

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



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



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REGINA ALCOMENDRAS, County Clerk-Recorder
 by Sandy Chanthasy, Document Examiner, *[Signature]*

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Campbell, Community Development Department, 70 N. First Street, Campbell, CA 95008
2. PROJECT TITLE: 1323 Parsons Avenue Subdivision
3. APPLICANT NAME: Omid Shakeri, The Ridgecrest Group PHONE: (408) 666-6556
4. APPLICANT ADDRESS: 2383 Joseph Avenue, Campbell CA 95008
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. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152)	\$ 3,070.00	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,210.25	\$ <u>2,210.25</u>
<input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u>	\$ 1,043.75	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (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: 1323 Parsons Avenue Subdivision

Project Location: 1323 Parsons Avenue, Campbell, CA, 95008

Description of Project: The project includes applications for a Planned Development Permit (PLN2016-34) for the approval of site configuration, architectural design and to create lots which do not have frontage on a public street, Tentative Subdivision Map (PLN2015-36) to create four single family lots and one commonly owned lot, Zoning Map Amendment (PLN2016-35) to change the zoning from R-1-6 (Single-Family Residential) to P-D (Planned Development), and Parking Modification Permit (PLN2016-222) to allow uncovered parking in lieu of required covered parking.

Date of Project Approval: September 20, 2016 (City Council adoption of Ordinance on second reading)

Lead Agency: City of Campbell

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

Name of Applicant: Omid Shakeri

Determination: This is to advise that the CITY OF CAMPBELL, LEAD AGENCY, approved the above-described project on September 20, 2016, 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made as conditions of approval of the project.
4. A statement of overriding considerations (was was not) adopted for this project.

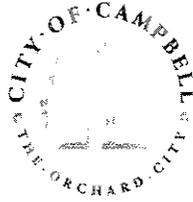
This is to certify that the Mitigated Negative Declaration with comments and responses and the record of project approval is available to the general public at the Community Development Department, City of Campbell, 70 N. First Street, Campbell, CA 95008.

Signature: _____



Date: 9/22/2016

Title: Associate Planner



CITY OF CAMPBELL
Community Development Department

MITIGATED NEGATIVE DECLARATION

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

Project Title: 1323 Parsons Avenue Subdivision

File Number(s): Planned Development Permit (PLN2016-34) | Tentative Subdivision Map (PLN2016-36) | Zoning Map Amendment (PLN2016-35) | CEQA Review (PLN2016-37) | Parking Modification Permit (PLN2016-222)

Project Address: 1323 Parsons Avenue, Campbell CA 95008

Project Sponsor: Omid Shakeri, The Ridgecrest Group
2383 Joseph Avenue, Campbell, CA 95008

Existing Zoning: R-1-6 (Single-Family Residential)
Proposed Zoning: P-D (Planned Development)

General Plan Low-Medium Density Residential (6-13 units/gr. acre)

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: August 3, 2016

Other public agencies whose approval is required: None

Surrounding Land Uses / General Plan / Zoning:

North: Jiffy Lube & Convalescent Care / Professional Office / P-O (Professional Office)

South: Single-Family Residential / Low Den. Res. / R-1-6 (Single-Family Residential)

East: Head to Toe Salon & H&R Block / Professional Office / P-O (Professional Office)

West: Single-Family Residential / Low Den. Res. / R-1-6 (Single-Family Residential)

Project Description: The applicant is seeking approval of a Planned Development Permit to allow the construction of four new two-story single-family residences, a Zone Change to allow a zone district change from R-1-6 (Single Family Residential) to P-D (Planned Development), Vesting Tentative Subdivision Map to allow the creation of five lots (four developable) from a single parcel and Parking Exception Permit to allow uncovered parking spaces to be provided in lieu of required covered parking.

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

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

Mitigation Measure AIR-1: The project applicant shall ensure that construction plans include the BAAQMD Best Management Practices for fugitive dust control. The following will be required for all construction activities within the project area. These measures will reduce fugitive dust emissions primarily during soil movement, grading and demolition activities, but also during vehicle and equipment movement on unpaved project sites:

- a. Use dust-proof chutes for loading construction debris onto trucks.
- b. Water or cover stockpiles of debris, soil, and other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- d. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction site.
- e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by the City Engineer.
- f. Enclose, cover, water twice daily or, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- g. Install erosion control measures to prevent runoff from the project site.

Mitigation Measure CUL-1: If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.

Mitigation Measure GEO-1: The applicant shall comply with the recommendations (Pages 12 through 14) in the Soil and Foundation Investigation of Proposed 4 Single Family Residences, dated April 29, 2016. Such recommendations shall be incorporated into the project's final engineering design to minimize the damage from seismic shaking, unsuitable fill, and other geological deficiencies. The project shall use standard engineering techniques

and conform to the requirements of the International Building Code to reduce the potential for seismic damage and risk to future occupants.

Mitigation Measure HAZ-1: Prior to issuance of a demolition permit, a qualified contractor shall assess the property for presence of Lead-based paint (LBP) and Asbestos containing building materials (ACBM), and if present, prepare a plan, to the satisfaction of the Building Official, to properly manage and dispose of such materials.

Mitigation Measure NOI-1: Mechanical ventilation (HVAC) shall be included in all residences constructed to allow occupants to close doors and windows as desired to achieve additional acoustic isolation. Further, the project building plans shall incorporate dual pane thermal windows and acoustically effective doors with a rated minimum Sound Transmission Class (STC) as recommended by the acoustical study.

Mitigation Measure NOI-2: An acoustical study shall be prepared for the project which will study existing noise conditions, the project plans, and provide specific structural recommendations to comply with the noise exposure limits identified in the Campbell General Plan. The project building plans shall incorporate the recommendations as mitigation measures.



Signature

Stephen Rose, Associate Planner
Printed Name

September 22, 2016

Date

City of Campbell
Agency

Encl: Mitigation Monitoring and Reporting Program



CITY OF CAMPBELL

Community Development Department

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>Air Quality - AIR</p> <p><i>Mitigation Measure AIR-1:</i> The project applicant shall ensure that construction plans include the BAAQMD Best Management Practices for fugitive dust control. The following will be required for all construction activities within the project area. These measures will reduce fugitive dust emissions primarily during soil movement, grading and demolition activities, but also during vehicle and equipment movement on unpaved project sites:</p> <ol style="list-style-type: none"> Use dust-proof chutes for loading construction debris onto trucks. Water or cover stockpiles of debris, soil, and other materials that can be blown by the wind. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction site. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by the City Engineer. Enclose, cover, water twice daily or, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). Install erosion control measures to prevent runoff from 	Site Preparation and Construction	City of Campbell	Public Works Department and Building Division	Periodic Compliance Report			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
the project site.						
Cultural Resources – CUL						
<i>Mitigation Measure CUL-1:</i> If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.	Site Preparation and Construction	City of Campbell	Building Division	Periodic Compliance Report		
Geology and Soils - GEO						
<i>Mitigation Measure GEO-1:</i> The applicant shall comply with the recommendations (Pages 12 through 14) in the Soil and Foundation Investigation of Proposed 4 Single Family Residences, dated April 29, 2016. Such recommendations shall be incorporated into the project's final engineering design to minimize the damage from seismic shaking, unsuitable fill, and other geological deficiencies. The project shall use standard engineering techniques and conform to the requirements of the International Building Code to reduce the potential for seismic damage and risk to future occupants.	Prior to Submittal of Building Permit, & Site Preparation and Construction	City of Campbell	Building Division	Assessment Report by Qualified Contractor		

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
Hazards and Hazardous Materials - HAZ						
<i>Mitigation Measure HAZ-1:</i> Prior to issuance of a demolition permit, a qualified contractor shall assess the property for presence of Lead-based paint (LBP) and Asbestos containing building materials (ACBM), and if present, prepare a plan, to the satisfaction of the Building Official, to properly manage and dispose of such materials.	Prior to Issuance of Demolition Permit	City of Campbell	Building Division	Assessment Report by Qualified Contractor		
Noise - NOI						
<i>Mitigation Measure NOI-1:</i> Mechanical ventilation (HVAC) shall be included in all residences constructed to allow occupants to close doors and windows as desired to achieve additional acoustic isolation. Further, the project building plans shall incorporate dual pane thermal windows and acoustically effective doors with a rated minimum Sound Transmission Class (STC) as recommended by the acoustical study.	Prior to Submittal of Building Permit	City of Campbell	Building Division	Assessment Report by Qualified Contractor		
<i>Mitigation Measure NOI-2:</i> An acoustical study shall be prepared for the project which will study existing noise conditions, the project plans, and provide specific structural recommendations to comply with the noise exposure limits identified in the Campbell General Plan. The project building plans shall incorporate the recommendations as mitigation measures.						