

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



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Fee Total: 2,260.25

REGINA ALCOMENDRAS, County Clerk—Recorder
by Raymund Reyes, Deputy Clerk—Recorder, *[Signature]*

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- 1. LEAD AGENCY: City of Campbell
- 2. PROJECT TITLE: 300 Orchard City Drive - Exterior Alterations and Rehabilitation Project
- 3. APPLICANT NAME: Brice Colton PHONE: (408) 977-8606
- 4. APPLICANT ADDRESS: 300 Orchard City Drive, Campbell CA, 95120
- 5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
- 6. NOTICE TO BE POSTED FOR 30 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	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C))	\$ 2,210.25	\$ <u>2,210.25</u>
<input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS	\$ 1,043.75	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ <u>50.00</u>

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ <u>0.00</u>
<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	\$ <u>0.00</u>

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

<input type="checkbox"/> NOTICE OF PREPARATION <input type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ <u>NO FEE</u>
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- 8. OTHER: _____ FEE (IF APPLICABLE): \$ _____
- 9. TOTAL RECEIVED..... \$ 2,260.25

*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 DETERMINATION

To: _____ **Office of Planning & Research**
1400 Tenth Street, Room 121
Sacramento, CA 95812-3044

From: City of Campbell
70 N. First Street
Campbell, CA 95008

 X _____ **County Clerk's Office**
Santa Clara County
70 W. Hedding Street, East Wing
San Jose, CA 95110

Note: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

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

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

Description of Project: 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 (PLN2016-154), 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.

Date of Project Approval: August 16, 2015 (City Council adoption of approving Resolution)

Lead Agency: City of Campbell

Lead Agency Contact: Stephen Rose, Associate Planner – Community Development Department
(408) 866-2142 / stephenr@cityofcampbell.com

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

Determination: This is to advise that the CITY OF CAMPBELL, LEAD AGENCY, approved the above-described project on October 6, 2015, and has made the following determination:

1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made a condition of approval of the project.
4. A statement of overriding considerations (was was not) adopted for this project.

This is to certify that the Negative Declaration with comments and responses and the record of project approval is available to the general public at the Community Development Department, City of Campbell, 70 N. First Street, Campbell, CA 95008.

File#: 20335 8/19/2016

Signature: _____



Date: 8/19/2016

Title: Associate Planner

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A MODIFICATION (PLN2016-73) TO PREVIOUSLY-APPROVED PLANNED DEVELOPMENT PERMITS TO ALLOW THE EXTERIOR REMODEL OF AN EXISTING BUILDING LOCATED ON THE CITY'S HISTORIC RESOURCE INVENTORY (GEORGE HYDE CO. SUNSWEET GROWERS) AS WELL AS ASSOCIATED ON AND OFF-SITE IMPROVEMENTS AND A TREE REMOVAL PERMIT (PLN2016-154) ON PROPERTY LOCATED AT **300 & 307 ORCHARD CITY DRIVE**. FILE NO.: PLN2016-73/154)

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The City Council finds as follows with regard to file number PLN2016-73 & 154:

Environmental Finding

1. An Initial Study has been prepared for the project which provides documentation for the factual basis for concluding that a Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment.

Evidentiary Findings

1. The project site is designated *Central Commercial* by the General Plan Land Use Element.
2. 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.
3. The proposed Modification (PLN2016-73) would allow exterior façade and site upgrades to the Water Tower Plaza.
4. 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).
5. The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility.
6. The proposal includes a request (PLN2016-154) to remove two olive trees (which are in poor condition), and one podocarpus tree (which is in conflict with proposed improvements).
7. The proposed Modification serves to supersede previous Planned Development Permits which allowed for minor incremental renovations and changes to the site overtime (i.e. PD84-02, PD84-05 & M92-11). The subject permit is intended to supersede these previous entitlements with the intent of establishing a single permit

which will serve to regulate the site and architectural design of the site, and streamline the permit review and processing of future entitlements.

Based upon the foregoing findings of fact, the City Council further finds and concludes that:

1. The action is allowed within the applicable zoning district with a Modification of the previously approved Planned Development Permit(s), and complies with all other applicable provisions of this Zoning Code and the Campbell Municipal Code;
2. The action is consistent with the General Plan;
3. The project would be consistent with the following General Plan and Downtown Development Plan goals, policies and strategies. Together, these documents speak to a desire to promote and enhance a downtown environment that provides a desirable and distinct balance of land uses:

General Plan

Policy LUT-5.1: Neighborhood Integrity: Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.

Policy LUT-5.3: Variety of Commercial and Office Uses: Maintain a variety of attractive and convenient commercial and office uses that provide needed goods, services and entertainment.

Strategy LUT-5.3g: Day and Evening Activities: Encourage restaurant and specialty retail uses in the Downtown commercial area that will foster a balance of day and evening activity.

Strategy LUT-9.1c: Land Use Objectives and Redevelopment Plans: Permit only those uses that are compatible with land use objectives and redevelopment plans.

Policy LUT-11.2: Services Within Walking Distance: Encourage neighborhood services within walking distance of residential uses.

Policy LUT-19.1: Campbell Downtown Development Plan: Ensure that new development within the Downtown Area complies with the requirements of the Campbell Downtown Development Plan.

Strategy LUT-19.1a: Mix of Uses: Encourage a compatible mix of uses (i.e. professional offices, services and retail uses) with ground floor retail uses.

Downtown Development Plan

Goal LU-1: To continue the development and revitalization of the Downtown areas in a manner that positions it as a viable, self-sustaining commercial district in the competitive marketplace of Silicon Valley.

Goal LU-2: Work to develop and promote a variety of retail businesses and diversification of eating establishments that will help create a unique destination and identity for Downtown.

Policy LU-2.1: Ground Level Commercial: Develop and maintain the ground floor space along East Campbell Avenue between Third Street and the light rail tracks as a distinctive retail and restaurant experience with ground floor uses that are diverse and interesting and contribute strongly to a distinctive and unique shopping experience.

Strategy LU-6.1a: Expand the Downtown boundaries while maintaining a scale that is in keeping with the “small town” image identifiable in the community and create a comfortable experience for the pedestrian.

4. The proposed site is adequate in terms of size and shape to accommodate the fences and walls, landscaping, parking and loading facilities, yards, and other development features required in order to integrate the use with uses in the surrounding area;
5. The proposed site is adequately served by streets of sufficient capacity to carry the kind and quantity of traffic the use would be expected to generate;
6. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses on-site and in the vicinity of the subject property;
7. The establishment, maintenance, or operation of the proposed use at the location proposed will not be detrimental to the comfort, health, morals, peace, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city;
8. 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;
9. The project consists of exterior façade and site upgrades to the Water Tower Plaza;
10. 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);

11. The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility;
12. 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;
13. 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;
14. The three trees proposed for removal are not protected under the City's Tree Protection Ordinance on the basis of their size or species;
15. The retention of the podocarpus tree would restrict the economic enjoyment of the property as it would preclude the redevelopment of a significant building entry and is in direct conflict with the proposed improvements;
16. The applicant has demonstrated (by way of photographs) that the two olive trees proposed for removal should be removed as they are either diseased or in danger of falling in consideration of their state of decline and poor health;
17. The proposed replacement trees (a minimum of three 24-inch box trees) will be a sufficient replacement for the trees to be removed and will continue the diversity of tree species found in the community; and
18. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

THEREFORE, BE IT RESOLVED that the City Council adopts a Resolution approving 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 off-site improvements and a Tree Removal Permit (PLN2016-154) on property located at **300 & 307 Orchard City Drive**, subject to the attached Conditions of Approval (attached Exhibit "A")

PASSED AND ADOPTED this _____ day of _____, 2016, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Jason T. Baker, Mayor

ATTEST: _____
Wendy Wood, City Clerk

**CONDITIONS OF APPROVAL
Modification and Tree Removal Permit
300 & 307 Orchard City Drive (PLN2016-73/154)**

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Approved Project: Approval is granted for Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, 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, with the inclusion of the two page desk item provided at the July 26, 2016 Planning Commission meeting, except as may be modified by the Conditions of Approval specified herein.
2. Building Permit Submittal: The construction plans submitted for building permit review shall incorporate the following revisions/notes:
 - a. Benches: The existing benches are to be noted with their wood to be replaced or repaired. Alternatively, the benches may be replaced with simple industrial benches complementary to the site renovations. Should the existing benches be removed, efforts should be demonstrated to donate the benches to other sites in the downtown.
 - b. Trash Cans: Trash bins throughout the project site shall be replaced with trash duo (recycling/trash) or trash trio (recycling, compost, trash) bins. The design of the trash bins should be consistent with the design of the site renovations.
 - c. Historic Plaques: The existing plaque (mounted to a rock in front of the Building I/J entry) shall be incorporated into the newly proposed entrance in that area. Other historic plaques and signs throughout the site shall be noted as being moved to the lobby or front entries and surrounded with more modern framing.
 - d. Trees: The landscape plans shall note the proposed location, species and installation of three (24-inch min.) box trees. The species of the trees shall not be Eucalyptus or a 'Fruit Tree' as defined by the Campbell Municipal Code.Compliance with these requirements shall be subject to the review and approval of the Director of Community Development.
3. Environmental Recordation Fee: Within three calendar days of permit approval, a check in the amount of \$2,260.25 made payable to the 'Santa Clara County Clerk-

- Recorder' shall be provided to City staff. This payment is required to record the environmental determination on the project.
4. Items Required Prior to Building Permit Issuance/Final: Prior to building permit issuance, a Master Sign Permit shall be submitted for review and consideration. Prior to building permit final, the Master Sign Permit application shall be deemed complete by the City.
 5. Permit Expiration: The Modification (PLN2016-73) and Tree Removal Permit (PLN2016-154) approved herein shall be valid for two years from the date of final approval. The City Council will be the final approval authority for the purpose of this condition. Within this two year period an application for a building permit must be submitted. Failure to meet this deadline will result in the Modification and Tree Removal Permit being rendered void.
 6. Previous Conditions of Approval: The previously approved Conditions of Approval provided in Planned Development Permits PD 84-02, PD8405 & M92-11 shall be void and shall permanently be superseded in their entirety by the Conditions of Approval specified herein.
 7. 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.
 8. 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.
 9. Brick: New brick, where added to the entry of Building J, shall be differentiated from the old/historic brick of the building (such as accentuating the reveal around the brick façade entry) to the satisfaction of the Community Development Director.
 10. 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.

11. 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.

Public Works Department

12. Response Letter: Upon submittal of the Street Improvement Plans, the applicant shall provide an itemized response letter verifying that all the Public Works Conditions of Approval have been met or addressed.
13. Proof of Ownership: Prior to issuance of any grading, drainage, or building permits for the site, the applicant shall provide a current Preliminary Title Report, grant deed, or other satisfactory proof of ownership.
14. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

15. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.
16. Pavement Restoration: Based on the utility coordination plan, the applicant shall prepare a pavement restoration plan for approval by the City Engineer prior to any utility installation or abandonment. Streets that have been reconstructed or overlaid within the previous five years will require boring and jacking for all new utility installations. First Street and Orchard City Drive have not been reconstructed or overlaid in the last 5 years. The pavement restoration plan shall indicate how the street pavement shall be restored following the installation or abandonment of all utilities necessary for the project.

21. City Parking Garage: Any repainting of the railings for the adjacent First Street Parking Garage shall be coordinated through the Public Works Maintenance Section.

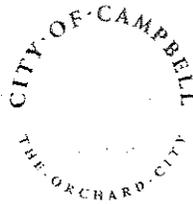
Building Department

22. Permits Required: A building permit application shall be required for the proposed Renovations to the (e) commercial structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
23. Construction Plans: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
24. Size of Plans: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.
25. Plan Preparation: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.
26. Site Plan: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Site address and parcel numbers shall also be clearly called out. Site parking and path of travel to public sidewalks shall be detailed.
27. Title 24 Energy Compliance: California Title 24 Energy Standards Compliance forms shall be blue-lined on the construction plans. Compliance with the Standards shall be demonstrated for conditioning of the building envelope and lighting of the building.
28. Special Inspections: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.
29. Non-Point Source Pollution: The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24” X 36”) is available at the Building Division service counter.
30. Title 24 Accessibility – Commercial: On site general path of travel shall comply with the latest California Title 24 Accessibility Standards. Work shall include but not be limited to accessibility to building entrances from parking facilities and sidewalks.
31. Title 24 Accessibility – Commercial: Based upon estimated valuation of this project, the building shall comply fully with Chapter 11B of the California Building Code 2013 ed.

32. Approvals Required: The project requires the following agency approval prior to issuance of the building permit:
- a. West Valley Sanitation District
 - b. Santa Clara County Fire Department
 - c. Santa Clara County Department of Environmental Health (Restaurant)
 - d. San Jose Water Company (279-7900)
33. P.G.& E.: Applicant is advised to contact Pacific Gas and Electric Company as early as possible in the approval process. Service installations, changes and/or relocations may require substantial scheduling time and can cause significant delays in the approval process. Applicant should also consult with P.G. and E. concerning utility easements, distribution pole locations and required conductor clearances.

Santa Clara County Fire Department

34. Comment #1: Review of this development proposal is limited to acceptability of site access and water supply as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
35. Comment #2: Review of alternate exiting plan and of proposed Knox Box locations will be required.
36. Comment #3: Approved subject to conditions noted herein.



CITY OF CAMPBELL
Community Development Department

NEGATIVE DECLARATION

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

Project Title: 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

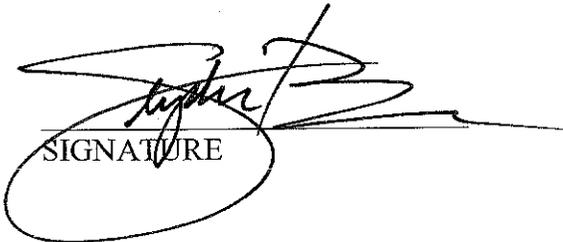
PROJECT PLANNER

Associate Planner

TITLE

City of Campbell

AGENCY


SIGNATURE

July 5, 2016

DATE