

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

File Number: ENV20751

ENVIRONMENTAL FILING

No. of Pages: 6

Total Fees: \$2266.25

File Date: 04/07/2017

Expires: 05/07/2017

REGINA ALCOMENDRAS, Clerk-Recorder

By: Mike Louie, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

- 1. LEAD AGENCY: City of Campbell
- 2. PROJECT TITLE: Opa's Building Expansion
- 3. APPLICANT NAME: Jeffery Eaton, Eaton Hall Architecture PHONE: (408) 599-7009
- 4. APPLICANT ADDRESS: 1501 The Alameda, Suite 105, San Jose, CA 95126
- 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)	\$ 3,078.25	\$ 0.00
<input checked="" type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C))	\$ 2,216.25	\$ 2,216.25
<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	\$ 1,046.50	\$ 0.00
<input checked="" type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e)	\$ 50.00	\$ 50.00

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

<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 type="checkbox"/> NOTICE OF INTENT	NO FEE	\$ NO FEE
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8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 2,266.25

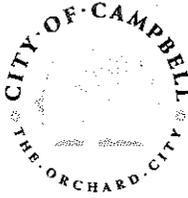
*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

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 TWO (2) 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)



CITY OF CAMPBELL
Community Development Department

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: Opa's Building Expansion

Project Location: 276 through 280 E. Campbell Avenue & portion of a City parking lot (46 S. First Street), Campbell, CA, 95008

Description of Project: The applicant, Jeffery Eaton, is requesting approval of a Site and Architectural Review Permit (PLN2016-187) to allow for the construction of a 10,819 square-foot addition in place of the existing parking lot behind 276-278 E. Campbell Avenue (Opa's/Mo's) and extending over a portion of 280 E. Campbell Avenue (Willard Hicks) within the City's downtown. The building in the rear parking lot will be three-stories tall, and includes a restaurant/retail tenant space on the ground level with two-stories of office space above. The second-floor of the office space will extend over Willard Hicks, effectively adding a second-story and an outdoor patio area above the existing restaurant.

The applicant's proposal also includes the removal of one driveway and tree on public property, the expansion of an existing trash enclosure and restriping of parking stalls on the adjoining City parking lot, and a request for a Sign Exception (PLN2017-011) to allow for the installation of a decorative painted sign/mural. As the project is located in the downtown, it will also require City Council authorization of a Parking Exception (PLN2017-009) to adjust the off-street parking requirements of the project, and allow for the removal of the existing parking lot.

Date of Project Approval: April 4, 2017 (CC Resolution No. 12137, 12138, and 12139)

Lead Agency: City of Campbell

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

Name of Applicant: Jeffery Eaton, Eaton Hall Architecture

Determination: This is to advise that the CITY OF CAMPBELL, LEAD AGENCY, approved the above-described project on June 21, 2016, and has made the following determination:

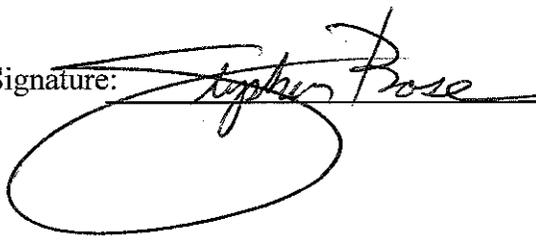
1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

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.

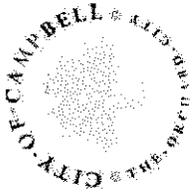
This is to certify that the Mitigated Negative Declaration with comments and responses and the record of project approval is available to the general public at the Community Development Department, City of Campbell, 70 N. First Street, Campbell, CA 95008.

Signature:

A handwritten signature in black ink, appearing to read "Stephen Bose". The signature is written over a horizontal line and includes a large, loopy flourish underneath.

Date: 4/7/2017

Title: Associate Planner



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>Mitigation Measure AQ-1: BAAQMD Required Dust Control Measures: The contractor shall reduce construction-related air pollutant emissions by implementing BAAQMD's basic fugitive dust control measures, including:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • A publically visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. 	<p>Site Preparation and Construction</p>	<p>City of Campbell</p>	<p>Public Works Department and Building Division</p>	<p>Periodic Compliance Report</p>			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
<p>Mitigation Measure AQ-2: BAAQMD Required Basic Exhaust Emissions Reduction Measures. The contractor shall implement the following measures during excavation to reduce construction-related exhaust emissions:</p> <ul style="list-style-type: none"> • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for workers at all access points. • All off-road equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. 	Site Preparation and Construction	City of Campbell	Public Works Department and Building Division	Periodic Compliance Report		
<p>Mitigation Measure AQ-3: BAAQMD Regulation 8, Rule 3 for Architectural Coatings. Emissions of VOC due to the use of architectural coatings are regulated by the limits contained in Regulation 8: Organic Compounds, Rule 3: Architectural Coatings (Rule 8-3). Rule 8-3 was revised on January 1, 2011 to include more stringent VOC limit requirements. The revised VOC architectural coating limits specify that the use paints and solvents with a VOC content of 100 grams per liter or less for interior and 150 grams per liter or less for exterior surfaces shall be required.</p>	Plan Check and Construction	City of Campbell	Planning and Building Division	Compliance Statement		
<p>Mitigation Measure AQ-4: Implement Enhanced Exhaust Emissions Reduction Measures. The construction contractor shall implement the following measures during construction to further reduce construction-related exhaust emissions: All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:</p> <ol style="list-style-type: none"> 1. Where access to alternative sources of power are available, portable diesel engines shall be prohibited; and 2. All off-road equipment shall have: <ol style="list-style-type: none"> a. Engines that meet or exceed either USEPA or CARB Tier 2 off-road emission standards, and b. Engines that are retrofitted with a CARB Level 2 Verified Diesel Emissions Control Strategy (VDECS). Acceptable options for reducing emissions include the use of late model engines, 	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
low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such are available.						
Transportation and Traffic – TT						
Mitigation Measure TT-1: Parking Impact Fee: The project shall pay the City of Campbell at least \$6,000 per parking space the project is deficient. The number of 'deficient' parking spaces shall be based on the number of stalls the project is required to provide by the City of Campbell Municipal Code prior to approval of a Parking Modification Permit. These fees shall be used toward improving parking facilities in the Campbell Downtown and may be used toward the preparation of a Parking Demand Study, Parking Management Plan, the installation of LED signs indicating number of available parking spaces in public parking garages (or green/red lights indicating the availability of parking spaces overhead stalls), the soft or hard costs of developing new public parking spaces, or the development of a plan to realign Orchard City Drive to accommodate more parking spaces in the Water Tower Plaza parking lot. As a minimum, any additional fees or requirements imposed by the City Council and agreed to by the project proponent as conditions of approval on the Parking Modification Permit, shall thereafter be considered as Mitigation Measures of the project.	Building Permit Issuance and as Defined	City of Campbell	Planning Division	Compliance Statement / Collection of Payment		