LUT-8.1c: Adaptive Reuse: Encourage adaptive re-use of and incorporation of the city's historic buildings and structures for new development projects, when feasible.

Conservation and Natural Resources

Policy CNR-1.1: Historic Resource Preservation: Ensure that the City and its citizens preserve historic resources as much as possible.

Strategy CNR-1.1b: Archaeological Resources: In accordance with CEQA and the State Public Resources Code, require the discontinuation of all work in the immediate vicinity and the preparation of a resource mitigation plan and monitoring program by a licensed archaeologist if archaeological resources are found on any sites within the City.

In general, the purpose of these General Plan policies and strategies is to preserve, restore, and maintain historic structures, and protect cultural and archaeological resources where they occur. The scope of work, which includes exterior alterations and rehabilitation of a structure in the City's "A" Street Historic District, would be consistent with the General Plan policies and strategies in that it would seek to maintain as much of the original structure as feasible. Where original features are proposed for removal, such as windows, stucco, and doors, the replacements are to match the design, dimensions, materials, patterns, and textures to such an extent that the changes will not significantly diminish the value of the structure or "A" Street Historic District. As discussed in Section 5 (Cultural Resources), this application was also referred to the Historic Preservation Board which provided recommended Conditions of Approval, which if followed, would clearly reduce potentially significant environmental effects to a less than significant level. As such, no formal Mitigation Measure is required.

(c): No habitat conservation plan or natural community conservation plans are applicable to the project site.

11. MINERAL RESOURCES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒

Discussion:

(a to b): No known mineral resources are present at the project site.

12. NOISE

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
(b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
(c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
(d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
(e)	For a project located within 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?	☐	☐	☐	☒
(f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

(a to c): The proposed project is single family home that will be consistent with residential uses in the surrounding neighborhood and the project is not anticipated to create any additional noise or vibration beyond that of normal residential use.

(d): Construction will result in temporarily increasing ambient noise levels in the project vicinity. However, construction is governed by CMC Sec. 18.04.052, which limits construction activity from 8 AM to 5 PM., Monday through Friday, 9 AM to 4 PM on Saturday, and prohibits construction on Sunday. Additionally, loud environmentally disruptive noise over 50 dBA (e.g., air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios) is prohibited. As such, temporary ambient noise level increases associated with construction will be less than significant.

(e and f): The project is not located within the vicinity of an airport land use plan or within two miles of an airport. The project is not located within the vicinity of a private airstrip.

13. POPULATION AND HOUSING

Would the project:	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Induce substantial 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)?	☐	☐	☐	☒
(b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
(c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

(a): The project is for exterior alterations and rehabilitation of an existing single-family residence and would not directly or indirectly induce substantial population growth in the area.

(b and c): The project would not result in the displacement of existing housing or people, necessitating the construction of replacement housing elsewhere.

14. PUBLIC SERVICES

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project result in substantial adverse physical impacts associated with the provision of or 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:				
	i) Fire Protection?	☐	☐	☐	☒
	ii) Police Protection?	☐	☐	☐	☒
	iii) Schools?	☐	☐	☐	☒
	iv) Parks?	☐	☐	☐	☒
	v) Other public facilities?	☐	☐	☐	☒

Discussion:

(a): The Project would not require additional public services such as fire, police services, and street maintenance beyond what is currently required for the existing single-family residence.

15. RECREATION

	Issues *Would the project:*	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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?	☐	☐	☐	☒

Discussion:

(a): The Project would not increase demand for existing recreational facilities nor would it involve the construction or expansion of recreational facilities.

(b): The project does not any include recreational facilities.

16. TRANSPORTATION and TRAFFIC

Would the project:	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒
(b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
(c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
(d)	Substantially increase hazards due to a design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
(e)	Result in inadequate emergency access?	☐	☐	☐	☒
(f)	Result in inadequate parking capacity?	☐	☐	☐	☒
(g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion:

(a and b): The project would not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. The existing use of the project site as a single-family residence would continue and not change.

(c): The Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

(d and e): No physical changes in roadway configurations are proposed for the Project. The Project will be required to comply with all City and Santa Clara County Fire Department standards for emergency access.

(f): The Project provides four covered parking spaces and one uncovered parking space. The proposed project is required under the City of Campbell Parking and Loading Ordinance (CMC21.28.040), to provide a total of two covered parking spaces and two additional covered or uncovered parking spaces, for a total of four parking spaces. As the Project exceeds the minimum parking required, the project would not result in an inadequate parking capacity.

(g): The Project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The Project will be located within waking distance to the Downtown Campbell VTA Light Rail Station.

17. UTILITIES and SERVICE SYSTEMS

Would the project:	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
(b)	Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
(c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
(d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
(e)	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?	☐	☐	☐	☒
(f)	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
(g)	Comply with federal, state, and local statutes and regulations related to solid wastes.	☐	☐	☐	☒

Discussion:

(a and b): The utilities for the Project, including sewage disposal, would tie into existing service mains and would not require new service systems. The Project would not generate significant amounts of wastewater, and would therefore not exceed wastewater treatment requirements for the Regional Water Quality Control Board or require the construction of new water or wastewater treatment facilities.

(c to e): Storm drainage for the Project will tie into existing service mains and will not result in the construction of new storm water drainage facilities or expansion of existing facilities. The water supply for the Project would tie into existing service mains. Therefore, the Project would not require new or altered service systems or new or expanded water resources or entitlements.

(f and g): Existing capacity at local landfills can accommodate the amount of construction material waste and no significant increase in solid waste generation is expected as a result of Project operation. The Project would comply with federal, State, and local statutes and regulations related to solid waste.

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Does the project have the potential to 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, 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?	☐	☐	☒	☐
(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?)	☐	☐	☒	☐
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Discussion:

(a): Based on the findings of the Initial Study, construction and operation of the project, with mitigation, would not substantially degrade the quality the environment; reduce the habitat, population, or range of species; nor eliminate important examples of California history or prehistory.

(b): Based on the findings of this Initial Study, the project would not have individual or cumulative environmental impacts that cannot be mitigated to a less than significant level.

(c): Based on the findings of the Initial Study, there is no evidence to demonstrate that the project would cause a substantial adverse effect on human beings, either directly or indirectly.

III. RECOMMENDATION and DETERMINATION

On the basis of this initial evaluation, and incorporation of the recommended mitigation measures into the project design:

1.	I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.	☐
2.	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.	☒
3.	I find the proposed project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.	☐
4.	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.	☐
5.	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	☐

Stephen Rose
PROJECT PLANNER

Associate Planner
TITLE

City of Campbell
AGENCY

Stephen Rose
SIGNATURE

April 20, 2015
DATE

IV. REFERENCE MATERIALS

Attachments (May be viewed online on the City of Campbell 'Public Notices' web page (http://www.cityofcampbell.com/501/Public-Notices) under 'Environmental Notices' or at the Campbell Community Development Department office (70 N First St., Campbell, CA 95008) during normal business hours).

1. American Soil Testing, Inc., April 10, 2014, Soils and Foundation Investigation
2. American Soil Testing, Inc., April 11, 2014, Foundation Plan Review
3. Department of Parks and Recreation Form DPR 523A, April 1986, Moss-Grizzle House Primary Record

Reference Documents:

1. Bay Area Air Quality Management District (BAAQMD), June 2010, CEQA Air Quality Guidelines.
2. Bay Area Air Quality Management District (BAAQMD), December 2008, Source Inventory of Bay Area Greenhouse Gas Emissions.
3. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), April 2005, Air Quality and Land Use Handbook: A Community Health Perspective.
4. California Environmental Protection Agency (CEPA) California Air Resources Board (CARB), November 16, 2007, Staff Report: California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit.
5. California Natural Diversity Database, 2000.
6. California Office of Planning and Research (OPR), June 19, 2008, Technical Advisory: CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review.
7. CEQA Guidelines, 2012 version.
8. California Department of Transportation (DOT), October 14, 2013, Officially Designated State Scenic Highways. Retrieved April 10, 2015 from http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm
9. City of Campbell General Plan.
10. City of Campbell Zoning Code.
11. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Map Number 06085C0237H, Effective Date May 18, 2009.
12. State of California, Seismic Hazard Zones Map, San Jose West Quadrangle, February 7, 2002.
13. Soils and Foundation Investigation of Proposed Addition by American Soil Testing, Inc., dated April 10, 2014.
14. U.S. Environmental Protection Agency, April 15, 2009, Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007.

ATTACHMENT 1

MOSS-GRIZZLE HOUSE PRIMARY RECORD

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 2 ***Resource Name or #:** Moss- Grizzle House
P1. Other Identifier: Campbell Historic District Property

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** **Date** **T**; **R** ; ¼ **of** ¼ **of Sec** ; **B.M.**
c. Address 99 Alice Ave. City Campbell Zip 95008
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 412-05-062

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Historic Craftsman influenced Single-Family Residence. Wood frame, stucco finish, one-story structure. Slightly hipped roof. Set back entry, flanked by two double hung short windows - 12 panes each. Tripartite windows on left and right façade of house. Wooden gates on garage at rear of house, short column on steps. Roof overhangs home, with open-beam eaves.

***P3b. Resource Attributes:** (List attributes and codes) 02- Single Family Residence
***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) Front Façade, 07/09/07

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1924

***P7. Owner and Address:**
Jeanette O. Grizzle
(April 1987)

***P8. Recorded by:** (Name, affiliation, and address)
Kevin Tokanaga
City of Campbell Museum
51 N. Central

***P9. Date Recorded:** April 1986
***P10. Survey Type:** (Describe)

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Phone interview, Mrs. Claude (Jeannette Olivia) Grizzle(March 10, 1978) by Tom M. King. Initial notes taken by Barbara Klein(October 22, 1977).

***Attachments:** ☒NONE ☐Location Map ☐Continuation Sheet ☐ Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☒Photograph Record ☐ Other (List):

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** _____

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) _____

B1. Historic Name: Moss-Grizzle House

B2. Common Name: Claude and Jeanette Grizzle House

B3. Original Use: Single-Family Home **B4.** Present Use: Same

***B5. Architectural Style:** California Bungalow (Stucco)

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Estimated, 1924.

***B7. Moved?** ☒ **No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____

***B8. Related Features:** Garage

B9a. Architect: unknown **b. Builder:** Robert Holmes

***B10. Significance: Theme** Economic/Industrial **Area** _____

Period of Significance _____ **Property Type** Residential

Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Alice Avenue was created in 1915 on a portion of the site of the fruit drying yards owned by the George E. Hyde Company, a canning and fruit dehydrating plant occupying 17 acres in Campbell. The land was originally owned and utilized by Flamming's Fruit Dryer (1887); sold to Frank Buxton's Dryer (1890, and again sold to Campbell Fruit Grower's Union (1892) which owned and controlled the drying yards and packing house until its sale to George Hyde in 1909. The residential subdivision, "Hyde Residential Park" was built primarily for housing cannery workers, though George and Alice Hyde (the Street's namesake) resided there too.

Jeanette Oliver Grizzle (1894-1984) was born in Sterling, Illinois, and moved to this area in 1915, and settled in this house with her recently married husband, Claude Grizzle, in 1925. Claude Grizzle worked for George E. Hyde and Ralph Hyde, contracting to label and ship cans from the Hyde cannery. Claude Grizzle later became a plumber. A Mr. Moss was the first owner for about one year.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

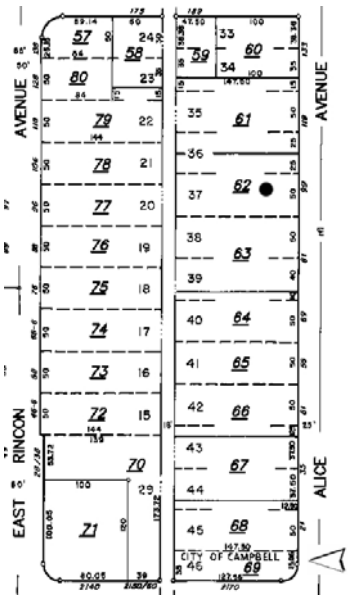
See P11

B13. Remarks:

***B14. Evaluator:** See P8

***Date of Evaluation:** See P9

(This space reserved for official comments.)



ATTACHMENT 2

SOILS AND FOUNDATION INVESTIGATION BY AMERICAN SOIL TESTING

Soil and Foundation Investigation of
Proposed addition & remodel
99 and 101 Alice Avenues
Campbell, California

Prepared for
Ms. Farideh Zamani
P.O. Box 646
Los Altos, CA 94023

American Soil Testing, Inc.
2734 S. Bascom Avenue
San Jose, CA 95124
(408) 559-6400

99 ALICE AVE
BLD2014-00161
412-05-062
MAJOR ADDITION TO HISTORICAL HOME. ADD NEW CARPORT

American Soil Testing, Inc.
Soil, Foundation and Environmental Engineers
2734 S. Bascom Avenue, San Jose, CA 95124
408-559-6400 - Fax 408-559-6688 www.americansoiltestinginc.com

File No. 13-3705-SR

April 10, 2014

Ms. Farideh Zamani

P.O. Box 646

Los Altos, CA 94023

Subject: Proposed addition and remodel
99 and 101 Alice Avenue, APN: 412-05-062
Campbell, California
SOIL AND FOUNDATION INVESTIGATION

Gentlemen

Per your request and authorization, our firm has performed a Soil and Foundation Investigation for the above-mentioned project. The site is located at 99 and 101 Alice Avenue in Campbell, California.

Our findings indicated that the proposed one or two story wood framed addition and remodel may be constructed on the above mentioned property provided the recommendations contained in this report are carefully followed and implemented during construction. This report presents our findings on the surface and subsurface soil investigation, laboratory test results, field and office studies.

We are pleased to have been of service to you in this matter. Should you have any questions or require additional information, please feel free to call our office at your convenience.

Very truly yours,

American Soil Testing, Inc.

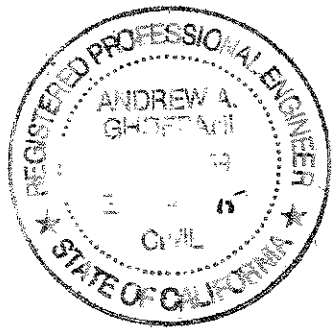
Ben Rahimi, MSCE, EP

Senior Project Engineer

Andrew A. Ghofrani, P.E.

R.C.E. # 38159

Expire: 3-31-15



2014-00168 ,8.05-14

TABLE OF CONTENTS

SOIL INVESTIGATION

Introduction

The purpose of the soil investigation was to gather sufficient data to provide recommendations for foundation engineering. This report presents an explanation of how we conducted that investigation, the results of the testing program, our conclusions based upon their results, and our recommendations for earthwork and foundation design to best suit the proposed development to the existing natural conditions.

Site Description and Location of Project

The site is located at 99 and 101 Alice Avenue in Campbell, California. APN: 412-05-062

At the time of our investigation the subject property was an existing one story single-family dwelling. The Structure was built in 1924. The lot was approximately 11,000 SF rectangular shaped parcel of land. The site is flat and slightly higher than the street level. The proposed additions will be constructed at designated pads, which will be located at later date. We observed a few small to large trees and limited landscaped areas at the property. At the time of our site visit, the property access was through Alice Avenue.

Field Investigation

After consideration of the nature of the proposed development, review of available data on the area, and discussion with the client, a field investigation was conducted at the project site. It included a surface site reconnaissance to detect any unusual surface features and drilling of two borings on 11-20-2013 to determine subsurface soil characteristics.

The approximate boring location is shown on Appendix A, Figure 2. The soil encountered was logged in the field. Relatively undisturbed subsurface samples

were obtained by hammering a split tube sampler into the natural ground. The boring log, Figures 1 &2 (Appendix B) is graphic representation of the soil profile, showing the depths at which the samples were obtained.

Laboratory Investigation

A Laboratory testing program was performed to determine the physical and engineering properties of the soil underlying the site. Moisture content and dry density tests were performed on all the relatively undisturbed soil samples in order to determine their consistencies, and the moisture variation throughout the explored soil profile, the laboratory testing performed in accordance with the ASTM (American Society for Testing and Materials) procedure.

The expansion characteristics of the near-surface soils were evaluated by means of Atterberg Limits Test performed in accordance with ASTM D-423 and D-424. The results of laboratory tests are summarized on Appendix "B",

Subsurface Conditions

After reviewing the laboratory test data, boring logs and examination of the soil samples collected in different depths, the subsurface soils underlying the project site appears to be relatively uniform throughout the area. The upper clay has low to moderate expansion potential. The surface and near surface soils consist of very stiff brown Sandy Silty Clay with gravel.

Seismic Design Criteria

The subject site is located in the seismically active San Francisco Bay region; therefore any structure within this area will most likely be subjected to strong ground shaking sometime during its actual lifetime. Major Faults like San Andreas Faults, Calaveras Faults and Hayward Faults have produced large magnitude earthquake in the past and can be expected to do so within the next 50 years. It is reasonable to assume that the proposed building will be subjected to at least one moderate to severe earthquake during the 50 years period following construction. During such an earthquake, severe ground shaking will occur at the site.

The proposed residence is to be designed in accordance with the applicable provisions set forth in the current edition of the California Building Code (CBC).

The Structure Engineer for this project should make his own independent evaluation as to the applicability of the seismic design criteria presented in the CBC, 2013 Edition.

The following may be used from the California Building Code, CBC, 2013 Edition:

User–Specified Input

Report Title: 99 and101 Alice Avenue, Campbell

Building Code Reference Document ASCE 7-10 Standard (which utilizes USGS hazard data available in 2008)

Site Coordinates37.28364°N, 121.94797°W

Site Soil Classification Site Class D – "Stiff Soil"

Risk Category I/II/III

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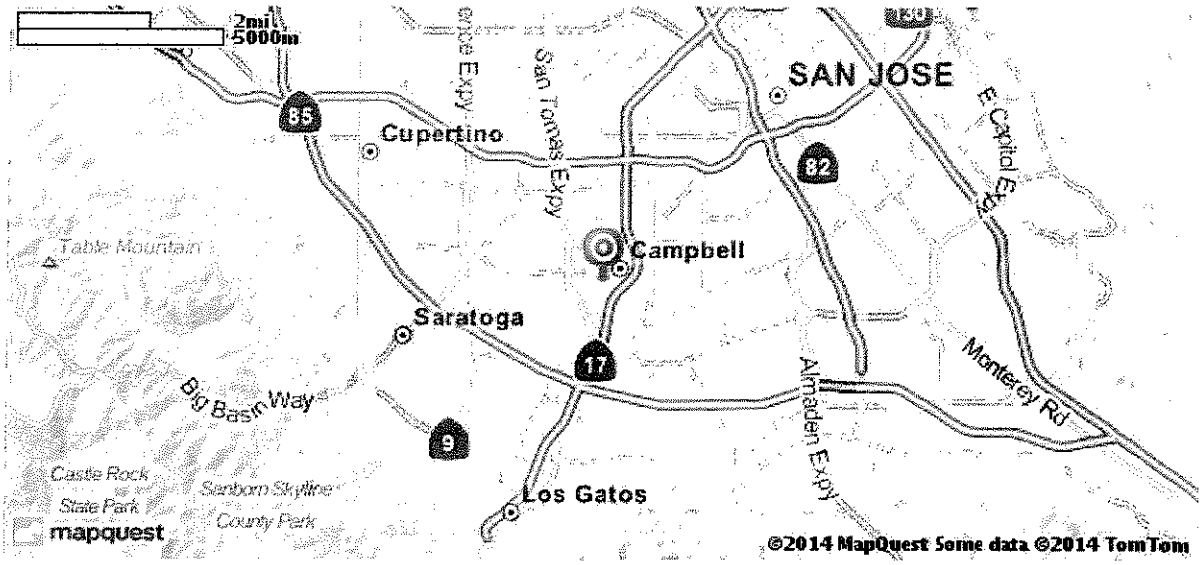

USGS–Provided Output

S_S =	1.682 g	S_{MS} =	1.682 g	S_{DS} =	1.121 g
S_1 =	0.610 g	S_{M1} =	0.916 g	S_{D1} =	0.610 g

Consideration should also be given to anchoring or otherwise stabilizing freestanding appliances or home furnishings, which may be prone to toppling during seismic vibrations.

Potential Geologic and Geotechnical Hazards

Secondary effects of seismic activity, which are normally considered as potential hazard to the site, include several types of ground failure. Various general types of ground failures, which might occur as a consequence of several ground shaking including land sliding, ground subsidence, ground lurching, shallow ground rupture, and liquefaction. The probability of occurrence of each type of these ground failures depends on the severity of the earthquake, distance from faults, topography, subsurface conditions, ground water elevation, and other factors.

Ground Shaking, this hazard is common to all properties in California. Mitigate by proper structural design and by following the recommendations presented in our Soil and Foundation Investigation Report.

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Landsliding, The ground is almost level, in our opinion; landsliding is not a potential hazard to this site. No mitigation is required.

Liquefaction

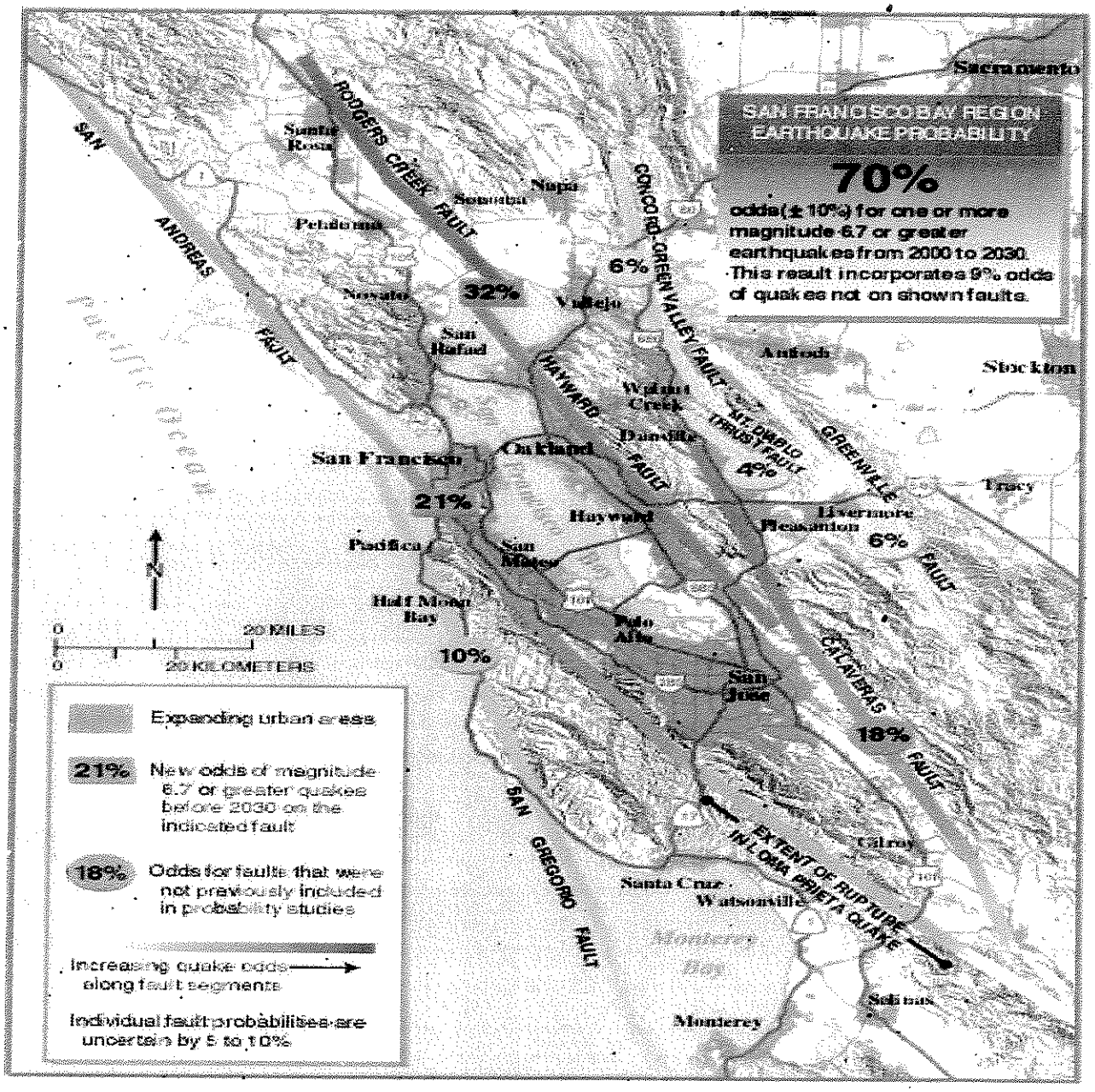
Liquefaction is a phenomenon in which saturated cohesionless soils are subjected to a temporary but essentially total loss of shear strength under the reversing cyclic shear stresses associated with earthquakes. Liquefaction is saturation of loose sands with less than 15% clay content (cohesionless material) from a solid state to a semi liquid state. This occur under vibratory condition such as those induced by earthquake, the soil tendency to compact is accompanied by an increase in water pressure within the soil, which results in movement of water from the voids. The resulting upward flow of water will often turn sand into a liquefied condition (loss of density).

The soil encountered in our exploratory boring did not reveal clean, loose, saturated, uniformly graded, fine grinned sands. The materials prevailing at the site are cohesive and stiff to very stiff in consistency.

The surficial soils at the site down to 10 feet below ground surface contain a sufficient percentage of clay and, absence of groundwater, are not considered susceptible to liquefaction.

In summary, based on our laboratory and field-testing of the soil, it is our opinion that the site is in a "confined state" and there is a low potential for liquefaction to occur at the site.

Lurching and Lateral Spreading, Such seismically generated movements are induced in areas with weak soils near open cuts or slopes. Such conditions do not exist on this site. No mitigation is required.



URL http://quake.wr.usgs.gov/seismology/wg02

Earthquake Probability Map

Figure 1. The threat of earthquakes extends across the entire San Francisco Bay region, and a major quake is likely before 2030. Knowing this will help people make informed decisions as they continue to prepare for future quakes.

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RECOMMENDATIONS

Grading Specifications

1. The placement of fill and control of any grading operations at the site shall be done in accordance with the recommendations of this report prepared by American Soil Testing Inc. These recommendations set forth the minimum standards to satisfy all requirements of this report.

2. All existing surface and subsurface structures that will not be incorporated in the final development shall be removed prior to any grading operations. These objects shall be accurately located on the grading plans (prepared by the project Civil Engineer) to assist the Field Engineer in establishing proper control over their removal. This is to include but not be limited to any basements, utility lines, underground tanks, and any other improvements. A representative of American Soil Testing Inc. shall be present during the demolition operation.

3. All organic surface material and debris, including organically rich top soil estimated to be 2-4 inches deep, shall be stripped prior to any other grading operations and transported away from all areas that are to receive improvements or structural fill. These organically contaminated soils may be stockpiled for later use in landscaping areas. This material is not suitable for use as structural fill. In addition, any trees that are not being included in the final development must be removed. This removal is to include a thorough cleaning of all underground roots.

4. The depressions left by the removal of any surface and subsurface structures shall be cleaned of all debris and backfilled with clean, native, on-site soil. This backfill shall be compacted to not less than 90% relative compaction in accordance with ASTM test procedure D1557- latest edition.

5. Following the stripping operations, the exposed surface shall be scarified to a depth of not less than 12 inches, conditioned as necessary (3 to 4 percent above optimum moisture content) and compacted to 90% relative compaction according to ASTM test procedure D1557- latest edition. At this point, the pad area will be

in condition to receive compacted fill. Based on exposed field condition if deemed necessary, Soil Engineer may provide additional recommendation in the field.

6. All structural fill whether imported or native soil shall be placed in uniform horizontal lifts of not more than 6 to 8 inches in uncomplicated thickness and compacted to not less than 90% relative compaction using the ASTM D1557-latest edition procedure. Five feet around the entire perimeter of the building pad shall also be compacted to not less than 90% relative compaction using the above-mentioned procedure. Before compaction begins, the fill shall be brought to a water content that will permit proper compaction by either: 1) Aerating the material if it is too wet, or 2) spraying the material with water if it is too dry. Each lift shall be thoroughly mixed before compaction to assure a uniform distribution of water content. When fill material includes rocks, nesting of rocks will not be permitted, and all voids shall be carefully filled and properly compacted, No rocks larger than 4 inches in diameter shall be used in the construction of the building pad.

7. The Soil Engineer shall be notified at least 48 hours prior to commencement of any grading operations so that he may coordinate the work in the field with the Grading Contractor.

8. **All imported borrow must be sampled, tested and approved by the Soil Engineer prior to being brought to the site. Import soil must have a plasticity index no greater than (12) and an "R" value greater than (25).**

9. All grading work shall be observed and approved by a Soil Engineer from American Soil Testing Inc.

10. In the event that any unusual condition not covered by the special provisions is encountered during the grading operations, the Soil Engineer shall be immediately notified for further recommendation.

Trench Backfill

Utility and pipeline trenches should be backfilled with compacted structural fill. If on-site soil is used, the material should be placed in lifts not exceeding 8 inches in uncompacted thickness and compacted to at least 90 percent relative compaction by mechanical means only. Imported sand may also be used for backfilling trenches provided the sand is compacted to at list 90 percent relative compaction. In all Building pad areas and pavements, the upper 3 feet of trench backfill should be compacted to at least 95 percent relative compaction where imported sand backfill is used.

In addition the upper 8 inches of all trench backfill in pavement area should be compacted to at least 95 percent relative compaction (ASTM D1557, latest edition).

Water Wells

All water wells (if any) on the site, which are to be abandoned, shall be capped according to the requirements of the Santa Clara Valley Water District. The final elevation of the top of the well casing must be a minimum of 3 feet below any adjacent grade prior to any grading operations. In no case shall a building foundation be placed over a capped well.

FOUNDATION DESIGN CRITERIA

The proposed structure may be supported on continuous perimeter footings with isolated interior spread footings or piers and grade beam type of foundation.

1. All continuous perimeter and isolated interior spread footings shall be founded a minimum 18 inches below the lowest adjacent grade. For the above conditions, the footings may be designed for an allowable bearing value of 1500 p.s.f. for both continuous strip footing and isolated interior spread footings. This bearing value is for dead plus live loads and may be increased by one-third to include short-term seismic and wind effects.

2. All footing located adjacent to utility trenches should have their bearing surfaces below an imaginary 2:1 (horizontal to vertical) plane projected upward from the bottom of the trench. All continuous footing should be designed with adequate top and bottom reinforcement to provide structural continuity and to permit spanning of local irregularities.

3. The final design of the foundations and reinforcing required shall be determined by the project Structural Engineer responsible for the foundation design.

It is suggested that the foundation design be reviewed by American Soil Testing Inc. prior to construction.

Pier & Grade Beam

Friction piers and grade beam construction is preferred type of foundation. As alternative type of foundation, the proposed structure may be supported on drilled, cast-in-place, straight-shaft piers and grade beam type foundation.

1. The piers should be at least 16 inches in diameter and should penetrate a minimum of 7 feet below the bottom of the grade beams. The piers shall be designed based on skin friction acting between the soil and the piers using the design friction value of 400 p.s.f. for dead plus live loads.

A coefficient of friction of 0.30 and a passive pressure equal to an equivalent fluid weighing 250 pounds per cubic foot starting at the top of the lowest adjacent grade can be used. To assure that the passive resistance is developed, the footings either should be poured directly against undisturbed materials

2. The upper 24 inches of pier depth should be ignored when computing skin friction, which is due to seasonal moisture changes in the top layer.

3. The depth and spacing of friction piers will depend upon the structure loads transmitted to the piers and based on the surface friction value.

4. All piers should be reinforced with minimum of four #4 bars for their full length with the reinforcement of the pier tied at least 12 inches to the top reinforcement of the grade beam. The piers should have a minimum spacing of three pier diameters.

5. The grade beam should be found a minimum of 12-inches below adjacent pad grade and should be reinforced with a minimum of four # 4 bars, two near the top and two near the bottom. The steel from the piers should extend sufficient distance into the grade beams to develop its full strength in bond. If the grade beam is to be cast directly on the compacted pad, grade beams should be constructed on a firm, moist sub grade and all drying cracks in the sub grade must be closed by sprinkling, flooding, or other methods.

6. **All pier holes should be inspected by our firm representative to ascertain that proper penetration has been achieved, and the supporting soils should not be allowed to dry before the hole is filled with concrete.**

7. Should unusual or unexpected soil conditions be encountered, the AST Project Engineer may alter the depth of the piers at time of the construction.

8. At the time of placing of concrete for pier foundation, the pier tops should not be allowed to mushroom out or have spillage at the side of the grade beams, the excess concrete should be trimmed to the design size.

9. The bottoms of the pier should be dry and reasonably free of loose soils prior to installing reinforcing steel and placing concrete.

10. This recommendation is not a substitute for structural design of the friction piers; therefore the final design of the foundations and reinforcing required shall be determined by the Structural Engineer responsible for foundation design.

Settlements

Since all foundations will be extended into competent materials total and differential settlements under spread and continuous footing are expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch, and differential movements should be within the normal range (1/2 inch) for the anticipated column spacing and loads. Slight settlements should be considered in the design of foundations and proposed structures

CONCRETE SLABS-ON-GRADE CONSTRUCTION

We recommend the following for all slab-on-grade construction:

All slab-on-grade shall be supported on a minimum of 6 inches thick capillary break material such as, 3/4" clean crushed rock or permeable aggregate and 2 inches of sand should be used between the finished Sub grade and concrete slab for all interior slabs along with a minimum of 10 mil thick polyethylene or its equivalent vapor membrane which shall be placed between the crushed rock and the sand.

Minimum reinforcement should consist of at least #4 rebar, 18 inches on center both ways for shrinkage control to minimize the impact of expansion. However, slab reinforcing could exceed the minimum requirements depending on the anticipated usage and loading conditions. Proper expansion and contraction joints shall be provided in the slab to minimize the cracks in the slab.

Concrete slabs around the landscaping area should be protected from water seepage. The water seepage from these areas usually creates over-saturation of the base rock and the sub grade, thereby causing unstable conditions. Henceforth, we recommend the following:

Provide vertical cut-off or a deep vertical curb section all along the landscaping areas. The vertical cut-off should extend through the base rock and a minimum of six inches into the sub grade. This will limit the water seepage into the adjacent concrete slabs.

Positive surface drainage (minimum 2%) shall provide at all times adjacent to the building to direct water away from the foundations and slabs to suitable discharge facility, during and after the construction phase of the project.

If deemed necessary by the Soil Engineer, prior to placing the vapor membrane or pouring concrete, the sub grade shall be moistened with water to reduce the swell potential. The sub grade soils under the slabs area should be water conditioned to

raise the water content; spraying the water at least a day prior the concrete is poured can do this. Minor cracking of the concrete slabs on grade should be anticipated due to long-term differential movement of any underlying fill or natural soil. **The project Structural Engineer should be determined the exact thickness and reinforcements based on the design live load and dead load.**

Garage slab Construction

For the slab construction in garages, the slabs should be underlain by a minimum of **12 inches** layer of permeable aggregate base or 3/4" clean crushed rock and **should be poured structurally independent of the foundations or any fixed members. Expansion joints shall be constructed in the slab at least 10 feet from the interior face of the walls.**

If deemed necessary by the Soil Engineer, prior to pouring concrete, the sub grade shall be moistened with water to reduce the swell potential. The sub grade soils under the slabs area should be water conditioned to raise the water content; spraying the water at least a day prior the concrete is poured can do this. Minor cracking of the concrete slabs on grade should be anticipated due to long-term differential movement of any underlying fill or natural soil. **The project Structural Engineer should be determined the exact thickness and reinforcements based on the design live load and dead load.**

RETAINING WALLS

1. Retaining walls (if any) should be designed for a lateral earth pressure (active) of 50 pounds equivalent fluid pressure, plus surcharge loads for sloping surfaces flatter than 4:1. If the retaining walls are restrained from free movement at both ends, or have 3:1 back slopes, they shall be designed for the earth pressure resulting from 65 pounds equivalent fluid pressure, to which shall be added any surcharge loads.

2. The effects of earthquakes my be simulated by applying a horizontal line load surcharge to the stem of the wall at a rate of 19x H^2 lb/ horizontal foot of wall, where H is the height of the surface of the backfill above the base of the wall. This surcharge should be applied at a height of 0.6 H above the base of the wall.

3. A coefficient of "friction" of 0.30 may be used to calculate the ultimate resistance to horizontal sliding of the wall base over the ground beneath the base.

4. An equivalent fluid pressure of 250 p.s.f. /ft may be used to calculate the ultimate passive resistance to lateral movement of the ground in front of the toe of the wall and in front of any "key" beneath the toe or stem of the wall.

It is recommended that upslope retaining walls have freeboard to provide catchments for debris flows and minimize the potential for overtopping of the wall surficial slough.

Gradient of the back slope	Unrestrained equivalent fluid pressure (p.c.f.)	Passive Resistance	Coefficient of friction
Flat to 4:1	50	250	0.30
3:1or Restrained	65	250	0.30

5. The above values assume a drained condition and moisture content compatible with those encountered during our investigation. To promote proper drainage, a

layer of at least 12 inches of ¾" clean crushed rock or drain rock up to ¾ of the height of the wall should be placed between the facility and the retained material. Minimum 4-inch (schedule 40 or better) perforated pipes (perforation down) shall be included in the design to conduct excess water from behind the retaining structure.

6. All retaining walls shall be swale protected with at least a concrete lining. Surface waters shall not be allowed to flow into retaining wall sub drain, to approach the foundation, or to approach the crests.

7. Sub drain placed behind retaining walls should be approved and inspected by American Soil testing representative prior to the placement of fill.

8. The walls should be supported on pier foundations designed in accordance with the recommendations presented previously under Foundation Design criteria.

9. We should have the opportunity for a general review of all designs pertaining to facilities retaining a soil mass prepared for this project.

General Construction Requirements

1. Where utility lines cross under or through perimeter footings and sand is used as backfill material, the trench shall be completely sealed by at least 3' concrete plug, to prevent moisture intrusion into the areas under the slabs and/or by compacting soil material for 5 feet on both sides of the exterior footings.

2. If utility trenches are parallel to the sides of the building, they should not extend below a line sloping down and away at a 2 to 1(horizontal to vertical) slope from the bottom outside edge of all footings

3. All trenches may be backfilled with the native material provided they are free of organic material and rocks over 4 inches in diameter or with approved imported granular material with the soil compacted to a 95% minimum relative compaction in paved areas and a 90% in other area.

Site Drainage

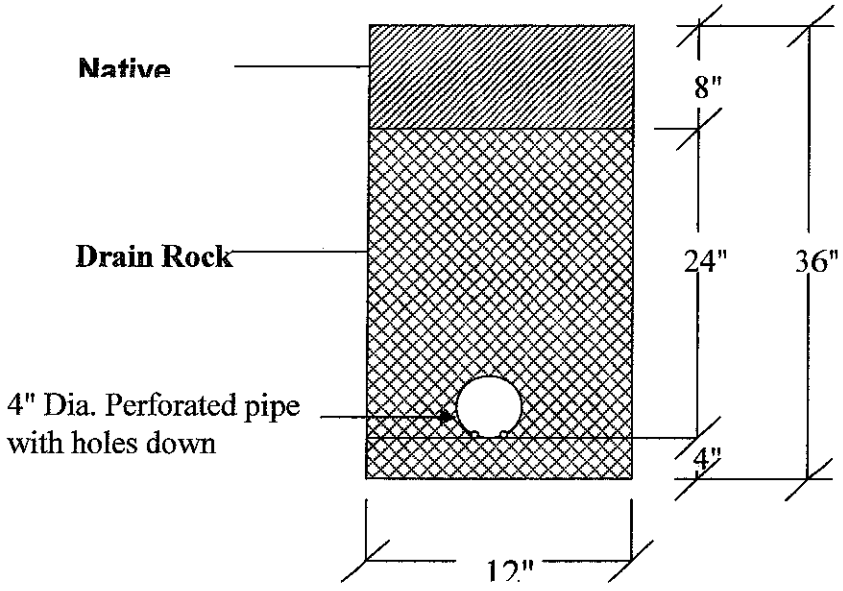
In order to prevent water seeping beneath footings, positive surface drainage should be provided at all times. To accomplish this it is recommended that the site be graded to provide for the positive removal of surface water and to prevent ponding, both during and after construction. Where area drains are required, such as in depressed planter beds adjacent to foundation or the edges of slabs, the area drains can be connected to a solid pipe.

Sub drain

Extensive landscaping may seriously alter the surface drainage pattern. When landscaping, homeowners should avoid disrupting flow patterns created when the property was originally graded.

If the building pad planned to be sub excavated in order to create the crawl space beneath the structure, we recommend that the sub drain be provided and connected to the catch basin or nearest appropriate receptacle. The sub drain shall consist of a 36-inches deep and 12 inches wide trench. A continuous minimum 4-inch diameter perforated plastic pipe (perforations down) shall be graded such that the water will flow toward the catch basin. The pipe should be encapsulated in filter fabric over a minimum of 4 inches of bedding. The trench should be backfilled using maximum 1- inch diameter concrete aggregate or drain rock up to 18 inches, the top portion of the trench should be backfilled by on site soil and compacted to not less than 90% relative compaction. Figure "A" shows schematically the installation of sub drain recommended. A proper outlet should be provided at the lower end of each segment of sub drain. The outlet should consist of an unperforated pipe of the same diameter, connected to the perforated pipe and extended to a protected outlet at a lower elevation, on a continuous gradient of at least one percent. **A cleanout pipe should be provided at the high point of the pipe.** A representative of our firm should be present during the sub

drain installation, at this time additional recommendations based on exposed field condition and other grading adjustments may be given as deemed necessary by Soil Engineer.



Trench cross section

Subdrain Detail

FIGURE A

Plan Review and Observation

We should have the opportunity for a general review of the final grading and foundation plans prepared for this project. Our firm should also be retained to provide testing and inspection services during the grading and foundation installation portion of the work. American Soil Testing, Inc. is not responsible for compliance with design recommendations for grading or foundation plans controlled, inspected and approved by others.

Conclusions

1. The Site covered by this investigation is suitable for the proposed addition and remodel provided the recommendations set forth in this report are incorporated into the design considerations and the project plans and specifications.
2. The native soil with the exception of the organically contaminated surface soil, are suitable for engineered fill. The organically contaminated soil may be used for landscaping only.
3. The native surface and near surface soil at the project site have been found to have low to moderate expansion potential when subjected to fluctuations in moisture.
4. On the bases of our experience during this investigation, it is our opinion that trenches to 5 feet below the existing ground surface do not need shoring. Below 5 feet shoring will be required.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations presented in this report are based on the soil conditions revealed by our test borings and evaluated for the proposed construction planned at the present time.

If any unusual soil conditions are encountered during the construction, or if the proposed construction will differ from that planned at the present time, American Soil Testing, Inc. should be notified immediately for the supplemental recommendations.

2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the recommendations and information contained herein are called to the attention of the Architect, Structural Engineer and Civil Engineer for the project and are incorporated into the Plans and Specifications of project. Also to ensure that the necessary steps are taken to see that the contractors carries out the recommendations of this report in the field.

3. The findings of this report are valid as of the present time. However, the passing of the time will change the conditions of the existing property due to natural processes, or works of man. In addition, legislation or the broadening of knowledge may require other recommendations. Accordingly, the findings of this report may be invalid, wholly or partly, by changes outside of our control. Therefore, this report is subjected to review and should not be relied upon after a period of three years.

4. This report is not a recommendation to purchase or not to purchase the property and shall be for the exclusive use of the client whose name appears above.

5. The conclusions and recommendations contained herein are professional opinions derived in accordance with the current standards of professional practice and no warranty is intended, expressed or implied.

APPENDIX " A "

PHYSIOGRAPHY

FIGURE 1 **VICINITY MAP**

FIGURE 2 **SITE PLAN**

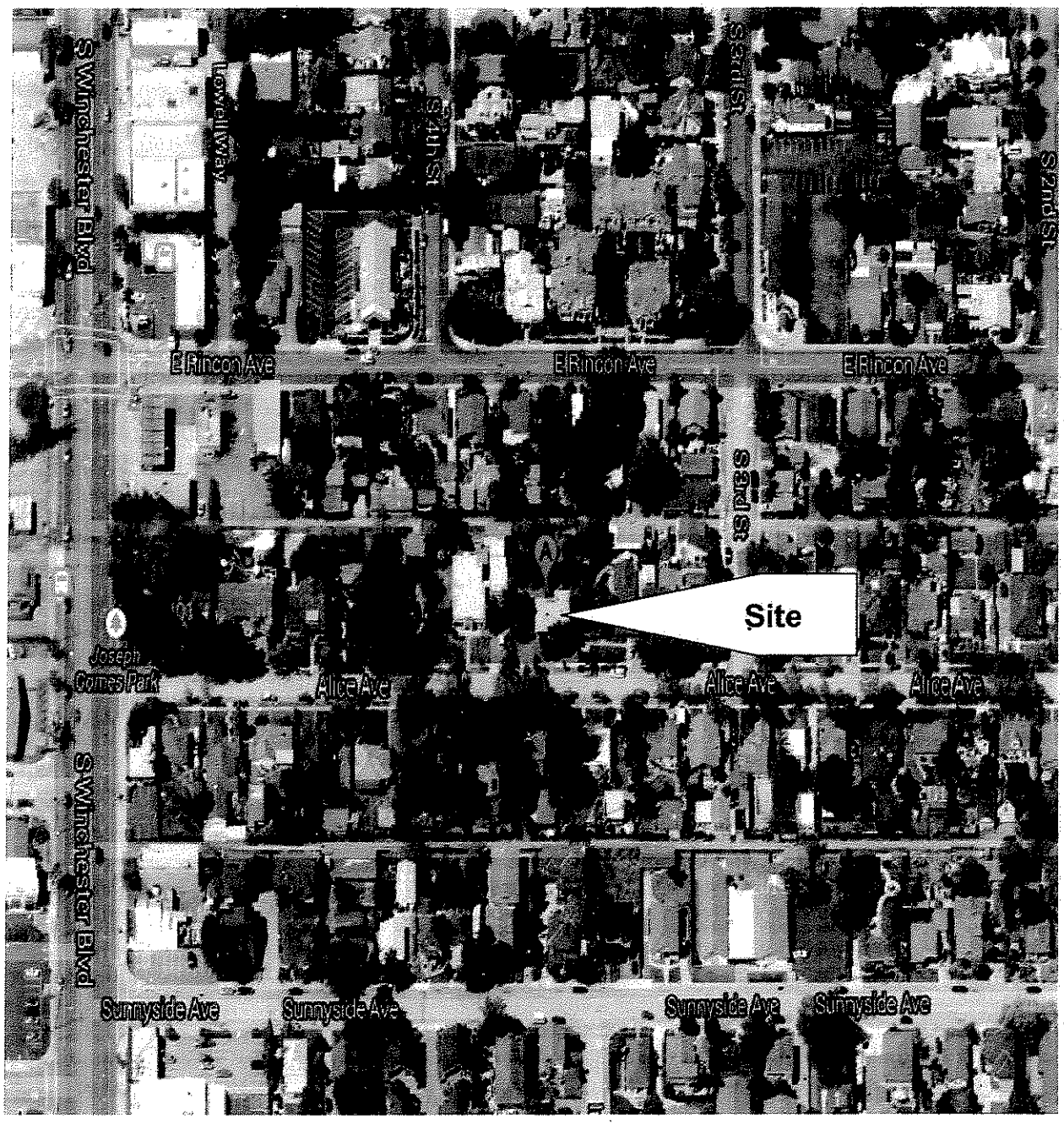


FIGURE 1 **VICINITY MAP**

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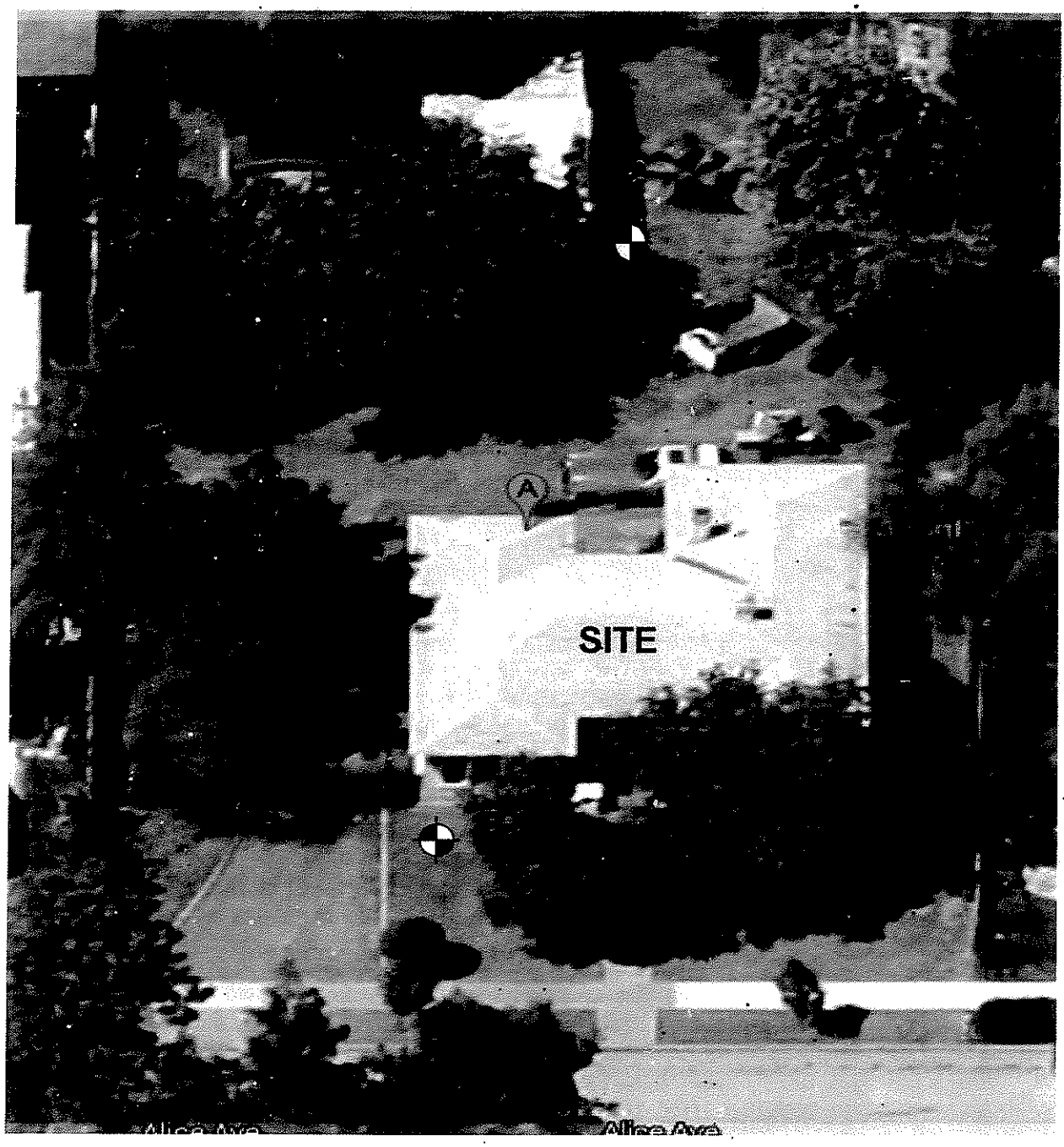

FIGURE 2 **SITE PLAN**

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APPENDIX " B "

SUBSURFACE DATA

FIGURE 1-2	**Log of test boring**
FIGURE 3	**Plasticity Index**
FIGURE 4	**Key to exploratory boring logs**

EXPLORATORY BORING LOG

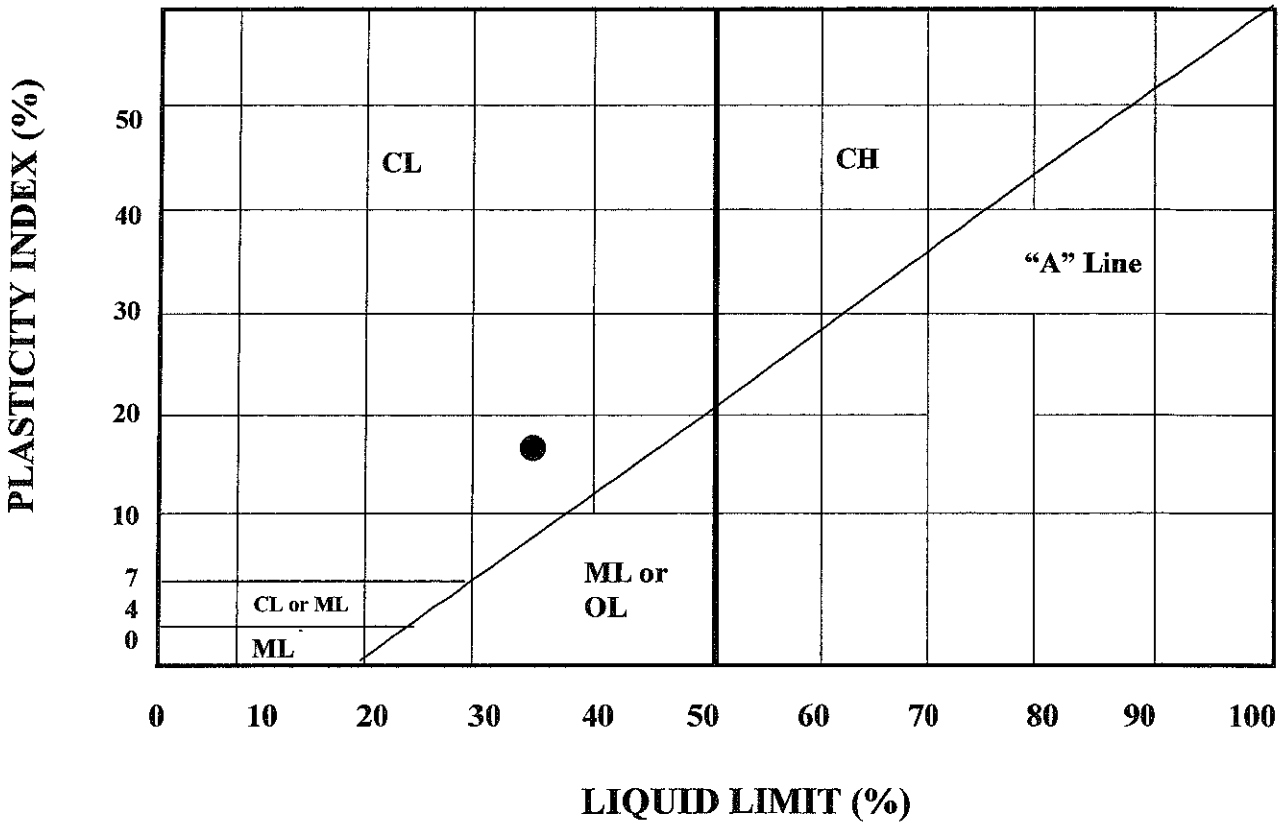
Dated Drilled: 11-20-2013	Hole No. B - 1	Figure No. 1
Project Name: 99 and 101 Alice Avenue, Campbell, California	Boring Diameter: 4"	Logged by: BR

SOIL DESCRIPTION	Boring Log	Depth in Feet	Sampler Number	Penetration Resist. Blows/Foot	U.S.C.S. Soil -group	Moisture Content (%)	Dry Density P.C.F.
Sandy Silty Clay, some organic, damp, firm		1					
		2					
Sandy Silty Clay, brown, fine gravel, dry, very stiff		3	1-1	24	CL	8.5	102
Sandy Silty Clay, brown, larger gravel, damp, very stiff		4	1-2	41	CL/ SC	11	107
		5					
		6					
		7					
Silty Sandy Clay, brown, large gravel damp, very stiff		8	1-3	52	CL/ GC	12.5	110
		9					
		10					
Boring terminated @ 10' blg		11					
		12					
		13					
		14					
		15					
		16					
No groundwater encountered		17					
		18					
		19					
		20					
		21					
		22					
		23					
		24					
		25					

EXPLORATORY BORING LOG

Dated Drilled: 11-20-2013	Hole No. B - 2						Figure No. 2
Project Name: 99 and 101Alice Avenue, Campbell, California	Boring Diameter: 4"						Logged by: BR
SOIL DESCRIPTION	Boring Log	Depth in Feet	Sampler Number	Penetration Resist. Blows/Foot	U.S.C.S. Soil -group	Moisture Content (%)	Dry Density P.C.F.
Silty Clay. Some organic soil, dry, firm		1					
		2					
Sandy Silty Clay, brown, 1-2" dia gravel, damp, very stiff		3	2-1	36	CL	10	103
		4	2-2	48	CL/ SC	13	106
Sandy Silty Clay, brown, larger gravel, damp, very stiff		5					
		6					
		7					
Gravely Sandy Silty Clay , brown, damp, cobbles, dense		8	2-3	53	CL/ GC	11	109
		9					
		10					
Boring terminated @ 10' blg		11					
		12					
		13					
		14					
		15					
		16					
		17					
No groundwater encountered		18					
		19					
		20					
		21					
		22					
		23					
		24					
		25					

PLASTICITY CHART



Key Symbol	Sample Number	Sample depth (ft)	Liquid Limit (%)	Plasticity Index (%)	Unified Soil Classification Symbol
●	B-2-1	1 - 2	35	17	CL

Figure 3

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MAJOR DIVISIONS			GROUP SYMBOLS		SOIL DESCRIPTION
COARSE GRAINED SOILS More than half material is larger than # 200 sieve	GRAVELS (More than 50 % material larger than # 4 sieve)	CLEAN GRAVEL Less than 5%fines	GW		Well Graded Gravels, Gravel-Sand Mixtures, little or Fines
			GP		Poorly Graded Gravels or Gravel-Sand Mixtures, little or No Fines
		GRAVEL With Fines (More than 12% fines)	GM		Silty Gravels, Gravel-Sand-Silt Mixtures, Non-Plastic Fines.
			GC		Clayey Gravels, Gravel-Sand-Clay Mixtures, Plastic Fines.
	SANDS (More than 50 % material smaller than # 4 sieve)	CLEAN SAND (Less than 5% fines)	SW		Well Graded Sands, Gravelly Sands, Little or No Fines.
			SP		Poorly Graded Sands or Gravelly Sands, Little or No Fines.
		SAND With Fines (More than 12% fines)	SM		Salty Sands, Sand-Silt Mixtures, Non-Plastic Fines.
			SC		Clayey Sands, Sand-Clay Mixtures, Plastic Fines.
FINE GRAINED SOILS More than half material is smaller than the #200 sieve	SILTS & CLAYS Liquid Limit is less than 50%		ML		Inorganic Silts, Sandy or Clayey Silts, Low to no Plasticity.
			CL		Inorganic Clay, Sandy or Silty Clay, Low to Medium Plasticity.
			OL		Organic Silt or Organic Silty Clay, Low to Medium Plasticity.
	SILTS & CLAYS Liquid limit is greater than 50%		MH		Inorganic Silts, Diatomaceous or Micaceous, Fine Sandy or Silty Soils.
			CH		Inorganic Clays of High Plasticity, Fat Clays.
			OH		Organic Clays of Medium to High Plasticity, Organic Silts.
HIGHLY ORGANIC SOILS			PT		Peat and Other Highly Organic Soils.

PARTICLE SIZE LIMITS

(Sieve Openings in mm.)	.074	.425	2.00		4.17	19.0	75.0	300.0	
	SAND				GRAVEL		COBBLES	BOULDERS	
SILT OR CLAY	FINE	MEDIUM	COARSE		FINE	COARSE			
(U.S. Standard sieve Sizes)	# 200	# 40	# 10	# 4	.75 in		3 in	12 in	

RELATIVE DENSITY

SANDS, GRAVELS AND NON- PLASTIC SILTS	BLOWS / FOOT *
VERY DENSE	0 - 4
ERY LOOSE	4 - 10
LOOSE	10 - 30
MEDIUM DENSE	30 - 50
DENSE	OVER 50

CONSISTENCY

CLAYS AND PLASTIC SILTS	STRENGTH +	BLOWS / FOOT *
VERY SOFT	0 - 1/ 4	0 – 2
SOFT	1/4 - 1/2	2 – 4
FIRM	1/2 - 1	4 – 8
STIFF	1 - 2	8 – 16
VERY STIFF	2 - 4	16 – 32
HARD	OVER 4	OVER 32

* Numbers of blows of 140 pound hammer falling 30 inches to drive a 2-inch O.D. (1 – 3 / 8 inch I. D.) split spoon (ASTM D -1586).

+ Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the Standard Penetration test (ASTM D – 1586), pocket penetrometer, torvane or visual observation.

FIGURE NO. 4	KEY TO EXPLORATORY BORING LOGS	UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)

ATTACHMENT 3

FOUNDATION PLAN REVIEW BY AMERICAN SOIL TESTING

American Soil Testing, Inc.
Soil, Foundation and Environmental Engineers
2734 S. Bascom Avenue, San Jose, CA 95124
408-559-6400 - Fax 408-559-6688 www.americansoiltesting.com

File No. 13-3705-S

April 11, 2014

Ms. Farideh Zamani
P.O. Box 646
Los Altos, CA 94023

Subject: Proposed addition and remodel
99 and 101 Alice Avenue, APN: 412-05-062
Campbell, California
Foundation Plan Review

Gentlemen:

Pursuant to your request, we are presenting herein our comments regarding the Foundation Plan for the proposed addition and remodel located at 99 and 101 Alice Avenue in Campbell, California.

The following plans were submitted to our office for our review and comments: Revised Foundation Plan, Site Plan and structural details Sheets 1, 4, 5 and 6 prepared by the office Roaten Hinson Architect of Los Gatos, California, dated April 4, 2014.

We have determined that the above-mentioned plans substantially comply with the recommendations contained in our update soil and foundation investigation report File No. 13-3705-S dated December 3, 2013.

The plan review was made from a geotechnical engineering viewpoint; no review was made of other aspects of the project design such as project structure engineering. Our firm makes no representation as to the accuracy of dimensions, measurement, calculations or any portion of the design, other than that covered by our recommendations.

Our firm should be notified at least 48 hours prior to commencement of any grading operations in order that our Project Engineer can coordinate the work in the field with your grading contractor. We highly recommend that our firm representative be present during foundation excavation or piers drilling operations to ensure that the foundation complies with the recommendations contained in Soil and Foundation Investigation Report prepared for this project.

Upon satisfactory completion of work, a letter of compliance will be issued.

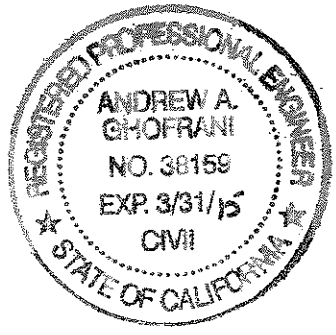
We are pleased to have been of service to you in this matter. Should you have any questions or require additional information, please feel free to call our office at your convenience.

Very truly yours,

American Soil Testing, Inc.

Ben Rahimi, MSCE, EP

Senior Project Engineer



Andrew A. Ghofrani, P.E.

R.C.E. # 38159

Expire: 3-31-15

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