



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

Notice is hereby given of the intent of the City of Campbell to adopt a Negative Declaration for the 1685 Bucknall Subdivision Project, which requires an application for a Planned Development Permit (PLN2015-035), Vesting Parcel Map (PLN2015-036), Zoning Map Amendment (PLN2015-037), and Tree Removal Permit (PLN2015-038) to allow subdivision of the project site into three single-family residential parcels, ranging from 2,625 to 3,210 square feet in area for property located at 1685 Bucknall Road Campbell, CA, 95008.

The project site consists of a single parcel located on Bucknall Road between Della Court and Rachel Court. The 12,074 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the proposed subdivision. Abutting land uses include single-family residences to the north, east, south, and west. The City of Campbell Zoning Map classifies the project site as R-2 (Multiple-Family Residential). The corresponding General Plan Land Use Designation is *Medium Density Residential (14-20 units/gr. acre)*.

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 and has therefore prepared a draft Negative Declaration for consideration by the Campbell Planning Commission.

All interested parties are invited and encouraged to submit comments in writing regarding the draft Negative Declaration and/or attend the below described public hearings. The public review period for the draft Negative Declaration begins on **October 7, 2015** and ends on **October 27, 2015**. Any comments must be submitted in writing, including email, to the Community Development Department by 5:00 p.m. on **October 27, 2015**. The Environmental Checklist and draft 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 **October 27, 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 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:

**Cindy McCormick, Senior Planner: [cindym@cityofcampbell.com](mailto:cindym@cityofcampbell.com) [ (408) 871-5103 ]**

PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY



**CITY OF CAMPBELL**  
Community Development Department

## **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:** 1685 Bucknall Subdivision

**File Number(s):** Planned Development Permit (PLN2015-035)  
Vesting Parcel Map (PLN2015-036)  
Zoning Map Amendment (PLN2015-037)  
Tree Removal Permit (PLN2015-038)

**Project Address:** 1685 Bucknall Road, Campbell, CA 95008

**Project Proponent:** Akbar Abdollahi

**Zoning Designation** R-2 (Multi-Family Residential)

**General Plan:** Medium Density Residential

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

**Contact Person:** Cindy McCormick, Senior Planner  
(408) 871-5103 | [cindym@cityofcampbell.com](mailto:cindym@cityofcampbell.com)

**Date Posted:** October 5, 2015

**Other public agencies whose approval is required:** None

**Project Location and Surrounding Land Use:** The project site consists of a single parcel located on Bucknall Road between Della Court and Rachel Court. The 12,074 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the proposed subdivision. Abutting land uses include single-family residences to the north, east, south, and west. The City of Campbell Zoning Map classifies the project site as R-2 (Multiple-Family Residential). The corresponding General Plan Land Use Designation is *Medium Density Residential (14-20 units/gr. acre)*.

**Project Description:** The project is an application for a Tentative Parcel Map to allow subdivision of the project site into three single-family residential parcels, ranging from 2,625 to 3,210 square feet in area. The project also includes a common lot consisting of a private street and driveway for the subdivision. Access to the private street/driveway would be taken from the north side of Bucknall Road. The private street will be 20 feet wide with an additional 2 foot wide landscape buffer on the west side of the drive aisle. The development will include construction of three two-story single-family residences at a maximum height of 25 feet from existing grade and an average floor area ratio of 59% for the entire development.

**Finding:** The Community Development Director finds that the proposed project will not have a significant effect on the environment and does not require the preparation of an environmental impact report and therefore a NEGATIVE DECLARATION will be prepared.

Any person may file a written protest of the draft Negative Declaration before 5:00 p.m. on **October 27, 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.

**Cindy McCormick**  
PROJECT PLANNER

**Senior Planner**  
TITLE

**City of Campbell**  
AGENCY

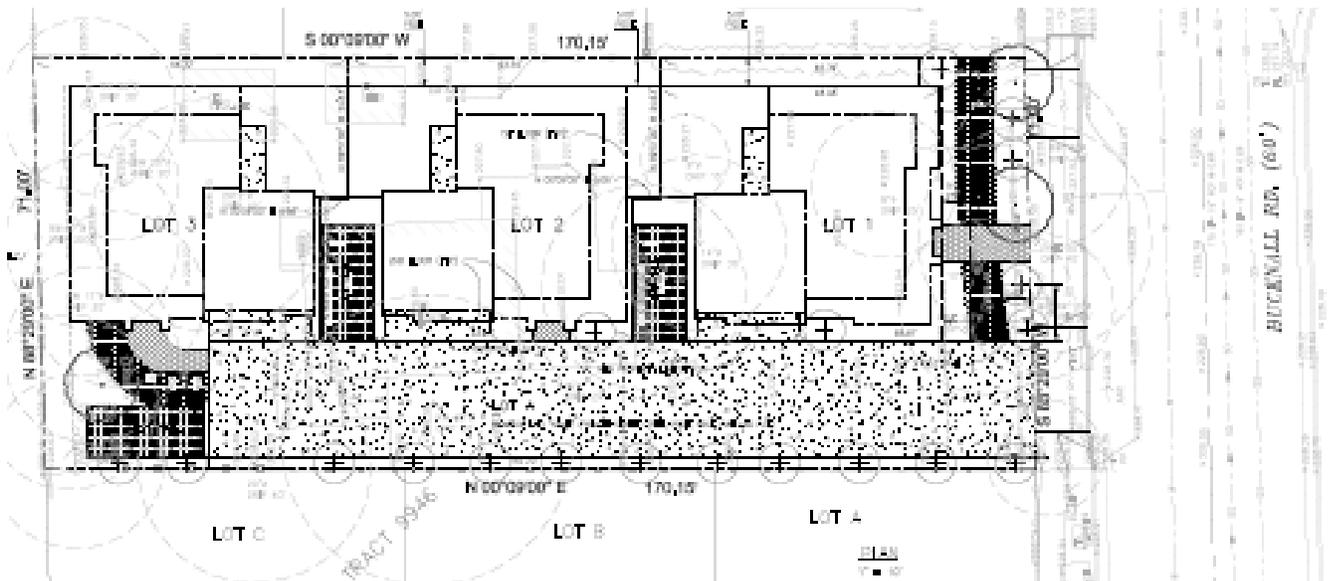
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SIGNATURE

**October 2, 2015**  
DATE

# INITIAL STUDY

1685 Bucknall Road, Campbell CA 95008

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



**Prepared by**  
Cindy McCormick  
Senior Planner

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

**Public Review Period**  
October 7, 2015 – October 27, 2015



## Environmental Checklist

**Project Title:** 1685 Bucknall Subdivision

**File Number(s):** Planned Development Permit (PLN2015-035)  
Vesting Parcel Map (PLN2015-036)  
Zoning Map Amendment (PLN2015-037)  
Tree Removal Permit (PLN2015-038)

**Project Address:** 1685 Bucknall Road

**Project Sponsor:** Akbar Abdollahi

**Existing Zoning:** R-2 (Multiple-Family Residential)  
**Proposed Zoning:** PD (Planned Development)

**General Plan** *Medium Density Residential (14-20 units/gr. acre).*

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

**Contact Person:** Cindy McCormick, Senior Planner  
(408) 871-5103 | [cindym@cityofcampbell.com](mailto:cindym@cityofcampbell.com)

**Date Posted:** October 7, 2015

**Project Location and Surrounding Land Use:** The project site consists of a single parcel located on Bucknall Road between Della Court and Rachel Court. The 12,074 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the proposed subdivision. Abutting land uses include single-family residences to the north, east, south, and west. The City of Campbell Zoning Map classifies the project site as R-2 (Multiple-Family Residential). The corresponding General Plan Land Use Designation is *Medium Density Residential (14-20 units/gr. acre).*

**Project Description:** The project is an application for a Tentative Parcel Map to allow subdivision of the project site into three single-family residential parcels, ranging from 2,625 to 3,210 square feet in area. The project also includes a common lot consisting of a private street and driveway for the subdivision. Access to the private street/driveway would be taken from the north side of Bucknall Road. The private street will be 20 feet wide with an additional 2 foot wide landscape buffer on the west side of the drive aisle. The development will include construction of three two-story single-family residences at a maximum height of 25 feet from existing grade and an average floor area ratio of 59% for the entire development.

*Project Data*

Gross Lot Area: 14,205 square feet (including 2,130 sq. ft. of ROW)

Net Lot Area:

Lot 1: 3,210 square feet

Lot 2: 2,625 square feet

Lot 3: 3,115 square feet

Lot 4: 3,125 square feet (common lot)

Total Net Lot Area: 12,075 square feet

Proposed Density: 9.2 units/gr. acre (3 units / 0.326 gross acres)

Floor Area:

First Floor: 980 square feet

Garage: 360 square feet

Second Floor: 1,035 square feet

Total Floor Area: 2,375 square feet

Building Height: 25 Feet

Maximum Height Allowed: 28 Feet

Parking:

Provided

Minimum Required

9 spaces (6 enclosed)

9 spaces (6 covered)

**Project Entitlements:** Required land use entitlements for the proposed project include a Planned Development Permit (PLN2015-035) for the approval of site configuration and architectural design, Tentative Parcel Map (PLN2015-036) to create three single family lots and one commonly owned lot, Zoning Map Amendment (PLN2015-037) to change the zoning from R-2 (Multiple-Family Residential) to P-D (Planned Development) to create lots which do not have frontage on a public street and a Tree Removal Permit (PLN2015-038) to allow removal of "protected trees".

**Other public agencies whose approval is required:** None

## Project Location

Figure 1: Regional Setting

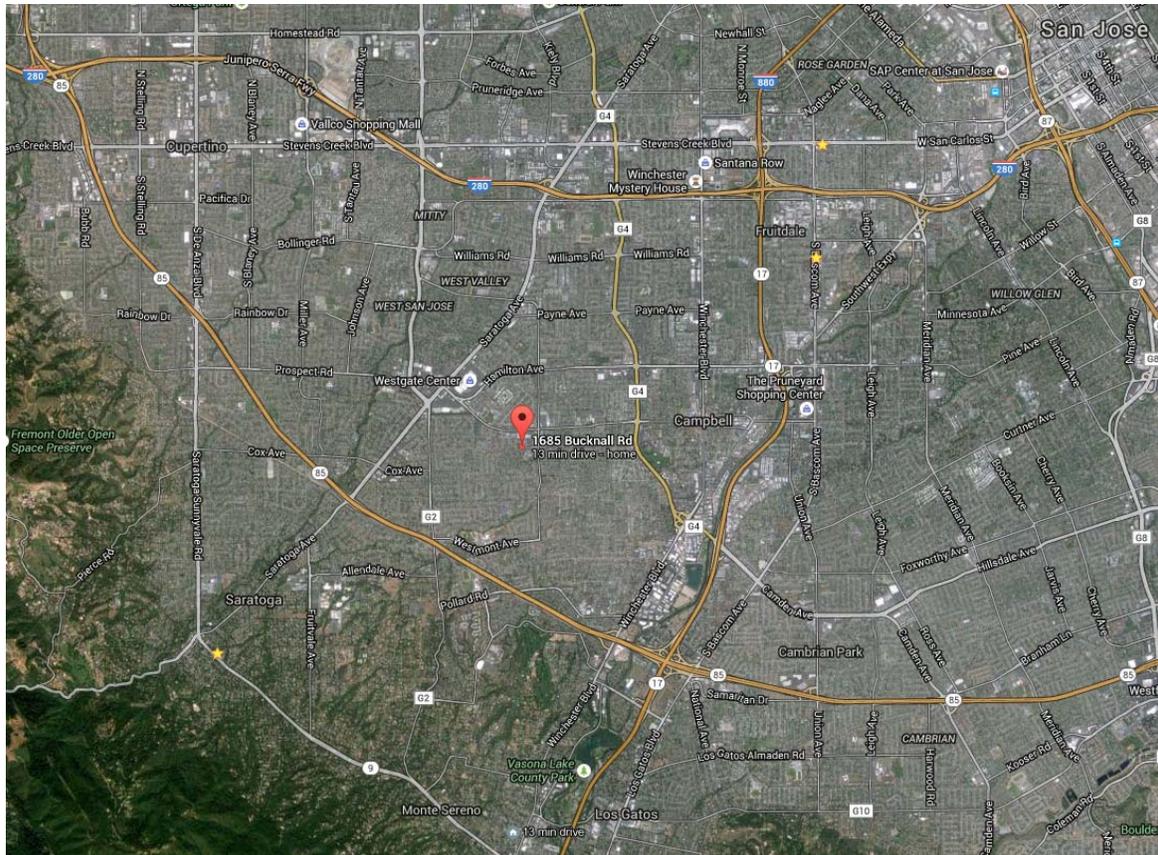
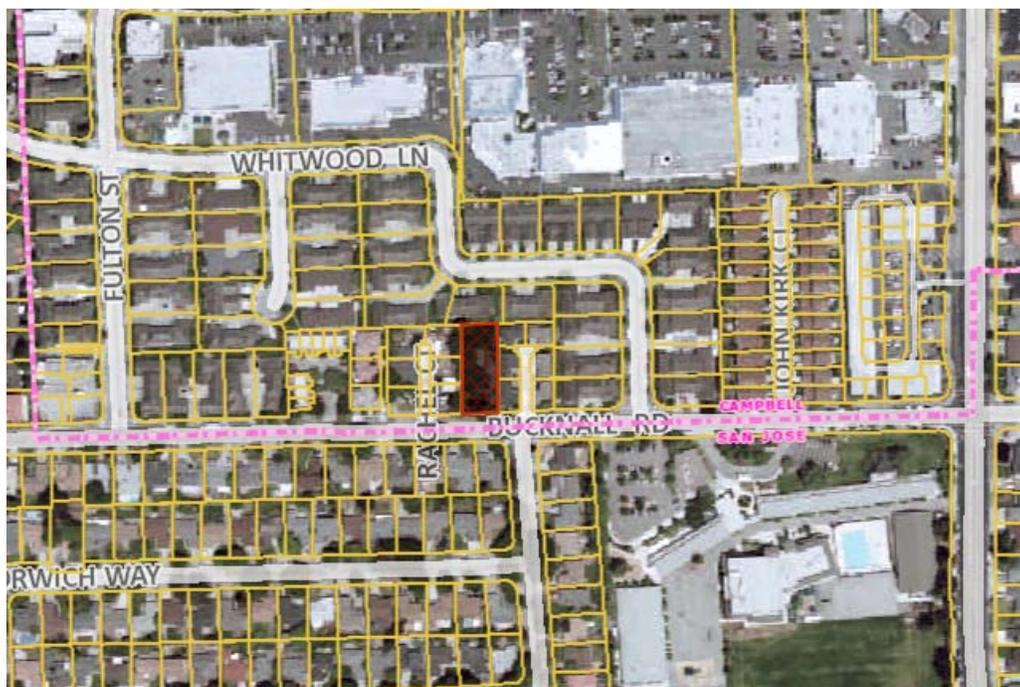
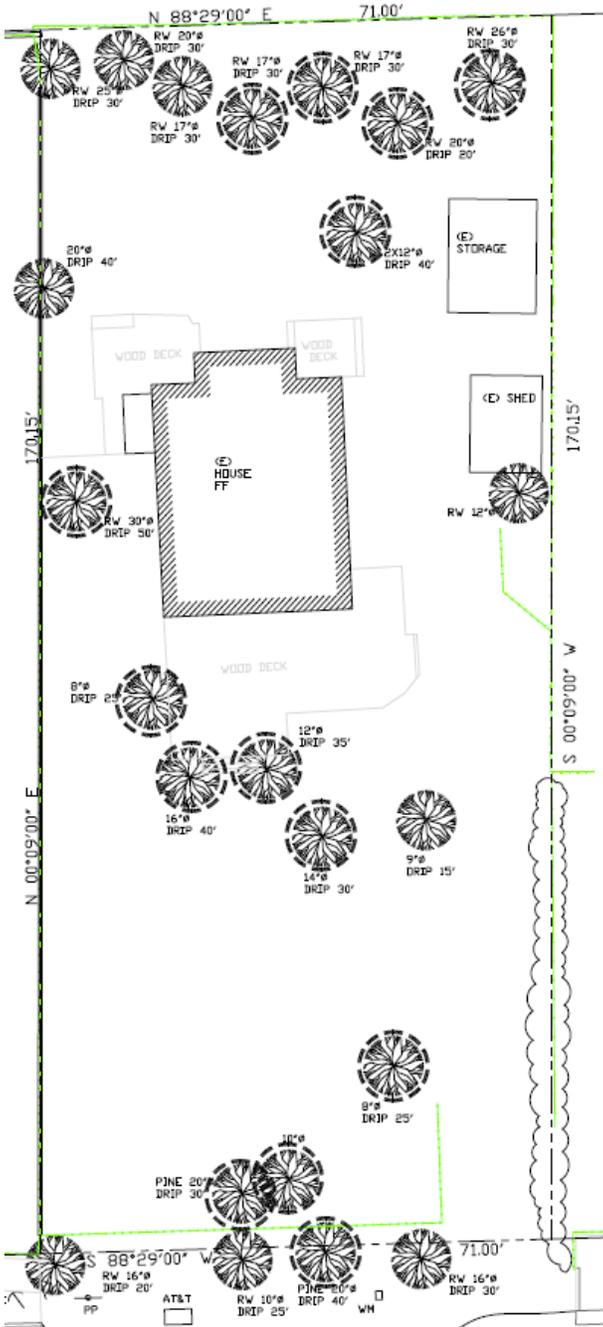


Figure 2: Project Site



### Existing Site Configuration



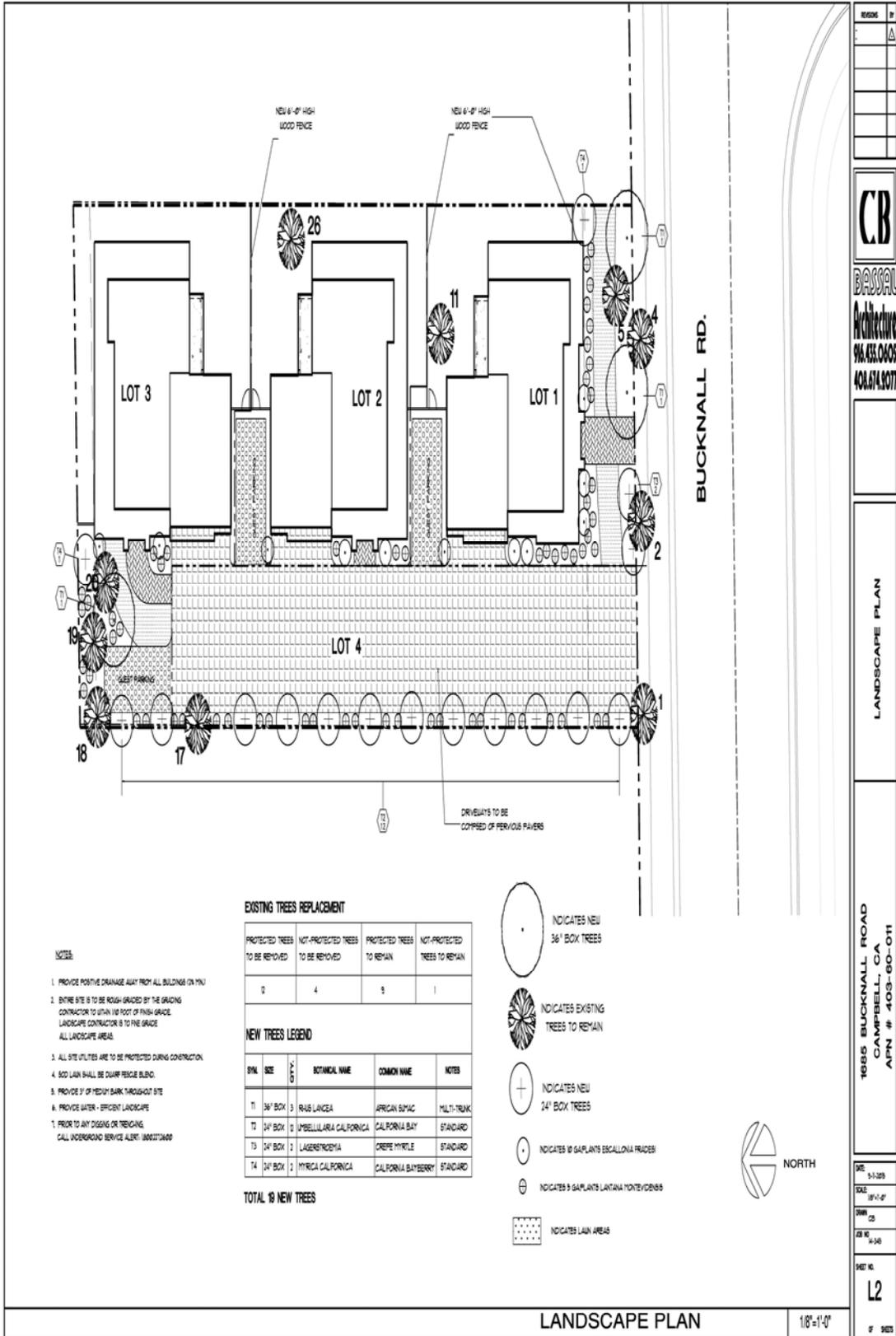








Preliminary Landscaping Plan



## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project. Please see the checklist for additional information.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Hydrology/Water Quality
<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this initial evaluation:

X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

**Signature:**

**Date:**

**Cynthia McCormick**

**City of Campbell**

I. AESTHETICS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

a-b) The site is located on Bucknall Road. The General Plan has not identified any scenic vistas or scenic resources within the project area. The project is not located near a state scenic highway. The existing residence to be demolished has not been determined to be historically significant. The project will remove and replace eleven protected trees with eight (8) new 24” box trees and three (3) new 36” box trees.

c) The project has been designed to be compatible with homes in the surrounding neighborhood and includes architectural features that help break up the mass of the two-story structure. Thus, the project will not have a significant adverse effect on the scenic value of the area.

d) The project is conditioned such that exterior lighting shall be shielded so as not to shine on adjacent properties or roadways.

**Based on the above discussion, No mitigation is necessary or required in relation to impact on Aesthetics.**

**II. AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

a-e) The property is not zoned for farm or agricultural land uses and it is not under a Williamson Act contract. No forest land, as defined in Public Resources Code section 12220(g) exists on the property.

**Therefore, no mitigation is necessary or required in relation to impacts on Agricultural and Forest Resources.**

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**DISCUSSION:**

The Bay Area Air Quality Management District’s (BAQMD) CEQA Guidelines recommend air quality significance thresholds, analytical methodologies and mitigation measures for local agencies to use when preparing air quality impact analyses under CEQA. The BAQMD CEQA Guidelines contain instructions on how to evaluate, measure, and mitigate air quality impacts generated from land development construction and operation activities. The Guidelines focus on criteria air pollutant, greenhouse gas (GHG), toxic air contaminant, and odor emissions generated from plans or projects. The BAQMD CEQA Guidelines provide screening criteria to determine if a project may have potentially significant impacts requiring a detailed analysis. This preliminary screening provides the lead agency with a conservative indication of whether the proposed project would result in the generation of construction-related criteria air pollutants and/or precursors that exceed the *Thresholds of Significance*. If all of the *Screening Criteria* are met, the construction of the proposed project would result in a less-than-significant impact from criteria air pollutant and precursor emissions, and the lead agency or applicant would not need to perform a detailed air quality assessment of their project’s air pollutant emissions. The project will be conditioned to meet the BAQMD *Screening Criteria*.

a-e) Air emissions increases associated with the proposed project would not be considered significant since the size of the proposed project would not exceed the BAAQMD’s threshold levels for potential significance. No wood burning fireplaces are proposed. Traffic generated by the project would not have the potential to generate significant air quality impacts. The proposed project does not involve construction activities that would result in significant air emissions or changes to regional air quality. However, project construction activities may result in short-term changes to air quality in the immediate vicinity of the project site and impacts to sensitive receptors. Temporary increases in emissions may result from demolition activities, delivery of construction material, earthmoving, and construction. Dust can be emitted by the action of equipment and vehicles and as a result of wind erosion over exposed earth surfaces. Grading and earthmoving activities, although minimal, comprise the major source of construction dust emissions, but traffic and general disturbance of the soil also generate dust emissions. Short-term impacts would be mostly related to particulate matter emissions. An increase in exhaust emissions produced during the transport of workers, machinery and construction materials to and from the site could also occur. Heavy machinery powered by diesel engines that could be used during project construction may create localized odors during the duration of construction operations. No permanent odors would be created.

The following conditions of approval will be placed on the project:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Based on the above discussion, No mitigation is necessary or required in relation to impacts on Air Quality.**

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

a-d) There are no known species identified as a candidate, sensitive, or special status species within the project area. The development is located on an infill lot that is currently developed with a single-family home. The property is not located near a creek or other body of water and therefore the project is not expected to affect any riparian habitat, sensitive natural community, native resident or migratory fish or wildlife species, or federally protected wetlands.

e) The project applicant’s Arborist has provided an inventory of 26 trees located on the site. Twenty of the trees are protected by City Code (any tree or multi-trunk tree with at least one trunk measuring twelve inches or greater in diameter) for an undeveloped lot (i.e., a lot that becomes vacant following demolition of structures). Eleven of the twenty protected trees are proposed for removal and shall be replaced with eight (8) new 24” box trees and three (3) new 36” box trees, in compliance with the City’s Tree Preservation Ordinance.

f) There is no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan in effect for the project area and no conflict with such a plan is anticipated.

**Based on the above discussion, No mitigation is necessary or required in relation to impacts on Cultural Resources.**

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

**DISCUSSION:**

a-d) There are no known historical resources, archeological resources, paleontological, unique geological features, or human remains on the property. If archaeological, paleontological, or cultural resources or human remains are discovered, a standard City Condition of Approval will require proper handling of any discovered archeological or paleontological resources, per General Plan 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.

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.

**Based on the above discussion, No mitigation is necessary or required at this time in relation to impacts on Cultural Resources.**

VI. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

A Soil and Foundation Investigation was prepared by Enviro Soil Tech Consultants on May 1, 2015 (reference Attachment 1). The field investigation was performed on February 17, 2015, by a project engineer, and consisted of drilling test borings to obtain samples and other data pertinent to the subsurface soil conditions. Two borings were drilled to the depth of 15 to 23 feet below the existing ground surface. Using power driven 6-inch diameter continuous flight augers Geoprobe track rig, drill rig operator drilled the borings. During the drilling operations, the soil samples were obtained by forcing a 2½-inch (6.4 cm) modified California split tube sampler into the soil mass by means of a 140-lb hammer falling 30-inches or hydraulic pressure. A disturbed sample of representative near-surface soil was also collected for laboratory analysis. The boring logs show the depths and descriptions of the soils encountered, and the vertical locations of the soil samples that were obtained.

The laboratory-testing program was designed for determination of the physical and engineering properties of the soils underlying the site as they relate to recommendations of the Soil and Foundation Investigation report. Tests were performed on selected soil samples taken from the test borings and from near-surface soils. Strength characteristics of the soils to support foundation were determined from the results of Direct Shear Tests performed on remolded samples. The samples to be sheared were placed in contact with water for a minimum of 24 hours prior to testing and allowed to drain briefly under normal loads of 1, 2, 3 KIPS (.5, .9 and 1.4 metric tons). Attenberg Limit Tests were performed on a representative bulk sample of near surface soil to assist in the classification of these soils and to obtain an evaluation of the expansion and shrinkage potential. Undisturbed samples were tested for Moisture Content and Dry Density to determine their consistencies and moisture variation.

Based on the field exploration and laboratory investigation, the consultant found the surface and subsurface soil conditions to be generally uniform across the site. The soil consists of mainly dark brown to light brown to reddish-brown silty clay with some sand and gravel mixture. No groundwater was encountered in any of the soil boring at the time of field exploration and groundwater is not expected to impact construction performance of this development.

(a): The subject site is located near the seismically active San Francisco Bay Area. The site is not located in the earthquake fault zone area (Alquist-Priolo Earthquake Fault Zoning Act 1972) established by the California Department of Conservation. The primary seismic risk at the site is related to very strong ground shaking from potential major earthquake events on active faults in the region. The known active faults capable of producing earthquakes that would cause the highest ground accelerations at the subject site are the San Andreas, Hayward and Calaveras Faults. San Andreas Fault is located at approximately 7.3 miles southwest to the site. Monte Vista Fault is located approximately 3.4 miles south-southwest to the site. Hayward Fault and Calaveras Fault are located at approximately 10.3 and 13.0 miles northeast of the site, respectively. The project site is outside the area designated by the State Geologist as being vulnerable to liquefaction.

(b): The project's preliminary grading, draining, and utility plan, indicates the project would include minimal grading, which would not result in substantial soil erosion or the loss of topsoil.

(c): The investigative report prepared for the project site determined that the site covered by the investigation is suitable for the proposed two-story residential structures on re-compacted existing ground or engineering fill, following recommendations provided in the report.

(d) The native surface soil at the project site was found to have low expansion potential when subjected to fluctuations in moisture.

(e): The project would not involve the use of septic tanks or alternative waste water disposal systems.

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

**Based on the above discussion, No mitigation is necessary or required in relation to impacts on geology and soils.**

VII. GREENHOUSE GAS EMISSIONS:

An assessment of the greenhouse gas emissions and climate change is included in the body of environmental document. While Caltrans has included this good faith effort in order to provide the public and decision-makers as much information as possible about the project, it is Caltrans determination that in the absence of further regulatory or scientific information related to GHG emissions and CEQA significance, it is too speculative to make a significance determination regarding the project’s direct and indirect impact with respect to climate change. Caltrans does remain firmly committed to implementing measures to help reduce the potential effects of the project. These measures are outlined in the body of the environmental document.

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--------------------------------	---------------------------------------	------------------------------	-----------

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**DISCUSSION:**

a-b) The project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**Therefore no mitigation is necessary or required in relation to impacts on greenhouse gas emissions.**

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS:</b>	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

### **DISCUSSION:**

a-h) The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project is not located within an airport land use plan, within two miles of a public airport or public use airport, or within the vicinity of a private airstrip. The project is not located in a Wildland-Urban Interface Fire Area and would not 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. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

**Therefore no mitigation is necessary or required in relation to hazards and hazardous materials.**

IX. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) 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 substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j) Inundation by seiche, tsunami, or mudflow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

a-j) The project will be subject to standard conditions of approval requiring conformance with applicable water quality and hydrology standards. Given these requirements, the project will not a) violate any water quality standards or waste discharge requirements; b) 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; c-d) 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 substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; e) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; f) otherwise substantially degrade water quality; g) 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; h) place within a 100-year flood hazard area structures which would impede or redirect flood flows; i) 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; or j) be subject to inundation by seiche, tsunami, or mudflow.

The following conditions of approval will be placed on the project

1. All active construction areas shall be watered at least twice daily.
2. Cover all trucks hauling soil and other loose materials stationed or prior to leaving the site.
3. Pave, apply water, or apply non-toxic soil stabilizers on all unpaved surfaces, and staging areas at the construction site.
4. Sweep daily all paved access roads, parking areas, staging areas, and adjacent public streets as directed by the City Engineer.
5. Enclose, cover, water or apply soil binders to exposed stockpiles.
6. Install sandbags or other erosion control measures to prevent runoff to all roadways, waterways or public walkways accessed by the public.

**Based on the above discussion, No mitigation is necessary or required in relation to impacts on Hydrology and Water Quality Resources.**

X. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

a-c) The project involves an application to create three (3) single-family homes. The project would occur on a 14,205 gross square foot residential zoned property which allows the proposed use. The proposed project would not physically divide an established community or conflict with any habitat conservation or natural community plans of the City of Campbell. The City of Campbell General Plan includes numerous goals, objectives and policies to guide new development. The proposed project does not conflict with any goals or policies of the City’s General Plan, Subdivision ordinance or Zoning ordinance. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to land use and planning.

**No mitigation is necessary or required in relation to impacts on Land Use and Planning.**

XI. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>

**DISCUSSION:**

a-b) The property is not categorized or referenced within the General Plan as having mineral deposits of value to the region and has not been recognized as being a locally important mineral resource recovery site. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to mineral resources.

**No mitigation is necessary or required in relation to impacts on Mineral Resources.**

XII. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

a-d) The project site is subject to several sources of urban noise including vehicular traffic on Bucknall Road. The project will not a) expose persons to or generation of noise levels in excess of standards established in the City’s general plan or noise ordinance; b) expose persons to or generate excessive groundborne vibration or groundborne noise levels; c) create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; or d) create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. e-f) The project is not located within an airport land use plan or within two miles of a public airport or public use airport or within the vicinity of a private airstrip.

The following conditions of approval will be placed on the project

1. Construction activities will be limited to daytime hours of 8:00 am to 5:00 p.m. weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. Construction is prohibited on Sundays and Holidays unless an exception is granted by the Building Official.
2. No pile driving is allowed for construction of the project.
3. All internal combustion engines for construction equipment used on the site will be properly muffled and maintained.
4. All stationary noise generating construction equipment, such as air compressors and portable power generator, will be located as far as practical from the existing residences and businesses.

**Based on the above discussion, No mitigation is necessary or required in relation to Noise impacts.**

XIII. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

### DISCUSSION:

a-c) The project involves the demolition of one single-family home and construction of three new single-family homes. The neighborhood is primarily comprised of single-family homes and townhomes. The project does not have the potential to induce substantial population growth, displace substantial numbers of existing housing, or displace substantial numbers of people. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to population and housing.

**Based on the above discussion, No mitigation is necessary or required in relation to impacts on Population and Housing.**

XIV. PUBLIC SERVICES:

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

**DISCUSSION:**

a) Fire protection services are provided by the Santa Clara County Fire District. Development of the project will comply with the most current Building and Fire Code requirements. Police protection is provided by the City of Campbell. The project site is already served by the Campbell Police Department, and development of the project would not affect their ability to provide services. The project site is located in the Moreland School District and the Campbell Union High School District. Development of the project would result in a negligible increase in the number of school age children attending local schools. Park in-lieu fees would be collected for any net increase in residences to help fund improvements to City parks. The City is served by the Santa Clara County Library System, which has a branch library located in Campbell. Property taxes and assessments fund the library operations.

**Based on the above discussion, No mitigation is necessary or required in relation to impacts on Public Services.**

XV. RECREATION:

	Potentially Significant Impact	Less Than Significant with Mitigation	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?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

a-b) The project will not significantly increase the use of existing neighborhood, regional or other recreational facilities, nor does the project require construction or expansion of recreational facilities. The applicant will be required to pay a park in-lieu fee.

**Based on the above discussion, No mitigation is necessary or required in relation to impacts on Recreation.**

XVI. TRANSPORTATION/TRAFFIC: Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

a-f) The proposed project would include the construction of three single-family homes. The project is projected to generate a negligible amount of new vehicle traffic. The project will not conflict with any City plan, ordinance, or policy or applicable congestion management program. The proposed project would not result in a significant change in traffic patterns, substantially increase hazards due to a design feature, or result in inadequate emergency access. The proposed project will not conflict with any adopted policies or plans supporting alternative transportation.

**Therefore no mitigation is necessary or required in relation to transportation and traffic.**

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

**DISCUSSION:**

The project involves demolition of an existing residence and construction of three single-family homes on a residential zoned property. Water supply to the project site is served by Santa Clara Valley Water and sewer services are provided by West Valley Sanitation District. Development of the proposed project would not significantly increase the demand for water or sanitary sewer facilities. Development of the proposed project will be conditioned so as to not significantly increase stormwater runoff compared to existing conditions.

a-c) The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; or require or result in the construction of new storm water drainage facilities or expansion of existing facilities.

d-g) The project would have sufficient water supplies available to serve the project from existing entitlements and resources; have adequate capacity to serve the project’s projected wastewater treatment demand in addition to the provider’s existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs; and comply with federal, state, and local statutes and regulations related to solid waste.

**Based on the above discussion, No mitigation is necessary or required in relation to impacts on Utilities and Service Systems.**

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation	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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

## **SUMMARY OF MITIGATION MEASURES**

- 1. Aesthetics:** None Required
- 2. Agricultural Resources:** None Required
- 3. Air Quality:** None Required. Standard conditions of approval apply.
- 4. Biological Resources:** None Required
- 5. Cultural Resources:** None Required. Standard conditions of approval apply.
- 6. Geology and Soils:** None Required
- 7. Greenhouse Gas Emissions:** None Required
- 8. Hazards and Hazardous Materials:** None Required
- 9. Hydrology and Water Quality:** None Required. Standard conditions of approval apply.
- 10. Land Use and Planning:** None Required
- 11. Mineral Resources:** None Required
- 12. Noise:** None Required
- 13. Population and Housing:** None Required
- 14. Public Services:** None Required
- 15. Recreation:** None Required
- 16. Transportation and Traffic:** None Required
- 17. Utilities and Service Systems:** None Required
- 18. Mandatory Findings of Significance:** None Required

## 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. *Soil & Foundation Investigation* by Enviro Soil Tech Consultants; 131 Tully Road; San Jose, California 95111
2. *Arborist Report* by Monarch Consulting Arborists LLC; PO Box 1010; Felton CA 95018
3. *"Will Serve" Letters* (PG&E, San Jose Water, West Valley Sanitation District)
4. *Environmental Noise Evaluation* by Environmental Consulting Services; 18488 Prospect Road, Suite 1; Saratoga CA 95070.

### Reference Documents:

1. Hazardous Waste and Substances Sites List, September 1 2015.  
[http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)
2. Bay Area Air Quality Management District, December 1999, *CEQA Air Quality Guidelines*.
3. Bay Area Air Quality Management District, June 2010, *CEQA Air Quality Guidelines*.
4. CEQA Guidelines, 2014.
5. City of Campbell General Plan.
6. Campbell General Plan EIR.
7. City of Campbell Zoning Code.
8. State of California, Seismic Hazard Zones Map, San Jose West Quadrangle, September 2, 2015.

# ATTACHMENT 1

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SOILS REPORT

# ATTACHMENT 2

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ARBORIST REPORT

## **ATTACHMENT 3**

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*“WILL SERVE” LETTERS*

# ATTACHMENT 4

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ENVIRONMENTAL NOISE ASSESSMENT