

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688



Document No.: 1069
Number of Pages: 47
Filed and Posted On: 7/06/2016
Through: 7/26/2016
CRO Order Number:
Fee Total: 0.00

REGINA ALCOMENDRAS, County Clerk – Recorder
by Raymund Reyes, Deputy Clerk – Recorder, *R.R.*

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- LEAD AGENCY: City of Campbell
- PROJECT TITLE: 300 Orchard City Drive - Exterior Alterations and Rehabilitation Project
- APPLICANT NAME: Brice Colton PHONE: (408) 977-8606
- APPLICANT ADDRESS: 300 Orchard City Drive, Campbell CA, 95120
- PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
- NOTICE TO BE POSTED FOR 20 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--|-------------|---------|
| <input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152) | \$ 3,070.00 | \$ 0.00 |
| <input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,210.25 | \$ 0.00 |
| <input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ 0.00 |
| <input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS | \$ 1,043.75 | \$ 0.00 |
| <input type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ 0.00 |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- | | | |
|---|----------|---------|
| <input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | \$ 50.00 | \$ 0.00 |
| <input type="checkbox"/> 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: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION | \$ 50.00 | \$ 0.00 |

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

- | | | | |
|--|--|--------|-----------|
| <input type="checkbox"/> NOTICE OF PREPARATION | <input checked="" type="checkbox"/> NOTICE OF INTENT | NO FEE | \$ NO FEE |
|--|--|--------|-----------|

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 0.00

*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)



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

Notice is hereby given of the intent of the Campbell City Council to adopt a Negative Declaration for the 300 Orchard City Drive Exterior Alterations and Rehabilitation Project, which includes a Modification (PLN2016-73) to previously-approved Planned Development Permits to allow the exterior remodel of an existing building listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on and offsite improvements and a Tree Removal Permit (PLN2016-154), pursuant to Public Resources Code Section 21092(b)(1), on property located at **300 & 307 Orchard City Drive, Campbell, CA 95008**.

The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street. The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building, is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the location. The project location does not contain a toxic site pursuant to Section 65962.5 of the Government Code.

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 **July 6, 2016** and ends on **July 26, 2016**. Any comments must be submitted in writing, including email, to the Community Development Department by 5:00 p.m. on **July 26, 2016**. 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 Negative Declaration at a public hearing to be held on **July 26, 2016**. 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. The Campbell City Council is tentatively scheduled to hold a public hearing on **August 16, 2016**, to consider the Planning Commission's recommendation on the project and draft Negative Declaration. Both meetings 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 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
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: 300 Orchard City Drive - Exterior Alterations and Rehabilitation Project

File Number(s): Modification (PLN2016-73) & Tree Removal Permit (PLN2016-154)

Project Address: 300 & 307 Orchard City Drive, Campbell, CA 95008

Project Proponent: Brice Colton
111 W. St. John Street, #950, San Jose, CA 95113

Zoning Designation P-D (Planned Development)

General Plan: Central Commercial

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: July 6, 2016

Other public agencies whose approval is required: None

Project Location: The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street. The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building, is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory.

Project Description: The applicant is seeking approval of a Modification (PLN2016-73) to allow exterior façade and site upgrades to the Water Tower Plaza. The proposal is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937). The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility. The applicant is also requesting approval of a tree removal permit, to allow the removal of two olive trees located near the outdoor open space to the rear/southwest of Building A & D and one podocarpus tree located at the front/northeast of Building G.

Surrounding Land Use | Zoning District (Overlay) | General Plan Designation:

North: Commercial | C-3 (Central Commercial) | *Central Commercial*

South: Condominiums & Parking Garage | P-D (Planned Development) | *Low-Medium Density Residential & Central Commercial respectively*

East: Lightrail Station | N/A (Right of Way) | N/A (Right of Way)

West: Park | P-F (Public Facilities) | *Open Space*

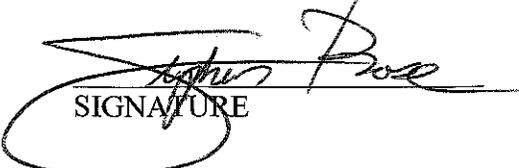
Finding: The Community Development Director finds that the project described above will not have a significant effect on the environment and THEREFORE a Negative Declaration will be prepared.

Any person may file a written protest of the draft Negative Declaration before 5:00 p.m. on **July 26, 2016**. 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

July 5, 2016
DATE

INITIAL STUDY

300 Orchard City Drive
Exterior Alterations and Rehabilitation Project

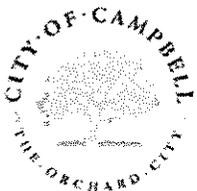
*An environmental evaluation
prepared in compliance with the
California Environmental Quality Act*



Prepared by
Stephen Rose
Associate Planner

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

Public Review Period
July 6, 2016 – July 26, 2016



I. PROJECT OVERVIEW

Project Title: 300 Orchard City Drive - Exterior Alterations and Rehabilitation Project

File Number(s):

Modification (PLN2016-73)

Tree Removal Permit (PLN2016-154)

Project Location: 300 & 307 Orchard City Drive, Campbell, CA 95008

Name and Address of Project Proponent:

Brice Colton

111 W. St. John Street, #950

San Jose, CA 95113

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:

P-D (Planned Development)

General Plan Designation:

Central Commercial

Other public agencies whose approval is required: None

Surrounding Land Use | Zoning District (Overlay) | General Plan Designation:

North: Commercial | C-3 (Central Commercial) | *Central Commercial*

South: Condominiums & Parking Garage | P-D (Planned Development) | *Low-Medium Density Residential & Central Commercial respectively*

East: Lightrail Station | N/A (Right of Way) | N/A (Right of Way)

West: Park | P-F (Public Facilities) | *Open Space*

Project Location: The project site is the Water Tower Plaza and includes portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street. The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building, is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory.

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This proposal has no use related component, nor would it serve to supersede or modify any previously established operational restriction.

Background: The property has historically been referred to as the George Hyde Co. / Sunsweet Growers and in 1984, the property was listed on the City’s Historic Resource Inventory (reference **Attachment 1**).

On May 25, 2016, 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 Resolution 2016-01 recommending that the Planning Commission recommend approval to the City Council (reference **Attachment 2**).

Project Data:

300 Orchard City Drive

APN: 412-07-048
Net Lot Area: 1.71 acres

Existing Building Footprint: 54,420 sq. ft.
Floor Area Change: +163 sq. ft. at (E) Covered Area to be Enclosed
Lot Coverage Change: +25 sq. ft. at (N) Entry Feature Wall
+48 sq. ft. at (N) Entry Frame
-200 sq. ft. at (E) Ramp and Canopy to be Removed

307 Orchard City Drive

APN: 412-07-001 & 041
Net Lot Area: .40 acres & .20 acres

Project Location

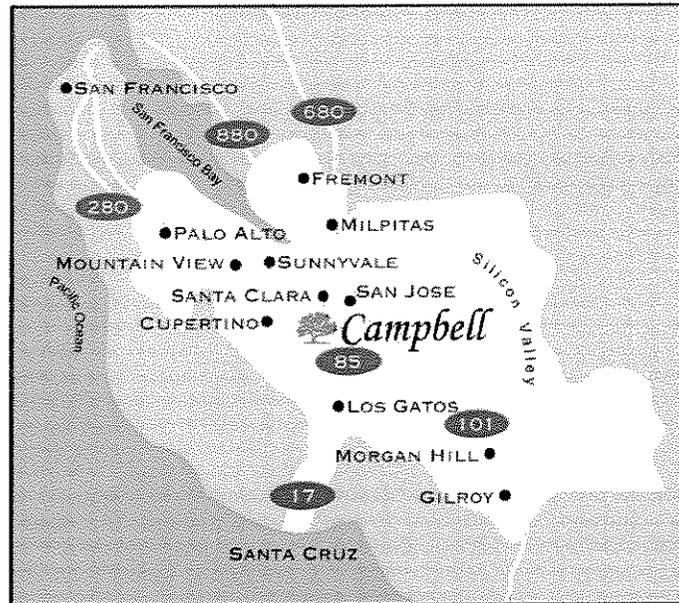


Figure 1: Regional Setting

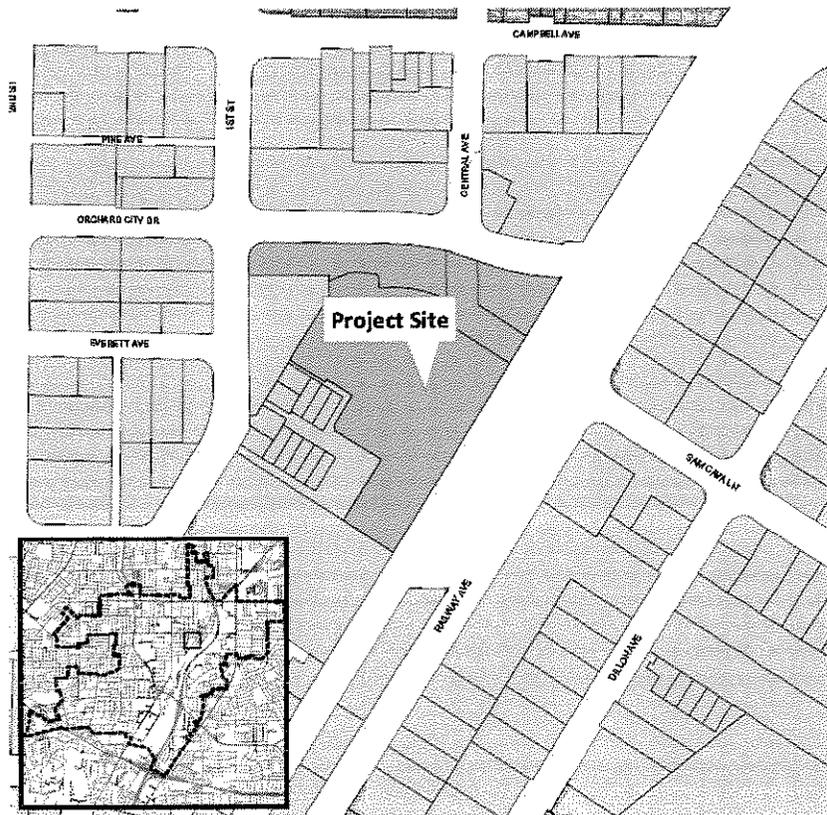
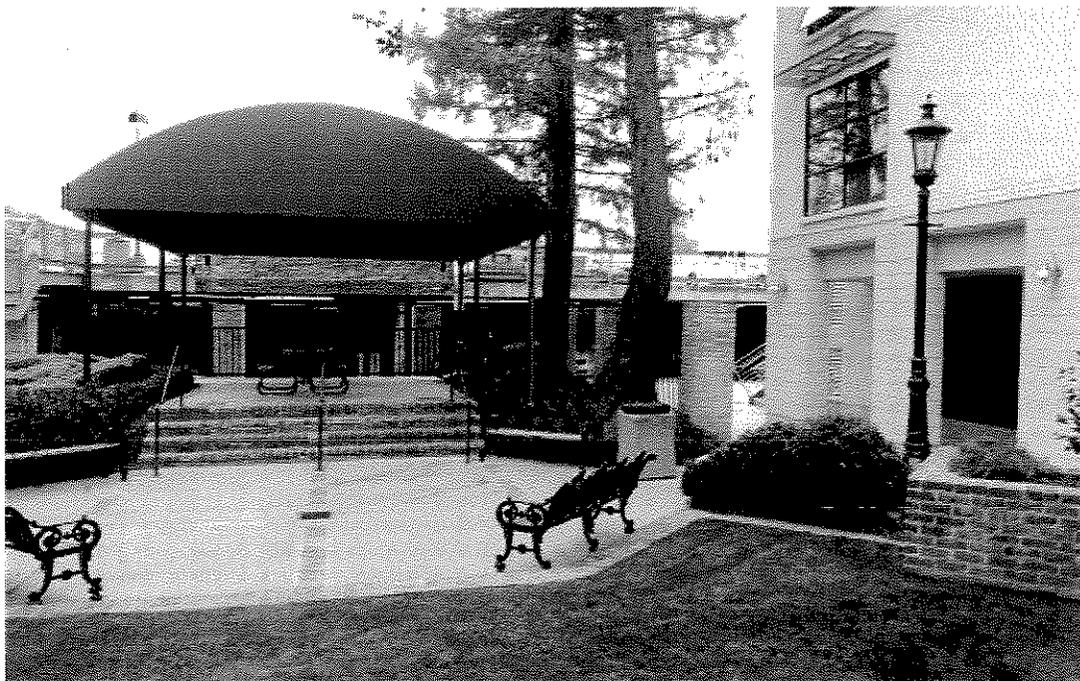


Figure 2: Project Site

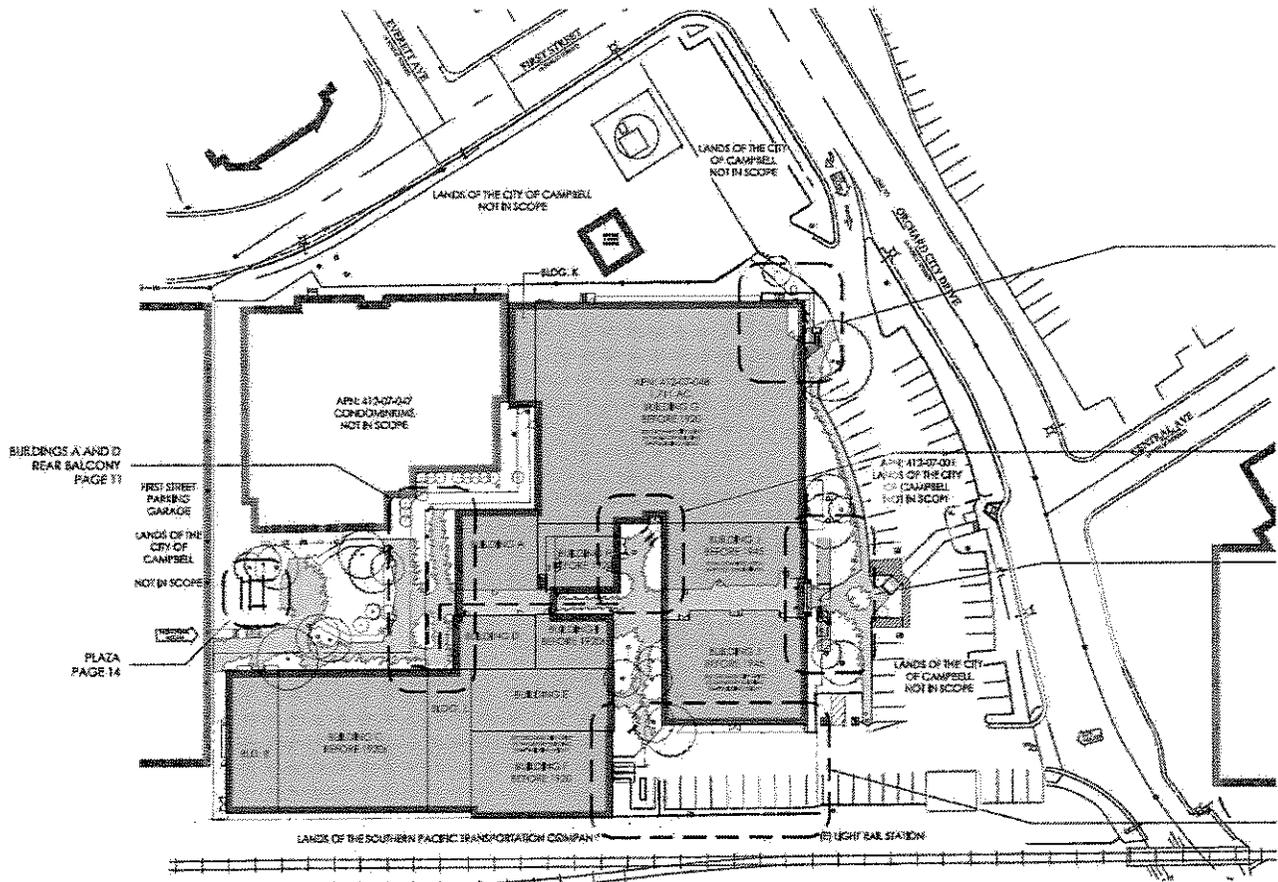
Site Photographs

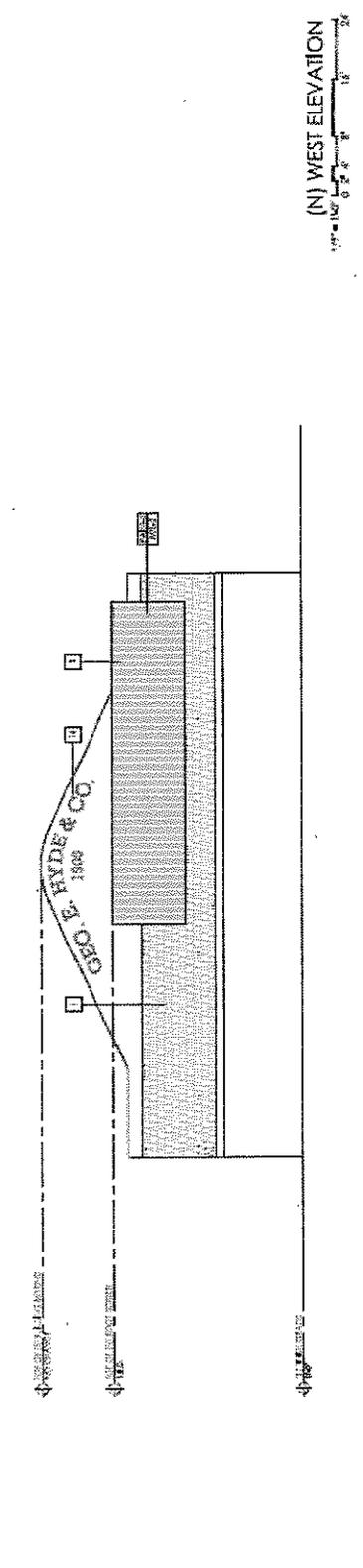
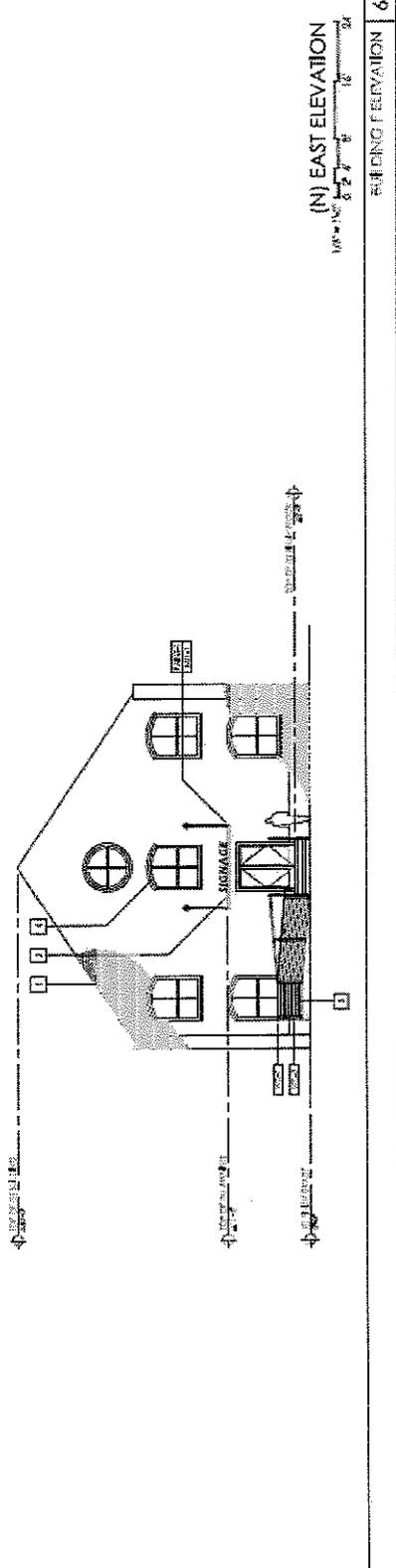
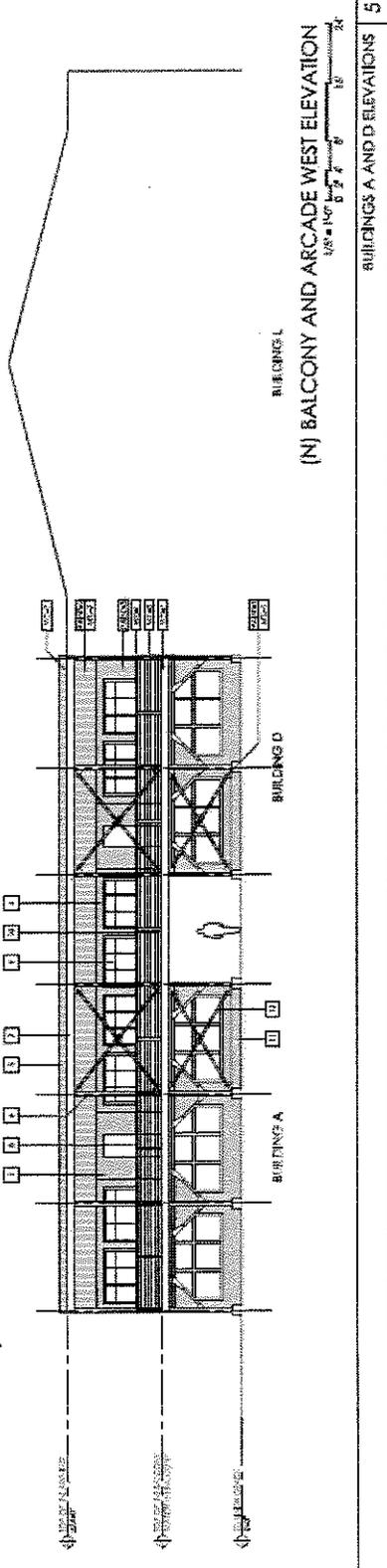






Proposed Site Plan





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.

- | | | |
|--|--|--|
| <input type="checkbox"/> (1) Aesthetics
(Page 12) | <input type="checkbox"/> (2) Agriculture Resources
(Page 13) | <input type="checkbox"/> (3) Air Quality
(Page 14) |
| <input type="checkbox"/> (4) Biological Resources
(Page 16) | <input type="checkbox"/> (5) Cultural Resources
(Page 17) | <input type="checkbox"/> (6) Geology/Soils
(Page 19) |
| <input type="checkbox"/> (7) Greenhouse Gas Emissions
(Page 20) | <input type="checkbox"/> (8) Hazards & Hazardous
Material (Page 21) | <input type="checkbox"/> (9) Hydrology/Water
Quality (Page 23) |
| <input type="checkbox"/> (10) Land Use/Planning
(Page 25) | <input type="checkbox"/> (11) Mineral Resources
(Page 26) | <input type="checkbox"/> (12) Noise
(Page 27) |
| <input type="checkbox"/> (13) Population/Housing
(Page 28) | <input type="checkbox"/> (14) Public Services
(Page 29) | <input type="checkbox"/> (15) Recreation
(Page 30) |
| <input type="checkbox"/> (16) Transportation/Traffic
(Page 31) | <input type="checkbox"/> (17) Utilities/Service System
(Page 32) | <input type="checkbox"/> (18) Mandatory Findings
of Significance
(Page 33) |

1. AESTHETICS

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

Discussion:

(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 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. A significant impact may occur if a project were to introduce incompatible scenic elements or substantially block views of a scenic vista.

The historic structure is 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 May 24, 2016. 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 and City Council for consideration and incorporation as Conditions of Approval. As a result, no formal mitigation for the treatment of specific features is required.

(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		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 (PM₁₀) and fine particulate matter (PM_{2.5}).

High ozone levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x). 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 (PM₁₀) and fine particulate matter where particles have a diameter of 2.5 micrometers or less (PM_{2.5}). Elevated concentrations of PM₁₀ 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 project which entails minor exterior alterations and rehabilitation, 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 (PM₁₀) 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 PM₁₀, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NO_x), PM₁₀ 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 commercial building and property, 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 PM₁₀, 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 condominium units and single-family residences to the west of the property boundaries and the St. Lucy's Parish School (Kindergarten through 8th grade and preschool), located slightly over 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		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(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"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(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. Three trees are proposed for removal which is subject to review and approval under the requirements of 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		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a): The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building, is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory.

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. However, as this property is located in the Planned Development (P-D) Zoning District, and involves modifying previously approved permits, instead of a Conditional Use Permit, a Modification of the previously approved Planned Development Permits, reviewed and approved by the City Council upon recommendation by the Planning Commission is required.

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 May 25, 2016. 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 which are to be forwarded to the Planning Commission and City Council for consideration and incorporation as Conditions of Approval. As a result, no formal mitigation for specific features to be addressed is required.

(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		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 buildings. 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, the project results 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-d): 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. The site is not proposing the use of any 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.

7. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>		Issues	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?		<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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 commercial 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 was evaluated under both thresholds of significance as discussed below:

In review of the Air District’s 1999 Thresholds of Significance for Housing, projects which encompass over 280,000 sq. ft. of General Office area, and/or 44,000 sq. ft. of shopping center development, 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, the development of a general office building would need to encompass 53,000 sq. ft. and/or 19,000 sq. ft. for a shopping center development to achieve a greenhouse gas impact. As such, the proposed project which pertains to exterior alterations and rehabilitation of an existing commercial property 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

<i>Would the project:</i>		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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	For a project located within an airport land use 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"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>

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 located roughly ¼ mile from 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. As these standards are universally applicable on construction projects in the City of Campbell, project specific mitigation measures are not required.

(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

<i>Would the project:</i>		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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or 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"/>	<input checked="" type="checkbox"/>
(d)	Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i)	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"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l)	Potentially impact stormwater runoff from construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m)	Potentially impact stormwater runoff from post-construction activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(n)	Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 proposing to exterior alterations and rehabilitation and therefore 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 (BMP's) as required by City ordinances, which is designed to limit air and water contamination related to construction activity. Through the implementation BMP's the potential short-term air and water quality impacts associated with construction is less than significant.

(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		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 Historic structure, would be consistent with the General Plan policies and strategies in that it is intended to renovate the site with ‘particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company’ (1892-1937). 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 also serve to 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

<i>Would the project:</i>		Issues	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

12. NOISE

Issues		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>

Discussion:

(a to c): The proposed project is a retail/business center that will be consistent with uses in the surrounding neighborhood and the project is not anticipated to create any additional noise or vibration beyond that already existing.

(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

Issues		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(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"/>	<input checked="" type="checkbox"/>
(b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a): The project is for exterior alterations and rehabilitation of an existing retail/business center 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		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 retail/business center.

15. RECREATION

<i>Would the project:</i>		Issues	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?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

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

<i>Would the project:</i>		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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b)		Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(e)		Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f)		Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g)		Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 retail/business center 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 proposed project is required to provide parking in accordance with the City of Campbell Parking and Loading Ordinance (CMC21.28.040). Whereas the project is enclosing 163 sq. ft. of covered floor area (for aesthetic purposes), the increase is considered nominal in consideration of the size of the overall project site and therefore not anticipated to result in a significant increased demand on parking. As such, the project would result in a less than significant impact on 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 is located within walking distance to the Downtown Campbell VTA Light Rail Station.

17. UTILITIES and SERVICE SYSTEMS

<i>Would the project:</i>		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?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(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"/>	<input checked="" type="checkbox"/>
(f)	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Comply with federal, state, and local statutes and regulations related to solid wastes.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a and b): The utilities for the project, including sewage disposal, tie into existing service mains and would not require new service systems. The project would not generate significant amounts of new 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 ties 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 new 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

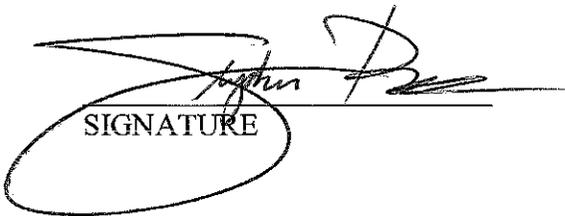
On the basis of this initial evaluation, and incorporation of the recommended mitigation measures into the project design:

1.	I find that the project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>
3.	I find the proposed project may have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
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.	<input type="checkbox"/>
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.	<input type="checkbox"/>

Stephen Rose
PROJECT PLANNER

Associate Planner
TITLE

City of Campbell
AGENCY


SIGNATURE

July 5, 2016
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. Department of Parks and Recreation Form DPR 523A, October 1985, George Hyde Co. / Sunsweet Growers Primary Record
2. Historic Preservation Board Resolution No. 2016-01 - (Unsigned)

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. California Environmental Quality Act (CEQA) Statutes and Guidelines, 2016.
8. California Department of Transportation (DOT), updated March 16, 2016, Officially Designated State Scenic Highways. Retrieved July 5, 2016 from:
http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/scenic_hwy.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. U.S. Environmental Protection Agency, April 15, 2009, Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2007.

ATTACHMENT 1

GEORGE HYDE CO. / SUNSWEET GROWERS - 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 #: George Hyde Co./Sunsweet Growers

P1. Other Identifier: _____

*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 _____ ; $\frac{1}{4}$ of _____ $\frac{1}{4}$ of Sec _____ ; _____ B.M.

c. Address: 93 S. Central Ave (Currently 300 Orchard City Drive) 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: 412-07-048

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

Several interconnected brick/wood commercial/industrial buildings of two or one-story height. Wood-frame windows, sloped roofs of corrugated tin.

Structures were developed twice for commercial use; in the 1970's for a retail/business center commonly known as "The Factory", and again in 1984-85, for a primarily business/office complex commonly known as "Water Tower Plaza." The exterior of the buildings have been completely remodeled, bearing little resemblance to the original structures described above. Present appearance features color-coordinated painting of wood trim/awnings; wood sideboard and extensive landscaping.

*P3b. Resource Attributes: (List attributes and codes) 1-3 story Commercial Building

*P4. Resources Present:

Building Structure Object
 Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Side View,

10/21/2008

*P6. Date Constructed/Age and Source: Historic

Prehistoric
 Both
1892-1909

*P7. Owner and Address: _____

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

*P9. Date Recorded: 10/1985

*P10. Survey Type: (Describe)
Inventory Update

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



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 1977-78 Historic Survey. "Sunsweet", A history (Sunsweet Inc.)

*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): _____

*NRHP Status Code _____

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

B1. Historic Name: George Hyde Co./Sunsweet Growers

B2. Common Name: George Hyde Co./Sunsweet Growers

B3. Original Use: Industrial B4. Present Use: Commercial

*B5. Architectural Style: Brick Commercial/ Industrial building

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

Built, 1892-1909.

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Economic/Industrial Area _____

Period of Significance _____ Property Type _____

Applicable Criteria _____

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

The site was originally occupied from 1887-1890, by Flemmings Fruit Dryer, which employed 700 people and shipped 120 carloads of fruit during their first season of operation. They were acquired in 1890 by Frank Buxton's Dryer, which was in turn acquired, in 1892 by the Campbell Fruit Growers Union. Original complex consisted of a packing house, and 17 acres of fruit dry-yards, headed by Campbell grower F.M. Righter. In 1909, George Hyde bought the acreage and converted the packing house to a canning and dehydrating plant. In 1937, Hyde sold the facility to the California Prune and Apricot Growers Association, which he had been affiliated with since 1917. The site/complex became known as the Campbell Cooperative Dryer, one of five experimental dryers in the Sunsweet Association. It expanded to become a 48-tunnel plant, the largest in the world during the eleven affiliated dehydrators and dryers: Campbell, Feather River, Hollister, Morgan Hill, Napa, Oak Grove, Santa Rosa, Silverado, Solano, Tehama and Ukiah. Plant closed in 1971, and has since been used commercially.

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

*B12. References:

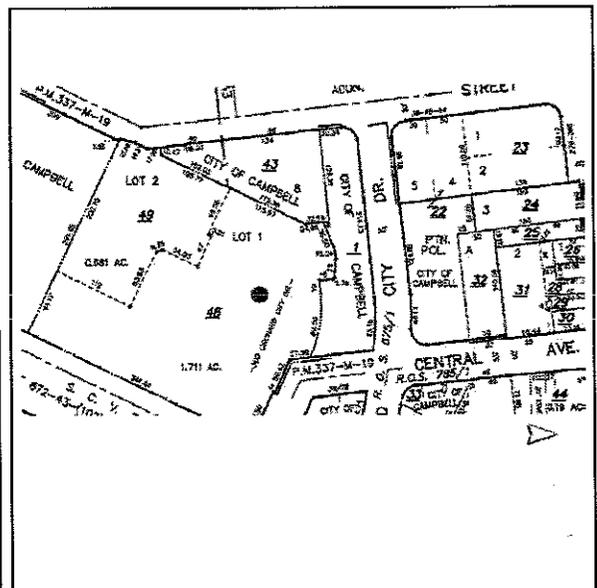
Tom M. King (October 20, 1977)
 City of Campbell Historic Survey 1977-78

B13. Remarks:

*B14. Evaluator: See P8

*Date of Evaluation: See P9

(This space reserved for official comments.)



ATTACHMENT 2

HISTORIC PRESERVATION BOARD RESOLUTION NO. 2016-01 (UNSIGNED)

RESOLUTION NO. 2016-01

BEING A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF CAMPBELL RECOMMENDING THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION (PLN2016-73) TO PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMITS (PD84-02, PD84-05, PD90-01 AND M92-11) TO ALLOW THE EXTERIOR REMODEL OF AN EXISTING BUILDING THAT IS LISTED ON THE CITY'S HISTORIC RESOURCE INVENTORY (GEORGE HYDE CO. SUNSWEET GROWERS) AS WELL AS ASSOCIATED ON-SITE AND OFF-SITE IMPROVEMENTS AND A TREE REMOVAL PERMIT (PLN2016-154) TO ALLOW THE REMOVAL OF PROTECTED TREE(S) AT 300 & 307 ORCHARD CITY DRIVE.

After due consideration of all evidence presented, the Historic Preservation Board did find as follows with respect to the proposed Modification (PLN2016-73) and Tree Removal Permit (PLN2016-154).

1. The zoning designation for the project site is P-D (Planned Development). Exterior alterations to a historic property in this zoning district may occur with the approval of a Planned Development Permit.
2. The project consists of exterior façade and site upgrades to the Water Tower Plaza.
3. The proposal is intended to renovate the site with particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company (1892-1937).
4. The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility.
5. The changes proposed by the project are consistent with the Historic Preservation Ordinance, and the Secretary of Interior Standards and do not detract from the existing architectural character of the building or site.
6. The proposed exterior changes are consistent with the purpose of the Historic Preservation ordinance to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions.
7. The changes proposed, including the request to remove two olive trees, will be reviewed to determine conformance with the City's zoning regulations by the Planning Commission at a public hearing. At such time, the Historic Preservation Board's recommendation for approval will be taken into consideration.

Based upon the foregoing findings of fact, the Historic Preservation Board further finds and concludes that:

1. The action proposed is consistent with the purpose of the Historic Preservation Ordinance.
2. The action proposed is 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.
3. The action proposed will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

THEREFORE, BE IT RESOLVED that the Historic Preservation Board recommends Planning Commission approve a Modification (PLN2016-73) to previously approved planned development permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the city's historic resource inventory (George Hyde Co. / Sunsweet Growers) as well as associated on-site and off-site improvements and a tree removal permit (PLN2016-154) to allow the removal of protected tree(s) at 300 & 307 Orchard City Drive, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 25th day of May 2016, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
JoElle Hernandez, Chair

ATTEST: _____
Cindy McCormick, Secretary

HPB RECOMMENDED CONDITIONS FOR APPROVAL OF FILE NO. PLN2016-73 & PLN2016-154 (MODIFICATION & TREE REMOVAL)

SITE ADDRESS: 300 & 307 Orchard City Drive
APPLICANT: Brice Colton
OWNER: Water Tower Fee Owner, LLC
HPB MEETING: May 25, 2016

1. Approved Project: Approval granted for a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s). The project shall substantially conform to the Project Plans stamped as received by the Community Development Department on February 25, 2016, except as may be modified by the Conditions of Approval specified herein.
2. Rehabilitation: All features dating to the complex's drying and canning eras should be rehabilitated wherever feasible. If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.
3. Historic Plaque: The applicant shall submit plans for a historic plaque to be installed on either a monument or on a plaque in visible location on the property. The design, placement, and installation method of the plaque shall be to the satisfaction of the Community Development Director.
4. Brick: New brick, where added to the entry of Building J, shall be differentiated from the old/historic brick of the building to the satisfaction of the Community Development Director.
5. Contractor - Unexpected Conditions: In the event that unexpected damage or historic features (e.g. signage, murals, historic openings or brickwork) are discovered during the construction process, the contractor shall stop work on the affected portion of the project and seek written authorization of the Community Development Director prior to proceeding. To obtain authorization, the contractor shall work with the project architect/applicant to evaluate options to restore the existing material to the extent feasible. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence to the satisfaction of the Community Development Director.
6. Salvage: Where significant historic features cannot be restored in place, they shall be salvaged for use elsewhere on the site, donated to a historic agency, or used for interpretive display.