

CITY OF CAMPBELL
Public Works Department

MITIGATED NEGATIVE DECLARATION

The Public Works 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:** Measure O Civic Center Improvements Project
- Project Address:** 70 North First Street, Campbell, CA 95008 and 77 Harrison Avenue, Campbell, CA 95008
- City File No.:** 21-MM
- Zoning District (E):** P-D (Planned Development)
- Zoning District (P):** P-D (Planned Development)
- General Plan:** *Institutional*
- Project Sponsor:** City of Campbell
70 N. First Street
Campbell, CA 95008
- Property Owners:** City of Campbell
70 N. First Street
Campbell, CA 95008
- Lead Agency:** City of Campbell, Public Works Department
70 N. First Street, Campbell, CA 95008
- Contact Person:** Roger Storz, Senior Civil Engineer
(408) 866-2190 | rogers@campbellca.gov
- Date Posted:** July 21, 2021
- Other public agencies whose approval is required:** None

Project Location and Surrounding Land Use: The project site is the Campbell Civic Center campus, bounded on the north by Grant Street, on the east by Harrison Avenue, on the south by Civic Center Drive, and on the West by North First Street. Surrounding land uses include single-family residential on the north, east and west sides, and commercial, museum and parking lot uses to the south, across

Civic Center Drive from the site. A church is located to the west, across North First Street from the site.

Project Description: The project proposes to remove the existing Police Department Annex structure (portable building) and construct a new, two-story, approximately 24,800-square-foot Police Operations Building and new secure parking lot in the northwest corner area of the Campbell Civic Center that is currently occupied by a surface parking lot. The project also includes reconfiguration of the existing public surface parking lot serving City Hall, improvement of the existing parking lot at the northeast corner of the Civic Center, and interior and exterior renovations of the existing Campbell Library, located at 77 Harrison Avenue.

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

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

Air Quality - AQ

Mitigation Measure AIR-3.1: Include measures to control dust and exhaust during construction:

The following standard measures reflect BAAQMD best management practices and would be implemented by the project to reduce potential impacts from fugitive dust.:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- 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.

- 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.
- Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure AIR-3.2: Selection of equipment during construction to minimize emissions. Such equipment selection would include the following:

The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 70-percent reduction in DPM exhaust emissions or greater. One feasible plan to achieve this reduction would include the following:

- All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for particulate matter (PM10 and PM2.5), if feasible, otherwise;
- If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 70 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment.
- Use of alternatively fueled or electric equipment.

Biological Resources – BIO

Mitigation Measure BIO-1.1: In compliance with the MBTA and California Fish and Game Code, the following mitigation measures shall be implemented during construction to reduce impacts to nesting birds to a less than significant level.

Construction activities (or at least the commencement of such activities) shall be scheduled to avoid the nesting season. If construction activities are scheduled to take place outside of the nesting season, all impacts on nesting birds protected under the MBTA and California Fish and Game Code will be avoided. The nesting season for most birds in Santa Clara County extends from February 1st through August 31st.

Mitigation Measure BIO-1.2: If it is not possible to schedule construction activities between September 1 and January 31 then preconstruction surveys for nesting birds shall be conducted by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. These surveys shall be conducted no more than 14 days prior to the initiation of construction. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings) in and immediately adjacent to the impact areas for nests).

Mitigation Measure BIO-1.3: If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species), to ensure that

nests of species protected by the MBTA and California Fish and Game Code shall not be disturbed during project implementation. However, if the ornithologist has confirmed that the hatchlings have left the nest, construction may commence within the buffer zone.

Mitigation Measure BIO-1.4: If construction activities will not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by the project must be removed prior to the start of the nesting season (e.g., prior to February 1st).

Cultural Resources – CUL

Mitigation Measure CUL-2.1: Implementation of the following mitigation measures in accordance with General Plan strategy CNR-1.1b would ensure that potential impacts to buried archaeological resources remain at a less than significant level.

If suspected prehistoric or historic resources are encountered during excavation and/or grading of the site, construction personnel shall be instructed to immediately suspend all activity within a 50-foot radius and the City Planning Division shall be notified of the discovery. A licensed archaeologist shall be retained in order to 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and 2) submit a resource mitigation and monitoring reporting program with appropriate recommendations regarding the disposition of such finds prior to resumption of construction activities. A report of findings documenting any data recovery shall be submitted to the City Planning Division and the Northwest Information Center (if applicable). Project personnel shall not collect or move any cultural materials. The project applicant shall implement the recommendations of the qualified archaeologist.

Mitigation Measure CUL-3.1: The project shall implement the following measures in the event that human remains are discovered during project implementation.

In the event that human remains are discovered during excavation and/or grading of the site or public right-of-way, all activity within a 50-foot radius of the find shall be stopped. The City Planning Division and the Santa Clara County Coroner's office shall be notified. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

Geology and Soils – GEO

Mitigation Measure GEO-6.1: Implementation of the following mitigation measures would ensure that potential impacts to buried paleontological resources or geological features are less than significant.

Unique Paleontological and/or Geologic Features and Reporting. Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, all ground disturbing activities within 50 feet shall cease and the City's Public Works Director shall be notified immediately. A qualified paleontologist shall evaluate the find and prescribe mitigation measures to reduce impacts to a less than significant level. Upon completion of the

paleontological assessment, a report shall be submitted to the City and, if paleontological materials are recovered, provided to a paleontological repository such as the University of California Museum of Paleontology.

Hazards and Hazardous Materials – HAZ

Mitigation Measure HAZ-2.1: The following mitigation measures shall be implemented to ensure that health hazards from exposure of construction workers and nearby sensitive receptors to contaminated soil are less than significant.

Prior to issuance of grading permits, the City shall retain a qualified hazardous materials contractor to perform a soil investigation (i.e., Phase II Environmental Site Assessment) to determine the levels of contamination from lead, pesticides, and TPHg. If the residual contaminants are not detected and/or are found to be below the environmental screening levels for public health and the environment in accordance with Santa Clara County Department of Environmental Health (SCCDEH), Regional Water Quality Control Board (RWQCB), or the California Department of Toxic Substances Control (DTSC) requirements, no further mitigation is required. The results of the soil investigation shall be submitted to the Building Official.

Mitigation Measure HAZ-2.2: If residual contaminants are found and are above regulatory environmental screening levels for public health and the environment, the project proponent shall enter the Site Cleanup Program with the SCCDEH. The SCCDEH may require the project proponent to implement appropriate management procedures, such as removal of the contaminated soil and implementation of a Site Management Plan (SMP), Removal Action Workplan (RAP), or equivalent document. Copies of all environmental investigations and evidence of SCCDEH oversight shall be submitted to the Building Official.

Mitigation Measure HAZ-3.1: The following mitigation measures shall be implemented to ensure that health hazards from exposure of construction workers and nearby sensitive receptors to asbestos-containing materials and lead-based paints are less than significant.

To reduce the potential for construction worker and nearby sensitive receptor exposure to hazardous materials (ACMs and lead-based paint), the following measures are included in the project.

- In conformance with local, state, and federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of asbestos-containing materials and/or lead-based paint on the structures proposed for demolition prior to issuance of a demolition permit for any site structure.
- A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable asbestos-containing materials, in accordance with the NESHAP guidelines, prior to building demolition that may disturb the materials. All construction activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to BAAQMD regulations.
- During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1,

including employee training, employee air monitoring and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

Noise - NOI

Mitigation Measure NOI-1.1: Implementation of the following mitigation measures would ensure that potential impacts associated with operation of the project's mechanical equipment are less than significant.

Prior to the issuance of building permits, Police Operations Building rooftop mechanical equipment shall be selected and designed to reduce impacts on nearby residential uses to meet the City's requirements. A qualified acoustical consultant shall be retained by the project applicant to review mechanical noise as the equipment systems are selected in order to determine specific noise reduction measures necessary to reduce noise to comply with the City's noise limits at the property line. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and/or installation of noise barriers such as mechanical equipment screens or enclosures.

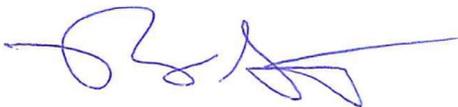
PUBLIC REVIEW PERIOD

Any person may file a written protest of the draft Mitigated Negative Declaration during the public comment period running from July 21, 2021 to August 10, 2021 (concluding at 5:00 PM). Such protest must be filed via email sent to rogers@campbellca.gov. The written protest should make a "fair argument" that the project will have one or more significant effects on the environment based on substantial evidence.

Roger Storz
PROJECT ENGINEER

Senior Civil Engineer
TITLE

City of Campbell
AGENCY



July 19, 2021

SIGNATURE

DATE

The Initial Study is available for review at the Campbell Library, 1 Campbell Avenue, Room E46, Campbell, CA 95008 and online at <http://www.campbellca.gov/501/Public-Notices> under 'Environmental Notices'.