



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

Notice is hereby given of the intent of the Campbell Planning Commission to adopt a Mitigated Negative Declaration pursuant to Public Resources Code Section 21092(b)(1) for the 1180 Abbott Avenue Subdivision, which includes applications for Tentative Subdivision Map to create seven single family lots, Site and Architectural Review for design review of each of the seven single-family homes/lots, a tree removal permit to remove three (3) protected trees, and a variance from the City of Campbell's undergrounding of utilities ordinance due to conflicts with the adjacent property. The property is located at **1180 Abbott Avenue, Campbell, CA 95008**.

The project site consists of a single parcel located on Abbott Avenue, east of Laurance Hill Court. The 88,446 square foot lot (gross site area) is currently developed with one single-family residence and several small sheds that will be demolished as part of the project. Abutting land uses include single-family residences to the north, south, east, and west. The current Zoning is R-1-9 (Single-Family Residential) and the General Plan Land Use Designation is Low Density Residential (<4.5 units/gr. acre).

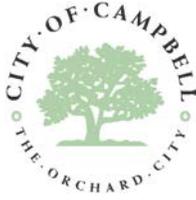
The Initial Study prepared by the City was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the Initial Study, Community Development Department staff has determined that the project will not have a significant effect on the environment due to the incorporation of certain mitigation measures, and therefore, has prepared a draft Mitigated Negative Declaration for consideration by the Campbell Planning Commission. 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.

All interested parties are invited and encouraged to submit comments in writing regarding the draft Mitigated Negative Declaration and/or attend the below described public hearings. The public review period for the draft Mitigated Negative Declaration begins on **May 11, 2017** and ends on **May 31, 2017**. Any comments must be submitted in writing, including email, to the Community Development Department by 5:00 p.m. on **May 31, 2017**. The Initial Study and draft Mitigated Negative Declaration are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, CA or online at <http://www.cityofcampbell.com/501/Public-Notices> under 'Environmental Notices'.

The Campbell Planning Commission will consider the project and draft Mitigated Negative Declaration at a public hearing to be held on or after **June 27, 2017**. The meeting will be held at 7:30 p.m., or shortly thereafter, in the City Hall City Council Chambers, 70 North First Street, Campbell, CA.

Please be advised that if you challenge the decision on the Mitigated Negative Declaration and/or project in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Campbell prior to the public hearings. Questions and written comments may be addressed to Cindy McCormick, Senior Planner at (408) 871-5103 or by email at cindym@cityofcampbell.com.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY



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:** 1180 Abbott Ave – 7-lot Subdivision
- File Number(s):** Tentative Subdivision Map (PLN2016-319) | Variance (PLN2017-159)
Site and Architectural Review Permit (PLN2017-154)
CEQA Review (PLN2017-154) | Tree Removal Permit (PLN2017-155)
- Project Address:** 1180 Abbott Ave, Campbell CA 95008
- Project Sponsor:** Pinn Brothers
- Zoning:** R-1-9 (Single-Family Residential)
- General Plan** *Low-Density Residential (<4.5 units/gr. acre)*
- Lead Agency:** City of Campbell, Community Development Department
70 N. First Street, Campbell, CA 95008
- Contact Person:** Cindy McCormick, Senior Planner
(408) 871-5103 | cindym@cityofcampbell.com
- Date Posted:** May 10, 2017

Other public agencies whose approval is required: None

Project Location and Surrounding Land Use: The project site consists of a single parcel located on Abbott Avenue, east of Laurance Hill Court. The 88,446 square foot lot (gross site area) is currently developed with one single-family residence and several small sheds that will be demolished as part of the project. Abutting land uses include single-family residences to the north, south, east, and west. The current Zoning is R-1-9 (Single-Family Residential) and the General Plan Land Use Designation is *Low Density Residential (<4.5 units/gr. acre)*.

Project Description: The project includes an application for a Tentative Subdivision Map to subdivide the project site into seven single-family residential parcels, ranging from 9,099 to 12,854 square feet in net site area, consistent with the existing Zoning and General Plan designations. Access to the subdivision would be taken from a new public road (name to be determined), located south of Westmont Avenue and east of Abbott Avenue, constructed as part of the application. The proposed roadway would terminate in a cul-de-sac, with pedestrian/bicycle access to the southern side of Abbott Avenue connecting to Hacienda Avenue. The paved roadway will be 36 feet wide, allowing for two-way traffic, with three feet of rolled curb on either side, resulting in a 42-foot right-of-way. The project includes construction of seven detached two-story single-family residences at a maximum height of 28 feet from existing grade and a maximum floor area ratio of 45% for any individual property.

Finding: The Community Development Director has prepared an Initial Study for the project and finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect because revisions in the project have been made by the project proponent, or agreed to by the project proponent (including mitigation measures and standard and standard conditions of approval). The project does not require the preparation of an environmental impact report and a MITIGATED NEGATIVE DECLARATION will be prepared for the project. The attached Initial Study includes mitigation measures that clearly mitigate the effects to a less than significant level. These mitigation measures are also included below:

Based on the initial study, the following mitigation measures shall be implemented in relation to Biological Resources:

Tree Preservation –

4a.1) Each tree to be retained will be enclosed by a “tree protection zone,” to be established prior to site grading and retained for the duration of construction. Where possible, tree protection zones should be designed to encompass an area approximately 1.5 times the dripline area of the trees. The zones should be marked with 4-ft tall brightly-colored fencing material. Off-limits signs should be posted on the fences that state that no equipment is to enter the tree protection zone. No signs will be posted on the trunk of any trees.

4a.2) Schedule work within the vicinity of the trees for fall or winter, when the trees are dormant or semi-dormant. Redwoods and live oaks are evergreen and undergo a lesser dormancy than deciduous oaks (such as valley oak).

4a.3) Necessary pruning should be done during the winter dormant period. Only dead, weakened, diseased or dangerous branches should be removed. Avoid aesthetic pruning immediately before, during or after construction impact. Perform only that pruning which is unavoidable to conflicts with the proposed development.

4a.4) If possible, construct the project with minimal filling, excavating, or trenching within the root zone. Minimize compaction within the root zone to the greatest extent practicable.

4a.5) Engineer site improvements so that water runoff will not slope toward the trunks. In areas where the proposed elevation of nearby development lies above the elevation of the oak tree, swales have been incorporated into the design to direct water away from the oak trees.

4a.6) The retaining wall that is proposed for installation between the trees bordering the site's southern boundary (canal) and the limits of grading for home sites should not include use of concrete footings that could damage sensitive tree roots.

4a.7) Soak the ground beneath the canopy of each tree prior to, during, and right after construction. This deep-watering method consists of a slow, all-day soaking within the root zone. Redwood trees should continue to be irrigated every two weeks during the summer months or dry periods, and shall receive ten (10) gallons per inch trunk diameter during each watering period.

4a.8) Should any roots need to be severed during construction, cover any exposed or cut roots with burlap, soil or mulch as soon as possible until the native soil can be backfilled. If possible, use sharp tools (chainsaw or axe) for pruning roots. Using hand tools will help to heal the wounded roots more quickly than pruning with bulldozers, and will better avoid tearing of the roots behind the cuts.

4a.9) Trees that have recently undergone severe pruning or root damage should not be fertilized for six months following disturbance. Fertilize and/or mulch each tree in late winter or early fall prior to any construction activities, using no more than six pounds of nitrogen per 1,000 square feet of dripline.

4a.10) Prevent chemical spill damage within the root zones during construction by avoiding filling of gas tanks, repairing equipment, cleaning paint brushes, rinsing of cement trucks, or burning debris within the general proximity of the trees.

4a.11) Keep the elevation of the soil surface at the existing level within the protected area around the trunk. Do not stockpile any construction material within the root zone, even temporarily.

4a.12) Should any landscaping be proposed within the dripline of any oaks, choose only drought-tolerant native plants that require no summer watering. In place of plants, cobbles, gravel and wood chips are good examples of ground covers that do not interfere with the roots ability to obtain oxygen and appropriate moisture.

4a.13) Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect.

4a.14) The applicant shall comply with additional conditions of approval per the Consulting Arborist, as necessary to ensure adequate protection of trees to remain/be relocated on site.

Mitigation Measure 4b) Pre-Construction Avian Survey - If project construction-related activities take place during the nesting season (February through August), a competent biologist shall conduct preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the Property and the large trees within the adjacent riparian area. The surveys shall be conducted 14 days prior to the commencement of any tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

Pre-construction Bat Survey - To avoid "take" of special-status bats, the following mitigation measures shall be implemented prior to the removal of any existing trees or structures on the project site:

- 4c.1) A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October - ca. Feb. 15 - Apr. 15, and Aug. 15 - October 30), to determine suitability of each existing structure as bat roost habitat.
- 4c.2) Structures found to have no suitable openings can be considered clear for project activities as long as they are maintained so that new openings do not occur.
- 4c.3) Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist.
- 4c.4) Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non-volant (non-flying or inactive, either young, or seasonally torpid) individuals.

Erosion Control – The applicant shall identify and implement best management practices in the Storm Water Pollution Prevention Plan (SWPPP) for the property to ensure that impacts to aquatic organisms will be avoided or minimized during development activities (e.g., hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction).

Based on the initial study and standard conditions of approval, the following mitigation measures shall be implemented in relation to Noise impacts:

Mitigation Measure 12a) Construction Signs - The applicant shall post signs at the construction site, which provide the permitted construction days and hours, a day and evening contact number for the job site and a day and evening contact number for the City in the event of problems.

Mitigation Measure 12b) Construction Notice - The applicant shall notify the City and neighbors in advance of the schedule for each major phase of construction and expected loud activities or impulsive noise activities (e.g., nail guns during framing).

Mitigation Measure 12c) Construction Methods and Equipment - When feasible, the applicant shall select "quiet" construction methods and equipment. The applicant shall locate noisy stationary equipment (e.g., generators and compressors) and material unloading and staging areas away from the nearest adjacent uses. All construction equipment (e.g., excavators, backhoes) shall be in good working order, with mufflers installed and functioning properly. The applicant shall avoid unnecessary idling of diesel engines.

Mitigation Measure 12d) Construction Noise Coordinator - The applicant shall designate a Construction Noise Coordinator responsible for posting the required signs, explaining the construction timeline, responding to potential complaints from neighbors, and managing noise through appropriate work practices or other measures.

Cindy McCormick
PROJECT PLANNER

Senior Planner
TITLE

City of Campbell
AGENCY

INITIAL STUDY
1180 Abbott Ave – 7-lot Subdivision

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

Prepared by
Cindy McCormick
Senior Planner

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

Public Review Period
May 11, 2017 – May 31, 2017



I. PROJECT OVERVIEW

Project Title:	1180 Abbott Ave – 7-lot Subdivision
File Number(s):	Tentative Subdivision Map (PLN2016-319) Variance (PLN2017-159) Site and Architectural Review Permit (PLN2017-154) CEQA Review (PLN2017-154) Tree Removal Permit (PLN2017-155)
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Project Sponsor:	Pinn Brothers
Zoning:	R-1-9 (Single-Family Residential)
General Plan	<i>Low-Density Residential (<4.5 units/gr. acre)</i>
Lead Agency:	City of Campbell, Community Development Department 70 N. First Street, Campbell, CA 95008
Contact Person:	Cindy McCormick, Senior Planner (408) 871-5103 cindym@cityofcampbell.com
Date Posted:	May 10, 2017

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Project Data

	Lot 1:	9,531 square feet
	Lot 2:	12,229 square feet
	Lot 3:	11,663 square feet
	Lot 4:	12,597 square feet
	Lot 5:	9,416 square feet
	Lot 6:	9,642 square feet
	<u>Lot 7:</u>	<u>9,089 square feet</u>
Total Net Lot Area:		74,167 square feet
Public Right-of-way:		<u>18,983 square feet</u>
Gross Lot Area:		93,150 square feet
Proposed Density:		3.27 units/gr. acre (7 units / 2.13 gross acres)
Maximum Density Allowed:		4.50 units/gr. acre
Maximum Building Height:		28 feet
Maximum Building Height Allowed:		28 feet
Proposed Parking:		15 parking spaces (Six 2-car garages, One 3-car garage)
Minimum Parking:		14 parking spaces (seven covered, seven uncovered)

Project Entitlements: Required land use entitlements for the proposed project include a Tentative Subdivision Map to create seven single-family lots, a Site and Architectural Review Permit, and a Tree Removal Permit to allow removal of three (3) protected trees.

Other public agencies whose approval is required: Santa Clara Valley Water District

Project Location

Figure 1: Regional Setting

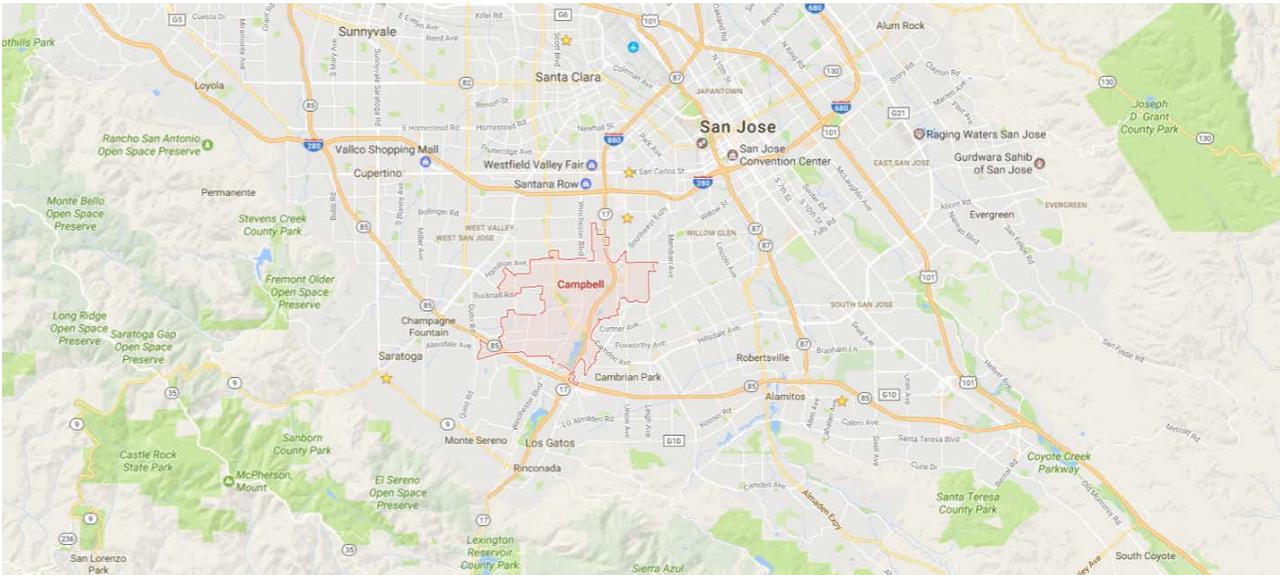
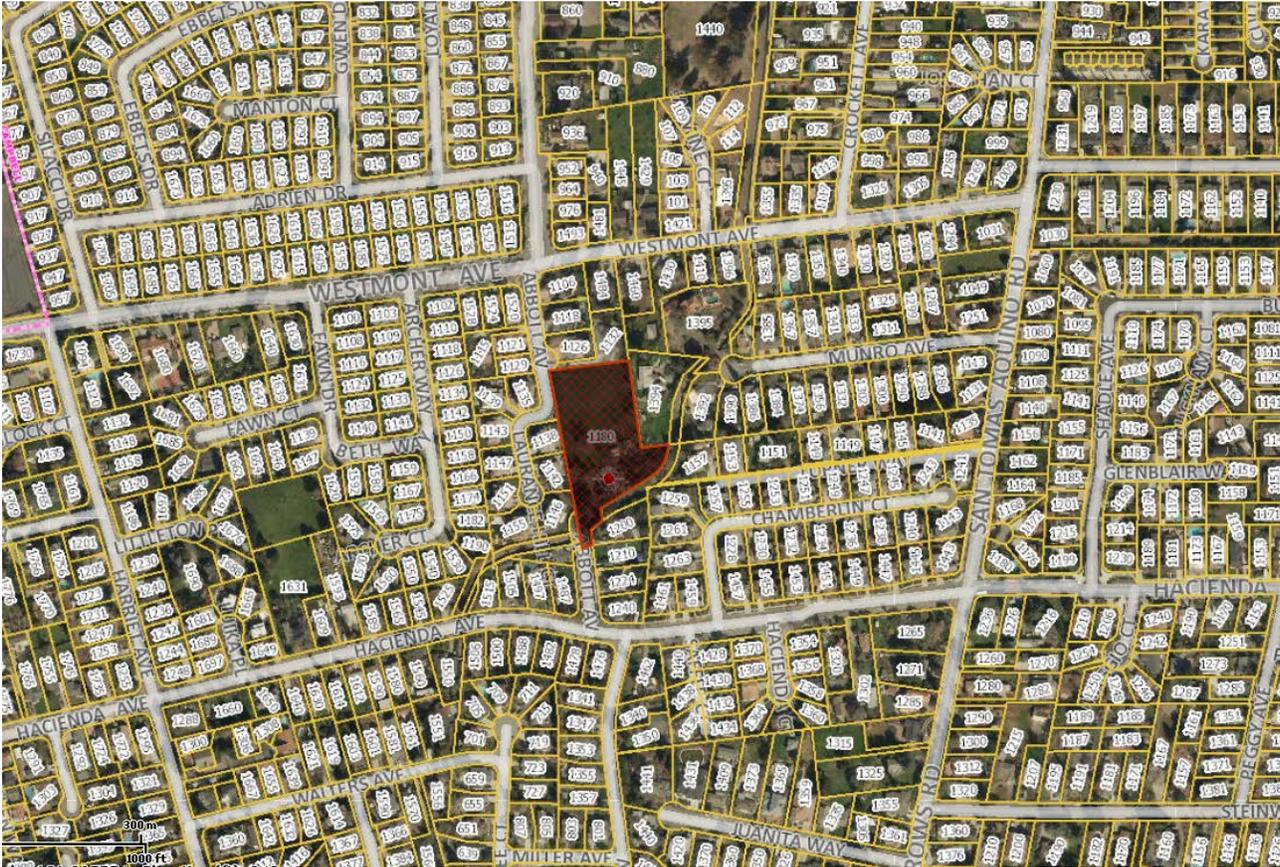


Figure 2: Project Site



Project Address: 1180 Abbott Ave, Campbell CA 95008

Site Plan

NOTE: ALL NEW AND EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION IN ACCORDANCE WITH SECTION 21.18.140. SEE CIVIL PLANS



NOTE:
ONLY EXISTING TREES TO REMAIN AND TREE TO BE RELOCATED ARE SHOWN. SEE SHEETS L-1 & 2.1 FOR ADDITIONAL TREE INFORMATION INCLUDING PROTECTIVE FENCING FOR TREES TO REMAIN.



1180 ABBOTT IN CAMPBELL, CALIFORNIA
PINN BROTHERS



DAHLIN

JOB NO. 423.088
DATE 04-07-2016
5565 Camino Drive
Palo Alto, CA 94308
P: 650.321.2880
A.3

ARCHITECTURAL
SITE PLAN

Preliminary Landscaping Plan



LEGEND

SYMBOL	#	FEATURE
---	1	PROPERTY LINE
○	2	EXISTING TREE
○	3	TRANSPLANTED TREE
○	4	STREET TREE
○	5	SHADE TREE
○	6	ACCENT TREE
—	7	6" CONCRETE CURB AT DRIVEWAY
○	8	BOLLARDS
—	9	LOW WALL (4'-12' HT)
—	10	STEPSTONES
—	11	6" HIGHWOOD FENCE
—	12	YARD FOR MULTIGEN SUITE
—	13	BIORETENTION AREA
—	14	LOW MOUND

1180 ABBOTT AVE IN CAMPBELL, CALIFORNIA
PINN BROTHERS



JEET
 LANDSCAPE ARCHITECTURE INC. DESIGN
 1014 F STREET, FOLSOM, CALIFORNIA 95630
 916.541.5007 www.jeet.com

DAHLIN
 group
 5665 Owens Drive
 Pleasanton, CA 94588
 925-251-1200

CONCEPTUAL LANDSCAPE PLAN
 JOB NO: 423 008
 SCALE: 1" = 20'-0"
 DATE: 04-07-17
L-1

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION:

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Date:

Cynthia McCormick

City of Campbell

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

a) The site is located on Abbott Avenue in Campbell California. The General Plan has not identified any scenic vistas or scenic resources within the project area.

b) The project is not located near a state scenic highway. The existing residence and accessory structures to be demolished have not been determined to be historically significant. There are 20 protected trees on the property, including two (2) proposed for removal and one (1) to be transplanted, as further described in this study. All removed trees will be replaced per City Code.

c) The project will not have a significant adverse effect on the scenic value of the area. The project is subject to the San Tomas Area Neighborhood Plan (STANP). The STANP provides development standards (e.g., setbacks, floor area, lot coverage, and height) as well as design criteria for neighborhood compatibility, scale and mass, surface articulation, building orientation, and privacy. The design includes architectural features that help break up the mass of each of the two-story homes.

d) The project will not have a significant adverse effect on day or nighttime views in the area. The project is subject to lighting design standards, pursuant to City Code section 21.18.090, whereby exterior lighting shall be fully shielded or recessed and architecturally integrated with the character of the structure(s). Outdoor lighting fixtures shall be designed and installed so that light rays are not emitted across property lines, to the extent possible.

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION:

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

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

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

DISCUSSION: An Air Quality Analysis was prepared on October 12, 2016 by Marc Papiéau of Environmental Service for the project, and reviewed by Senior Planner Cindy McCormick on behalf of the lead agency. The following discussion reflects that analysis.

a) The proposed project would not conflict with the adopted 2010 CAP. The proposed project would not conflict with or obstruct implementation of the adopted 2010 CAP.

b) The proposed project is not expected to cause a substantial increase in emissions or a substantial increase in any of the criteria air pollutants including ground-level ozone, N02, S02, CO, lead, PM10, and PM2.s. The proposed project would not generate more than 2.5 tons per year or 15 pounds per day of any air pollutant or pollutant group (ROG, NOx)¹. Calculated emissions from project construction and operations are expected to be less than the City's emission thresholds for criteria air pollutants. None of the stationary source measures identified in the 2005 Ozone Strategy is applicable to the proposed project. Therefore, the proposed project is not in a class of project that is considered by the BAAQMD or the City of Campbell to have potential for causing or contributing to a violation of an ambient air quality standard. The contractor will be required to implement Construction Best Practices to minimize PM emissions from fugitive sources and PM2.s exhaust from unnecessary equipment idling.

c) The San Francisco Bay Area is a non-attainment area for ozone. Ozone precursors which form ozone in a reaction with sunlight include ROG and NOx. The proposed project's construction-phase emissions of ROG and NOx were found to be lower than the thresholds of significant effect. Therefore, the proposed project's construction impact on non-attainment designation will be less-than-significant.

d and e) Sensitive receptors are defined as facilities where children, the elderly, the acutely ill and the chronically ill are likely to be present. The nearest sensitive receptors around the project site include residential homes. The project site is not located in one of the BAAQMD-designated Community Air Risk Evaluation (CARE) priority communities. The proposed project is not expected to generate recurring emissions of criteria air pollutants.

¹ The City's emission thresholds are 10 tons/year (54 pounds/day) for ROG, NOx, and PM2.s exhaust and 15 tons/year (82 pounds/day) for PM10 exhaust.

Air Quality continued

Construction-phase emissions of ROG, NO_x, PM_{2.5} and PM₁₀ were found not to exceed thresholds of significant effect. Therefore, the proposed project is not in a class of project that is considered to have potential for causing or contributing to a violation of criteria air pollutant standards during construction. Potential nuisance conditions such as high dust levels and odors can be avoided or minimized by implementing Construction Best Practices. The following standard conditions of approval will be placed on the project:

Construction Activity:

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

Based on the above discussion and standard condition of approval, No mitigation is necessary or required in relation to Air Quality.

IV. BIOLOGICAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION: A Biological Resources Analysis Report was prepared in October 2016 by Jeff Olberding of Olberding Environmental, Inc. for the project. In addition to reviewing relevant literature (e.g., California Natural Diversity Database (CNDDDB), an Olberding Environmental biologist conducted a reconnaissance-level survey of the Property on October 19, 2016 to evaluate the site and adjacent lands for potential biological resources. An Arborist Report was prepared on May 3, 2017 by Wendy C. Fisher of Live Oak Associates for the project. The above reports were reviewed by Senior Planner Cindy McCormick on behalf of the lead agency. The following discussion reflects the analysis.

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

Aquatic Species. No special status amphibian species are expected to exist on the Property due to its suburban development habitat, lack of ponds or upland refugia habitat, and lack of fossorial mammal burrows. In addition, the Property is surrounded by single-family residences and neighborhood streets which insulate the Property from any potential special status amphibian habitats. Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the Property could adversely affect aquatic life through storm water runoff systems that flow to nearby streams and creeks. Surface water runoff could remove particles of fill or excavated soil from the site, or could erode soil down-gradient, if the flow were not controlled. Deposition of eroded material in nearby water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat.

Wetlands. No positive indicators of wetland soils, hydrology, or vegetation were identified on the Property and the site lacks the criteria used to determine wetland status.

Biological Resources continued

Plants and Wildlife. No special-status plant species were determined to have a potential to occur on the Property, based on a review of the 2016 CNDDDB and the absence of suitable habitats and soil types on the property. The pallid bat, hoary bat and yuma myotis have the potential to occur on the site in a foraging and roosting capacity. A total of eight (8) birds were also determined to have a potential to occur in a foraging or nesting capacity on the Property: Cooper's hawk, white-tailed kite, red-tailed hawk, redshouldered hawk, loggerhead shrike, American kestrel, western screech owl and great horned owl.

Trees. The Arborist Report identified 20 trees on the site that are over 12-inches in diameter. The applicant proposes to remove three protected trees, including a 22-inch coast live oak in poor health with poor suitability for protection, a 17-inch valley oak tree in poor health with fair suitability for protection, and a 15-inch Valley Oak in poor health with poor suitability for protection. The applicant also proposes to remove a 16-inch Douglas fir tree and a 22-inch palm tree that are not a protected species. There are also a number of trees that are less than 12-inches in diameter that can be removed without a permit. Removal of these trees would not be a significant impact, given the number of trees that will be retained and the number of new trees proposed. The project's conceptual landscape plan proposes planting 36 new trees. At least three (3) of the new trees shall each be 24" box in size (one new tree for each protected tree to be removed), in compliance with the City's Tree Preservation Ordinance. Fifteen (15) of the 20 trees will be retained and protected in place while one (1) 26-inch valley oak tree will be transplanted. The tree to be transplanted is located in the center of the lot where the new public road and cul-de-sac is proposed. The plans show the tree to be transplanted approximately 120-feet to the north in-between two new homes. The applicant will hire a reputable tree transplant expert to move the tree (along with the 20-foot root ball) on large rollers. Assuming proper measures are taken during the transplant, the tree is expected to survive the transplant and live for another 40+ years. The Arborist Report includes tree protection recommendations for the transplanted trees and the other trees to remain on site. These recommendations have been implemented as mitigation measures for the project.

Based on the above discussion, the following mitigation measures shall be implemented in relation to Biological Resources:

Mitigation Measures 4a.1 – 4a.14) Tree Preservation –

4a.1) Each tree to be retained will be enclosed by a "tree protection zone," to be established prior to site grading and retained for the duration of construction. Where possible, tree protection zones should be designed to encompass an area approximately 1.5 times the dripline area of the trees. The zones should be marked with 4-ft tall brightly-colored fencing material. Off-limits signs should be posted on the fences that state that no equipment is to enter the tree protection zone. No signs will be posted on the trunk of any trees.

4a.2) Schedule work within the vicinity of the trees for fall or winter, when the trees are dormant or semi-dormant. Redwoods and live oaks are evergreen and undergo a lesser dormancy than deciduous oaks (such as valley oak).

Biological Resources continued

4a.3) Necessary pruning should be done during the winter dormant period. Only dead, weakened, diseased or dangerous branches should be removed. Avoid aesthetic pruning immediately before, during or after construction impact. Perform only that pruning which is unavoidable to conflicts with the proposed development.

4a.4) If possible, construct the project with minimal filling, excavating, or trenching within the root zone. Minimize compaction within the root zone to the greatest extent practicable.

4a.5) Engineer site improvements so that water runoff will not slope toward the trunks. In areas where the proposed elevation of nearby development lies above the elevation of the oak tree, swales have been incorporated into the design to direct water away from the oak trees.

4a.6) The retaining wall that is proposed for installation between the trees bordering the site's southern boundary (canal) and the limits of grading for home sites should not include use of concrete footings that could damage sensitive tree roots.

4a.7) Soak the ground beneath the canopy of each tree prior to, during, and right after construction. This deep-watering method consists of a slow, all-day soaking within the root zone. Redwood trees should continue to be irrigated every two weeks during the summer months or dry periods, and shall receive ten (10) gallons per inch trunk diameter during each watering period.

4a.8) Should any roots need to be severed during construction, cover any exposed or cut roots with burlap, soil or mulch as soon as possible until the native soil can be backfilled. If possible, use sharp tools (chainsaw or axe) for pruning roots. Using hand tools will help to heal the wounded roots more quickly than pruning with bulldozers, and will better avoid tearing of the roots behind the cuts.

4a.9) Trees that have recently undergone severe pruning or root damage should not be fertilized for six months following disturbance. Fertilize and/or mulch each tree in late winter or early fall prior to any construction activities, using no more than six pounds of nitrogen per 1,000 square feet of dripline.

4a.10) Prevent chemical spill damage within the root zones during construction by avoiding filling of gas tanks, repairing equipment, cleaning paint brushes, rinsing of cement trucks, or burning debris within the general proximity of the trees.

4a.11) Keep the elevation of the soil surface at the existing level within the protected area around the trunk. Do not stockpile any construction material within the root zone, even temporarily.

4a.12) Should any landscaping be proposed within the dripline of any oaks, choose only drought-tolerant native plants that require no summer watering. In place of plants, cobbles, gravel and wood chips are good examples of ground covers that do not interfere with the roots ability to obtain oxygen and appropriate moisture.

4a.13) Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect.

Biological Resources continued

4a.14) The applicant shall comply with additional conditions of approval per the Consulting Arborist, as necessary to ensure adequate protection of trees to remain/be relocated on site.

Mitigation Measure 4b) Pre-Construction Avian Survey - If project construction-related activities take place during the nesting season (February through August), a competent biologist shall conduct preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the Property and the large trees within the adjacent riparian area. The surveys shall be conducted 14 days prior to the commencement of any tree removal or site grading activities. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence, an adequate protective buffer zone shall be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet for raptors. The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s).

Mitigation Measure 4c.1 – 4c.4) Pre-construction Bat Survey - To avoid "take" of special-status bats, the following mitigation measures shall be implemented prior to the removal of any existing trees or structures on the project site:

- 4c.1) A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October - ca. Feb. 15 - Apr. 15, and Aug. 15 - October 30), to determine suitability of each existing structure as bat roost habitat.
- 4c.2) Structures found to have no suitable openings can be considered clear for project activities as long as they are maintained so that new openings do not occur.
- 4c.3) Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist.
- 4c.4) Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non-volant (non-flying or inactive, either young, or seasonally torpid) individuals.

Mitigation Measure 4c) Erosion Control – The applicant shall identify and implement best management practices in the Storm Water Pollution Prevention Plan (SWPPP) for the property to ensure that impacts to aquatic organisms will be avoided or minimized during development activities (e.g., hay bales, silt fencing, placement of straw mulch and hydro seeding of exposed soils after construction).

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

DISCUSSION:

a-d) There are no known historical resources, archeological resources, paleontological, unique geological features, or human remains on the property. If archaeological, paleontological, or cultural resources or human remains are discovered, a standard City Condition of Approval will require proper handling of any discovered archeological or paleontological resources, per General Plan Strategy CNR-1.1b.

Archaeological Resources: In accordance with CEQA and the State Public Resources Code, require the discontinuation of all work in the immediate vicinity and the preparation of a resource mitigation plan and monitoring program by a licensed archaeologist if archaeological resources are found on any sites within the City.

Should human remains be discovered during excavation or construction, such remains shall be handled pursuant to § 7050.5 of the California Health and Safety Code and § 5097.94 of the California Public Resources Code. Specifically, in the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The Santa Clara County Coroner shall be notified and shall make a determination as to whether remains are Native American in origin and take such actions as required by law.

Based on the above discussion and standard condition of approval, No mitigation is necessary or required at this time in relation to Cultural Resources.

VI. GEOLOGY AND SOILS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input 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"/>	X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION: A Soils Report was prepared on October 27, 2016 by Marc Papiéau of Environmental Service, in association with Earth Engineers and Mccampbell Analytical Inc., for the project. A Geotechnical Investigation Report was prepared on October 14, 2016 by Simon Makdessi of Quantum Geotechnical, Inc. for the project. Both of these reports were reviewed by Senior Planner Cindy McCormick on behalf of the lead agency. The following discussion reflects that analysis.

(a-e): The site is relatively flat with underlying soil consisting of alluvial deposits (e.g., silty clays with sand and gravel). Per the geotechnical study, the site is in a region of low liquefaction susceptibility, and the potential for liquefaction or dynamic settlement of the dense sands is nil or negligible. The site lies within proximity of several major Bay Area faults including: the San Andreas Fault, approximately 5.3 miles to the southwest; and the Blossom Hill Fault, approximately 1.5 miles to the south. From a geotechnical point of view, the site is suitable for the construction of the proposed residential development provided the recommendations presented in the Geotechnical Report are incorporated into the project plans and specifications (e.g., the design and construction of foundations, drainage, hardscape and pavements). The following standard condition of approval will be placed on the project:

Soils and Geology: The applicant shall comply with the recommendations in the Geotechnical Investigation Report, dated October 14, 2016 by Quantum Geotechnical, Inc, or as may be amended in coordination with the City of Campbell Public Works Department. Such recommendations shall be incorporated into the project’s final plans and specifications and construction (e.g., demolition, grading, drainage, foundations, flatwork, trenching, etc.).

Based on the above discussion and standard condition of approval, No mitigation is necessary or required in relation to geology and soils.

VII. GREENHOUSE GAS EMISSIONS:

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

Would the project:

a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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DISCUSSION:

Construction emissions of air pollutants and GHGs were estimated using a widely applied model called CalEEMod (version 2013.2.2). CalEEMod (version 2013.2.2) also calculates operations-phase from residential travel and home maintenance and construction-phase greenhouse gas (GHG) emissions from equipment exhaust, hauling truck exhaust, and worker commute travel. During the construction period, the proposed project could generate 261 MT CO₂e (total), with 187 MT CO₂e in 2017 and 74 MT CO₂e in 2018. Annual construction emission of GHGs, therefore, is less than the 1,100 metric tons equivalent CO₂ threshold of significance on the both bases of total emission and annual emission. Construction-related emission of GHGs is equivalent to 10 MT CO₂e/year. During operations, the proposed project could generate 95 MT CO₂e/year in 2018. The proposed project's recurring GHG emission (95 MT CO₂e /year) is below the plan-level threshold of significant level of 130 MT CO₂e /year (rounded). The combined total of construction and operations emissions is 105 MT CO₂e/year, or 3.75 MT CO₂e/SP/year for the service population (SP) of 28 persons. This is substantially lower than the annualized threshold of significant emission rate of 4.6 MT CO₂e/SP/year.

a-b) The proposed project could generate greenhouse gas (GHG) emissions (CO₂e) during construction; however the expected levels of CO₂e are less-than-significant. Consistent with the current building code, the proposed project will be required to meet mandatory green building standards. The proposed project would not conflict with or preclude implementation of relevant strategies or policies in the City's General Plan or Municipal Code or other conservation measures as required in the Building Standards Code and CalGREEN.

Based on the above discussion, No mitigation is necessary or required in relation to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	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 type="checkbox"/>	X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION: A Phase 1 Environmental Site Assessment Report was prepared for the project on September 6, 2016 by Peter Littman of Environmental Investigation Service, finding “no evidence of a recognized concern.”

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

Based on the above discussion, No mitigation is necessary or required in relation to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
j) Inundation by seiche, tsunami, or mudflow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION:

A Stormwater Pollution Prevention Plan and Monitoring Program (SPPPMP) was prepared on October 25, 2016 by Danny Raymond of VER Consultants for the project. An analysis of the Special Flood Hazard Area (SFHA) Zone A Base Flood Elevation (BFE) and a hydraulic model of Smith Creek was prepared by Schaaf & Wheeler to determine the 100-year BFE for the project site. Both of these reports were reviewed by Senior Planner Cindy McCormick on behalf of the lead agency. The following discussion reflects that analysis.

The plans for the project illustrate storm water collection and discharge points, general topography both before and after construction; and the anticipated discharge location(s) where the storm water from the construction site discharges to a municipal storm sewer system. Open space pervious areas will be established between building units, minimizing runoff from the site. Storm water runoff will be treated using infiltration. A bioswale system is included in the project design to allow storm water infiltration. The water quality mitigation techniques utilized on site will include disconnected downspouts, grass swales, and storm water treatment to address the C-3 requirements.

Hydrology and Water Quality continued

A combination of erosion and sediment control on all disturbed areas (rough graded roadways, slopes, and building pads) during the rainy season will be implemented. Until permanent vegetation is established, soil cover will be used to protect soil particles from detachment and transport by rainfall.

The anticipated erosion control measures will include a combination of temporary seeding, watering for dust control, soil stabilizers and binders for dust control, soil stabilization fabrics to assist in controlling erosion, temporary vegetation to assist in erosion control, sequenced scheduling to reduce the amount and duration of soil exposed to erosion by wind, rain, and vehicle tracking, construction road stabilization to prevent erosion and control dust, and gravel construction entrance pads to minimize tracking or flowing of sediment onto adjacent public rights-of-way. Sediment laden drainage runoff will be prevented from entering the storm drain system at inlets by storm drain inlet protection (silt fences and straw bales), sediment traps, or will be sealed or otherwise isolated to prevent sediment laden runoff from entering storm drains. During the nonrainy season, adequate sediment control materials will be available to control sediment discharges at the downgrade perimeter and operational inlets in the event of a predicted storm.

a-j) The project will be subject to standard conditions of approval requiring conformance with applicable water quality and hydrology standards. Given these requirements, the project will not a) violate any water quality standards or waste discharge requirements; b) substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; c-d) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; e) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; f) otherwise substantially degrade water quality; i) expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or j) be subject to inundation by seiche, tsunami, or mudflow.

g-h) According to Flood Insurance Rate Map (FIRM panel 06085C0238J), a portion of the project site is located in a FEMA 100-year floodplain Zone A and is subject to City floodplain ordinances. In order to meet City Code of Ordinances, the lowest floor must be elevated at or above the 100-year base flood elevation (Code 21.22.050.A.3) and the project cannot incur more than one (1) foot of cumulative impact to the floodplain (Code 21.22.040.C.1.d). Based on the flood analysis, the BFE maintained within the channel adjacent to the 1180 Abbott Avenue site ranges from 232.6 to 233.75 ft NAVD 88 for the 629 cfs 100-yr flow, and 231.18 to 232.28 ft NAVD 88 for the 440 ds 100-yr flow. Under both storm flow conditions, water is contained in the concrete channel as it moves alongside the project site and does not result in any spill. The development of the 1180 Abbott Avenue site is expected to have no impact on the Smith Creek since the flow is contained in the channel, and not conveyed through the Site. Based on this analysis, the proposed development on 1180 Abbott Avenue should not affect the upstream or downstream water surface elevation in Smith Creek by more than 1 foot.

Hydrology and Water Quality continued

The applicant has applied for a Letter of Map Amendment / Removal (LOMA/LOMR) to remove the property from the federal insurance rate map. In order to remove a property from the federal insurance rate map, FEMA requires that the lowest grade adjacent to each structure be greater than the base flood elevation. The BFE associated with the FEMA Effective 100- year flow rate of 440 cfs will be used in the LOMA/LOMR application. Through the LOMR process it can be shown that the existing project Site can be re-mapped out of the SFHA.

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

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

The following additional condition of approval will be placed on the project:

7. Prior to issuance of building permits, the applicant shall either complete the LOMA/LOMR process re-mapping the project Site out of the SFHA, or it shall be shown that the development of the 1180 Abbott Avenue site will not affect the upstream or downstream water surface elevation in Smith Creek by more than 1 foot and will have no impact on the Smith Creek since the flow is contained in the channel (not conveyed through the site).

Based on the above discussion and standard condition of approval, No mitigation is necessary or required in relation to Hydrology and Water Quality Resources

X. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION:

a-c) The project involves an application to create seven (7) new detached single-family residential homes on a 2.1 acre (gross) residential zoned property which allows the proposed use. The proposed project would not physically divide an established community or conflict with any habitat conservation or natural community plans of the City of Campbell. The City of Campbell General Plan includes numerous goals, objectives and policies to guide new development. The proposed project does not conflict with any goals or policies of the City’s General Plan, Subdivision ordinance or Zoning ordinance. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to land use and planning.

Based on the above discussion, No mitigation is necessary or required in relation to Land Use and Planning.

XI. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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"/>	X

DISCUSSION:

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

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

XII. NOISE: Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	X	<input 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"/>	X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION: The proposed project is located in a residential area with several sources of existing urban noise including vehicular traffic on Hacienda Avenue and Westmont Avenue. The City’s Residential noise standards for stationary sources and traffic-related noise are provided in CMC Section 21.16.070(E). New residential development shall conform to a stationary source noise exposure standard of sixty-five (65) dBA for exterior noise levels and forty-five (45) dBA for interior noise levels. The standard for traffic-related noise exposure is sixty (60) dBA CNEL for outdoor noise in noise-sensitive outdoor activity areas and forty-five (45) dBA CNEL for indoor noise. Future residential noise on private property would be subject to the City's Municipal Code.

A Community Noise Assessment Report was prepared for the project on October 12, 2016 by Marc PapiEAU of Environmental Service, and reviewed by Senior Planner Cindy McCormick on behalf of the lead agency. The following discussion reflects that analysis

a-c) The outdoor sound environment on the project site was assessed to be less than 60 CNEL. Project-related traffic added to Hacienda Avenue and Westmont Avenue is assessed to increase existing traffic noise levels by well less than +0.5 decibel and would not add substantially to existing or forecast noise levels. Construction related noise is expected to have indoor noise levels of 45 CNEL or below, consistent with the City's standard. The project is not in a class of projects having normal potential for generating vibration or groundborne noise.

d) The proposed project may generate substantial temporary or periodic noise during construction. These noises would not be permanent and would vary over time depending on the location of work. The highest noise levels are expected when heavy machinery is in use. Typical noise levels from these activities range from 80 to 90 dBA at 50 feet. The following mitigation measures shall be implemented to reduce the potential impact of construction noise on adjoining neighbors.

e-f) The project is not located within an airport land use plan or within two miles of a public airport or public use airport or within the vicinity of a private airstrip.

Noise continued

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

Construction Hours: Construction activities will be limited to daytime hours of 8:00 am to 5:00 p.m. weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. Construction is prohibited on Sundays and Holidays unless an exception is granted by the Building Official.

Noise Limitations: No loud environmentally disruptive noise over 50 dBA, such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios will be allowed during the authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.

Based on the above discussion and standard conditions of approval, the following mitigation measures shall be implemented in relation to Noise impacts:

Mitigation Measure 12a) Construction Signs - The applicant shall post signs at the construction site, which provide the permitted construction days and hours, a day and evening contact number for the job site and a day and evening contact number for the City in the event of problems.

Mitigation Measure 12b) Construction Notice - The applicant shall notify the City and neighbors in advance of the schedule for each major phase of construction and expected loud activities or impulsive noise activities (e.g., nail guns during framing).

Mitigation Measure 12c) Construction Methods and Equipment - When feasible, the applicant shall select "quiet" construction methods and equipment. The applicant shall locate noisy stationary equipment (e.g., generators and compressors) and material unloading and staging areas away from the nearest adjacent uses. All construction equipment (e.g., excavators, backhoes) shall be in good working order, with mufflers installed and functioning properly. The applicant shall avoid unnecessary idling of diesel engines.

Mitigation Measure 12d) Construction Noise Coordinator - The applicant shall designate a Construction Noise Coordinator responsible for posting the required signs, explaining the construction timeline, responding to potential complaints from neighbors, and managing noise through appropriate work practices or other measures.

XIII. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

DISCUSSION:

a-c) The project involves the demolition of a single-family home and accessory structures, followed by the construction of seven (7) new detached single-family residential homes. The neighborhood is primarily comprised of single-family homes. The project does not have the potential to induce substantial population growth, displace substantial numbers of existing housing, or displace substantial numbers of people. Based on the above discussion, the project does not present the potential for a significant adverse effect on the environment related to population and housing.

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

XIV. PUBLIC SERVICES:

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

DISCUSSION:

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

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

XV. RECREATION:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

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

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

XVI. TRANSPORTATION/TRAFFIC: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<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) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

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

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

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

DISCUSSION: Water supply to the project site is served by Santa Clara Valley Water and sewer services are provided by West Valley Sanitation District. Development of the proposed project would not significantly increase the demand for water or sanitary sewer facilities. Development of the proposed project will be conditioned so as to not significantly increase stormwater runoff compared to existing conditions.

a-g) The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities; or require or result in the construction of new storm water drainage facilities or expansion of existing facilities. The project would have sufficient water supplies available to serve the project from existing entitlements and resources; have adequate capacity to serve the project's projected wastewater treatment demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and comply with federal, state, and local statutes and regulations related to solid waste.

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	X	<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"/>	X	<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"/>	X	<input type="checkbox"/>

SUMMARY OF MITIGATION MEASURES

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

II. REFERENCE MATERIALS

Exhibits (May be viewed at <http://www.cityofcampbell.com/General/PublicNotices.htm>):

1. Air Quality Analysis, prepared on October 12, 2016 by Marc Papieau of Environmental Service
2. Biological Resources Analysis Report, prepared in October 2016 by Jeff Olberding of Olberding Environmental, Inc.
3. Arborist Report, prepared on May 3, 2017 by Wendy C. Fisher of Live Oak Associates
4. Soils Report, prepared on October 27, 2016 by Marc Papieau of Environmental Service, in association with Earth Engineers and Mccampbell Analytical Inc.
5. Geotechnical Investigation Report, prepared on October 14, 2016 by Simon Makdessi of Quantum Geotechnical, Inc.
6. Phase 1 Environmental Site Assessment Report, prepared on September 6, 2016 by Peter Littman of Environmental Investigation Service
7. Stormwater Pollution Prevention Plan and Monitoring Program (SPPPMP) Report, prepared on October 25, 2016 by Danny Raymond of VER Consultants
8. Community Noise Assessment Report, prepared on October 12, 2016 by Marc Papieau of Environmental Service

Reference Documents:

1. CEQA Guidelines, 2016 version.
2. City of Campbell General Plan.
3. City of Campbell Zoning Code
4. San Tomas Area Neighborhood Plan