



NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION
for the
EAST COTTAGE AND BALDWIN WINERY BUILDING REHABILITATION
PROJECT

Foothill-De Anza Community College District will hold a Public Hearing at its regular Board of Trustees meeting on November 3, 2008 on the proposed Project and will review and may approve a Mitigated Negative Declaration on it. The meeting will be held at 6:00 pm in the Board Room, 12345 El Monte Road, Los Altos, California, 94022. The public review period for the Project begins on September 25, 2008 and ends on October 24, 2008. The public may review and submit written comments on the Mitigated Negative Declaration up until October 24, 2008 by 5:00 pm at the District offices located at 12345 El Monte Road, Los Altos, California, 94022, attention: Jeanine Hawk or at De Anza College 21250 Stevens Creek Boulevard, Cupertino, California, 95014, attention: Jeanine Hawk or by emailing Jeanine Hawk at HawkJeanine@deanza.edu

Finding: The Project will not have a significant effect on the environment based on the Initial Study prepared according to CEQA Guidelines. Mitigations have been incorporated into the Project to reduce all potentially significant impacts to a less-than-significant level.

Project Title: East Cottage and Baldwin Winery Building Rehabilitation Project

Project Location: 21250 Stevens Creek Boulevard, California 95014

Project Sponsor's Name and Address: Foothill-De Anza Community College District
12345 El Monte Road
Los Altos, California 94022

Project Description: The Project consists of the rehabilitation of two historic buildings: East Cottage and Baldwin Winery Building located on the De Anza College campus.

Submittal of Public Comments: Please direct written comments to Ms. Jeanine Hawk, Vice President, College and Financial Services De Anza College, 21250 Stevens Creek Boulevard, California 95014. Office hours are 8:00 am to 5:00 pm, weekdays. **Written comments must be received by 5:00 pm on October 24, 2008.**

Anyone interested in the Project may review the Mitigated Negative Declaration, Initial Study and other pertinent material at offices located at 12345 El Monte Road, Los Altos, California 94022 or at the Administration Building at De Anza College 21250 Stevens Creek Boulevard, Cupertino, California 95014. The Mitigated Negative Declaration and Initial Study are also available on the De Anza College website at www.deanza.edu

MITIGATED NEGATIVE DECLARATION

PROJECT DESCRIPTION

The Project is the rehabilitation of two historic buildings on the De Anza College campus: the East Cottage which is eligible for listing on the National Register of Historic Places and the Baldwin Winery Building.

PROJECT LOCATION

De Anza College
21250 Stevens Creek Boulevard
Santa Clara County, California 95014

PROJECT SPONSOR

Foothill-De Anza Community College District
12345 El Monte Road
Los Altos, California 94022

FINDING

The Project will not have a significant effect on the environment based on the Initial Study prepared according to CEQA Guidelines. Mitigation has been incorporated into the Project to reduce the one identified potentially significant impact to a less-than-significant level.

POTENTIALLY SIGNIFICANT IMPACTS

The attached Initial Study indicates that the Project could adversely affect unknown archaeological resources. This impact is identified below.

MITIGATION MEASURES

In the interest of reducing the potential impact to the point where the net effect of the Project is insignificant, a mitigation measure is recommended. A discussion of the potential impact of interest and the associated mitigation measure is provided below.

Impact: Rehabilitation activities could result in the disturbance of unknown archaeological resources.

Mitigation Measure

5.1 In the event archaeological materials are discovered during construction, work shall be halted and a qualified professional archaeologist shall be contacted for further review and recommendations.

Residual Impact: Less-than-significant with implementation of the recommended mitigation measure.

INITIAL STUDY

Project Title: East Cottage and Baldwin Winery Building Rehabilitation Project

Lead Agency Name and Address: Foothill-De Anza Community College District
12345 El Monte Road
Los Altos, California 94022

Contact Person and Phone Number: Jeanine Hawk, Vice President
Finance and College Services
408.864.8976

Project Location: De Anza College is located at 21250 Stevens Creek Boulevard, Cupertino, Santa Clara County. The campus is immediately east of State Route (SR) 85 and is bounded by Stevens Creek Boulevard to the north, Stelling Road to the east and McClellan Road to the south. See **Figure 1**.

The Assessor's Parcel Numbers for the campus are 359-01-002 and -004.

Project Sponsor's Name and Address: Foothill-De Anza Community College District
12345 El Monte Road
Los Altos, California 94022

General Plan Designation: Public Facility

Zoning Designation: BA

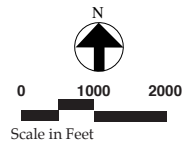
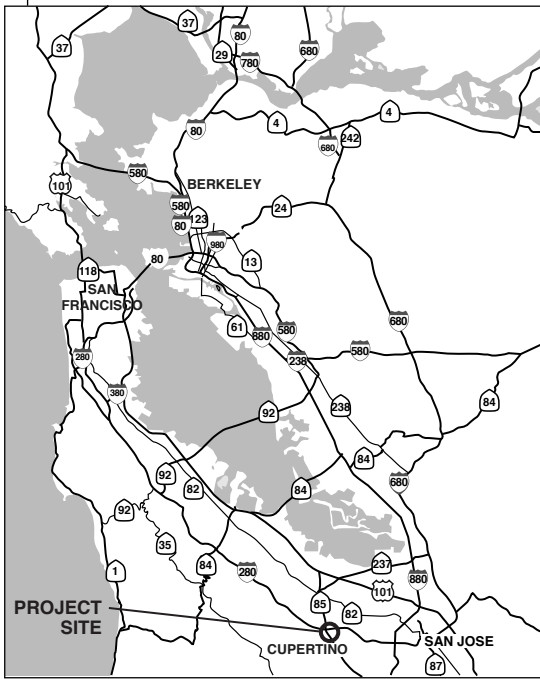
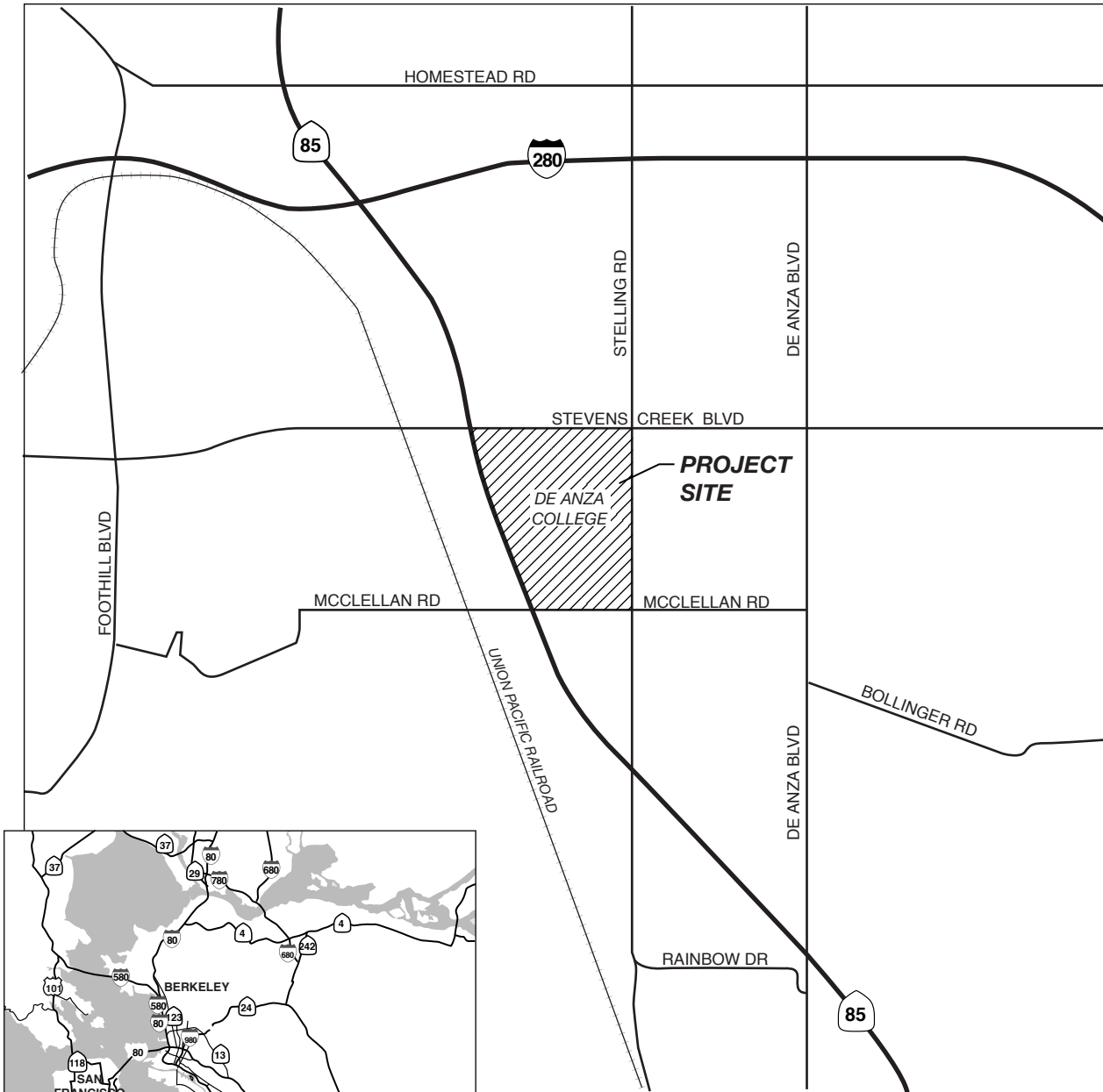
Project Description:

Background

The East Cottage and Baldwin Winery Building are two of the remaining historic buildings on the College campus (see Section 5 Cultural Resources of this Initial Study for a discussion of the historical significance of these buildings) and are identified by the College as part of the "historic corridor" of the campus. The College intends to rehabilitate the East Cottage and Baldwin Building (the Project) for reuse. **Figure 2** shows the location of the two buildings on the College campus.

Existing Condition of East Cottage and Baldwin Winery Building

East Cottage. The East Cottage was constructed in the 1890s. The building underwent remodeling in the 1940s; and again between 1959 and 1967 when the property was acquired for De Anza Community College. The building is one story with a wood frame structure and plaster façade. In 1997, the building was declared unsafe by the College and was vacated. The building is currently empty. The building is in a deteriorated condition. There has been excessive water damage causing dry rot and the growth of mold. There is major cracking on the façade particularly at the arches, windows and doors. The roof requires



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Figure 1
Project and Regional Location



Source: DeAnza College

Figure 2
Campus Map

replacement (Architectural Resources Group 2007a). An asbestos and lead paint survey conducted in 2004 identified the presence of lead containing paint in moderate to high levels on interior/exterior windows, doors and trims, and asbestos containing floor tiles, mastic and drywall with asbestos joint compounds (Environmental Construction Services, Inc. 2004). The East Cottage is eligible for listing on the National Register of Historic Places (Foothill-De Anza Community College District 2005).

Baldwin Winery Building. The Baldwin Winery Building was constructed in the 1890s and was used to produce wine from the site's vineyards. The building underwent remodeling in 1987 to convert the building to a bookstore for De Anza College. The building is one story with a full basement below grade level. It is a cast-in-place concrete and wood frame structure. The 1987 remodel exposed the southeast corner of the basement level (Architectural Resources Group 2007b). During the 1987 remodeling, asbestos containing materials and lead based paint were removed in compliance with local, State and federal requirements. The building is currently occupied by the College's Financial Aid Offices on the first floor, with storage and minimal College support supplies located in the basement

Proposed Project

The Project consists of the rehabilitation of the East Cottage and Baldwin Winery Building for reuse by the College. The College intends to achieve Leadership in Energy and Environmental Design (LEED) certification for the rehabilitation of the two buildings. For each building, the extent of construction extends to approximately five feet beyond the building footprint. Prior to the start of construction, the College will have the East Cottage and Baldwin Winery Building photographically documented according to the Historic American Building Survey (HABS) Photographic Specifications published by the Great Pacific Basin Office of the National Park Service, Oakland, California.

East Cottage. The rehabilitated East Cottage building would include a classroom and conference room for the California History Center and office space for the Institute for Community and Civic Engagement. Abatement of lead containing paint and asbestos containing materials will be completed prior to the building rehabilitation in compliance with Title 8, California Code of Regulations (CCR), Section 1532.1 and Title 22, CCR, Section 66261.24 as specified in the Environmental Construction Services, Inc. report. Rehabilitation of the East Cottage building would include the following:

Ground Treatment: Brick insets at the north and south arcade would be reset; the existing concrete ramps would be improved to meet American with Disabilities Act (ADA) requirements; concrete and asphalt extending five feet outside the building would be repaired, as needed to remove tripping hazards; and plantings along the east and west facades would be trimmed back away from the building.

Façade Treatment. All wood lath and rendered mortar plaster would be removed and a plywood sheathing would be installed on the exterior side of the wood framing to create shear walls. Two layers of grade D building paper, metal lath and plaster would be installed to the new substrate (plywood). The plaster would be rough textured to recall the original plaster on the building exterior and the plaster would be painted a color to match adjacent buildings.

Doors and Windows Treatment. All original doors and windows that can be restored would be repaired, sanded and repainted. Windows or doors that are not original but in keeping with the original appearance, would be retained and restored. Doors and windows that have deteriorated substantially and could not be refurbished would be replaced in kind. Exterior door hardware would be replaced with lever handles of compatible design. Cracked or missing glazing would be replaced and glazing putty would be repaired in place to the fullest extent feasible. All wood infill in windows, below windows or at door opening locations would be removed and replaced with windows or doors matching the original except for the wood infill below windows on the east and west façade which will be replaced with textured new plaster.

Roof Treatment. The top layer of plywood sheathing and asphalt membrane would be removed and the bottom layer wooden original substrate would remain. New plywood sheathing and asphalt composition shingles sheathing would be installed over the original wood plank substrate, which would strengthen the roof.

Interior Floor Treatment. All carpet and tile floor finishes would be removed. The wood sheathing and framing would be inspected and tested for dry rot and mold and would be replaced as required. New carpeting and/or linoleum would be installed.

Interior Wall Treatment. It is anticipated that many of the interior walls would be removed to meet use needs. The replaced walls will be rebuilt in their new configuration and would include new gypsum board and finishes.

Interior Ceiling Treatment. It is anticipated that much of the existing gypsum board ceiling would need to be removed to meet use needs. The replaced ceilings may be gypsum board or match historical plaster finishes.

Interior Door Treatment. It is anticipated than many of the interior doors and frames would need to be removed to meet use needs. New wood doorframes and doors would include code compliant lever hardware.

Baldwin Winery. The rehabilitated Baldwin Winery building would include offices and meeting rooms for part time faculty on the basement level and print shop services and financial aid offices on the first floor. The existing building interiors would be almost completely removed and rebuilt to meet current College standards and program requirements. Rehabilitation of the Baldwin Winery building would include the following:

Ground Treatment. The existing concrete walking surfaces would remain. The planting along the west and south facades would be trimmed back away from the building.

Facade Treatment. All of the cement plaster slurry on the building exterior would be removed and the concrete would be cleaned. Previous crack repairs would be removed and the cracks would be appropriately repaired. The building's exterior would then be replastered.

Doors and Windows Treatment. All original wood shutters would be repaired, sanded and re-stained. Some of the doors may need to be replaced. Many of the non-original doors would be updated and retrofitted with code compliant hardware.

Roof Treatment. The existing clay tile roof would be removed and the new plywood sheathing would be installed and the flat clay tile roof would be reinstalled or the flat clay tile roof would be replaced in kind.

Interior Floor Treatment. All carpet and tile floor finishes would be removed. New carpet and linoleum flooring would be installed.

Interior Wall Treatment. It is anticipated that many of the interior walls would be replaced based on program requirements.

Interior Ceiling Treatment. It is anticipated that much of the existing acoustical tile and gypsum board ceiling will need to be removed to meet program requirements.

Interior Door Treatment. It is anticipated that many of the interior doors and frames would need to be removed to meet program requirements.

Construction Schedule

Project construction would begin in June 2009 and would be completed in March 2010. Construction activities would occur Monday through Friday from 7:00 a.m. to 5:00 p.m.

Surrounding Land Uses and Setting: The campus is surrounded by commercial and residential development.

Other public agencies whose approval is required: None.

References

Architectural Resources Group. 2007a. *East Cottage Existing Conditions Report, De Anza College, Cupertino, California.* Prepared for De Anza College. December 17, 2007.

Architectural Resources Group. 2007b. *Winery Existing Conditions Report, De Anza College, Cupertino, California.* Prepared for De Anza College. December 17, 2007.

Environmental Construction Services, Inc. 2004. *Asbestos and Lead Paint Survey Report for De Anza College Cottages 1 & 2.* October 28, 2004.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

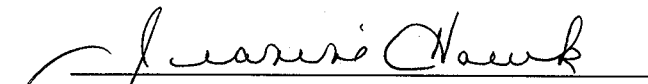
The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a potentially significant impact as indicated by the checklist on the following pages.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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 the revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required
- 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.
- 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

9/10/08

 Date

Jeanine Hawk, Vice President
 Finance and College Services

Foothill-De Anza Community College District

EVALUATION OF ENVIRONMENTAL IMPACTS

A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources identified in the parentheses following each question and listed in the References section of this document.

ENVIRONMENTAL ISSUES

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) Have a substantial adverse effect on a scenic vista?

The Project is limited to the rehabilitation of the East Cottage and the Baldwin Winery Building school buildings. The Project would not obstruct any views of existing campus buildings or vista points nor would it affect any off-campus scenic vistas.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The two buildings are located on the De Anza campus. State Route 85 is immediately west of the campus and is not designated as a state scenic highway nor does the City of Cupertino General Plan (City of Cupertino 1993) designate it as a scenic route. The section of State Route 85 that runs along the west edge of the campus is depressed below grade and offers no views of the campus

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The Project would rehabilitate the East Cottage and the Baldwin Winery Building, improving their visual appearance as both buildings have physically deteriorated over the years. See also **Subsection a** above.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

The Project would replace existing exterior light fixtures with new fixtures. The Project would not create any new sources of substantial light and glare.

Mitigation Measures

None required.

References

City of Cupertino. 1993. *City of Cupertino General Plan*.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<p>2. AGRICULTURAL 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. Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Involve other changes in the existing environment, which due to their location or nature could result in conversion of Farmland, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

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?

The Project site is developed with the De Anza College and does not contain prime farmland, unique farmland or farmland of statewide importance.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Project site is zoned BA and is not under a Williamson Act contract.

c) Involve other changes in the existing environment, which due to their location or nature could result in conversion of Farmland, to non-agricultural use?

The Project is the rehabilitation of two buildings on the college campus and would not result in the conversion of any agricultural land to non-agricultural uses. The campus is surrounded by commercial and residential development.

Mitigation Measures

None required.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
3. 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:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment 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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impact on Climate Change	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a) Conflict with or obstruct implementation of applicable air quality plans?

The Project would not conflict with the Bay Area Air Quality Management District’s (BAAQMD) 2005 Ozone Attainment Plan (BAAQMD 2006) and the 2000 Clean Air Plan (BAAQMD 2000). The Project would rehabilitate two existing buildings at the interior portion of the De Anza College campus. The Project would not increase student capacity at the campus and therefore would not generate new vehicle trips.

b) Violate air quality standard or contribute substantially to an existing or projected air quality violation?

Air pollution emissions associated with the proposed Project would occur over a short term as a result of construction activities associated with the rehabilitation of each building. Project construction would not require grading or excavation activities. Construction activities would include the removal of existing interior and exterior building materials, the installation of new building materials, and the associated transport of new materials and removal of construction debris. Emission levels for construction

activities would vary depending on the number and type of equipment, duration of uses, operation schedules and number of construction workers. Construction related emissions would be relatively short term and could result in very limited amounts of fugitive dust generated by the removal of building materials and the preparation of new building materials for installation. This is considered a less-than-significant impact.

Long term emission increases usually result from vehicle trips associated with use of a site. The Project would not result in an increase in vehicle trips. Therefore, the Project would not result in an increase in operational emissions.

c) Result in a cumulatively considerable net increase of any criteria pollutants 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)?

Because the Project does not individually have significant operational air quality impacts, cumulative impacts are determined by evaluating the consistency of the Project with the local general plan (Cupertino General Plan 1993) and the regional air quality plan (Bay Area 2005 Ozone Plan). As stated in the *BAAQMD CEQA Guidelines*, “If a project is proposed in a city or county with a general plan that is consistent with the Clean Air Plan *and* the project is consistent with that general plan (i.e., it does not require a general plan amendment), then the project will not have a significant cumulative impact (provided, of course, the project does not individually have any significant impacts). No further analysis regarding cumulative impacts is necessary.” (BAAQMD 1999) Because the Project is not creating population growth, but rather, accommodating the existing population, it is reasonable to assume that the Project is consistent with both the *Cupertino General Plan* and the regional CAP. Therefore the cumulative impacts of the Project are considered to be less-than-significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

Land uses such as schools, children’s day care centers, hospitals, and convalescent homes are considered to be more sensitive than the general public to poor air quality because the population groups associated with these uses are more susceptible to respiratory distress. In addition to the College campus itself, sensitive receptors within 0.5 mile of the campus include Lincoln Elementary School, Cupertino Elementary School, Faria Elementary School, Little People Christian Day, Waldorf School of Peninsula Highschool, Share World Learning Center, Villa Montessori School and Village Little Preschool. As discussed in **Subsection b** above, the Project would result in less-than-significant temporary construction related emissions and would not affect operational emissions at the College campus.

e) Create objectionable odors affecting a substantial number of people?

Some objectionable odors may be generated from the operation of diesel-powered construction equipment during the construction period. However, these odors would be short term. Under most meteorological conditions that are encountered at the Project site, these odors would likely be diluted sufficiently in odor-free air and would not be perceived by individual receptors in surrounding areas,

including the nearest sensitive receptor. Therefore, no significant impacts related to objectionable odors are anticipated to result from the proposed Project.

f) Impact on Climate Change

California Assembly Bill No. 32 (AB-32), also known as the Global Warming Solutions Act, was passed on August 31, 2006. AB 32 codifies the state's goal by requiring that the state's global warming emissions be reduced to 1990 levels by 2020. Regulating carbon dioxide (CO₂), which is the major greenhouse gas contributor to global warming, has been the main focus for achieving the 1990 levels.

The Project would result in less-than significant air quality impacts. At the time of this report, the BAAQMD, the state, and the federal government have not developed specific greenhouse gas thresholds of significance for use in preparing environmental analyses under CEQA. However, in lieu of thresholds, a discussion of the GHG emissions related to the Project and their potential impacts is included.

As discussed in the Association of Environmental Professionals' (AEP) *Alternative Approaches to Analyzing Greenhouse Gas Emissions and Global Climate Change in CEQA Documents*, "emissions for criteria pollutants tend to follow similar pattern as the emissions for GHG emissions." (AEP 2007). Therefore, it is reasonable to assume that if all other pollutants from the Project are determined to be less-than-significant, the CO₂ emissions can also be deemed less-than-significant.

Mitigation Measures

None required.

References

- Association of Environmental Professionals. 2007. *Alternative Approaches to Analyzing Greenhouse Gas Emissions and Global Climate Change in CEQA Documents*
- Bay Area Air Quality Management District (BAAQMD). 1999. *BAAQMD CEQA Guidelines*.
- Bay Area Air Quality Management District (BAAQMD). 2000. *Clean Air Plan*. Adopted December 20, 2000.
- Bay Area Air Quality Management District (BAAQMD). 2006. *Bay Area 2005 Ozone Strategy*. Adopted January 4, 2006.
- City of Cupertino. 1993. *Cupertino General Plan*.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
4. BIOLOGICAL RESOURCES. Would the project:				
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>

Discussion

- 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?**

The Project site is currently developed with the East Cottage and Baldwin Winery Building. Neither building site contains wildlife habitat and the Project would not adversely affect candidate, sensitive or special status species.

- 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 U.S. Fish and Wildlife Service?**

The Project site does not contain riparian habitat or sensitive natural communities. See **Subsection 4a** above.

- 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?**

The Project would not result in the fill of federally protected wetlands. See **Subsection 4a** above.

- 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?**

The Project would not interfere with the movement of native resident or migratory fish or wildlife species. The Project site is located on the De Anza College campus and is surrounded by urban development including State Route 85, and residential and commercial uses.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

The Project would not remove or harm biological resources.

- 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?**

The Project would not conflict with any habitat conservation or natural community conservation plans.

Mitigation Measures

None required.

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

Discussion

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

In 1992 the State Office of Historic Preservation formally acknowledged the East Cottage as a contributor to a potential historic district eligible for listing in the National Register of Historic Places. Based upon sources consulted, there is no indication that the State Office of Historic Preservation has made a formal determination regarding the historical significance of the Baldwin Winery Building, and therefore its eligibility for listing in either the National Register of Historic Places or the California Register of Historical Resources. A report entitled *Review and Evaluation of Significance of Impacts, Rehabilitation of Baldwin Winery and East Cottage, De Anza College* prepared by Thomas Rex Hardy, AIA and Robert Bruce Anderson for the proposed Project (this report is attached as Exhibit 1) concluded the proposed rehabilitation of the East Cottage and Baldwin Winery Building would be consistent with and conform to applicable standards and recommended treatments as described in *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The Project would not result in significant adverse impacts to historic resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

An archaeological literature review was previously conducted for the De Anza College campus in 2005 as part of the environmental review for the On-Campus Circulation Project which included demolition of the West Cottage and construction of an approximately 210-foot extension of the campus loop road. This literature review revealed no previous archaeological field inspections of the campus. Based on the extent of site disturbance due to construction of the College, the archaeological sensitivity of the Project area is considered moderate, but the previous archaeological study noted that a program of mechanical subsurface presence/absence testing for either prehistoric or historic archaeological materials was not warranted. However, the previous archaeological study also noted there is a potential for the discovery of unknown prehistoric materials (Foothill-De Anza Community College District 2005).

No archaeological materials were discovered during the excavation and grading for the On-Campus Circulation Project in 2007.

The rehabilitation of the buildings would not include significant excavation or grading work, therefore, the potential for discovery of archaeological resources is considered low. However, based on the previous archaeological study, unknown archaeological resources may be present at the Project site, which represents a potentially significant impact. With implementation of the recommended mitigation measure, potential significant impacts to unknown archaeological resources would be reduced to a less-than-significant level.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic formation?

The Project site is developed and would not directly or indirectly destroy any unique paleontological resource or unique geologic feature.

d) Disturb any human remains, including those interred outside of formal cemeteries?

The site underwent extensive disturbance during construction of the existing De Anza College. There are no human remains known to be present at the Project site.

Mitigation Measure

5.1 In the event archaeological materials are discovered during construction, work shall be halted and a qualified professional archaeologist shall be contacted for further review and recommendations.

References

Foothill-De Anza Community College District. 2005. *On-Campus Circulation Improvement Project Draft Environmental Impact Report*. Prepared by PLACEMAKERS. October 2005.

Hardy, Thomas Rex, AIA, and Anderson, Robert Bruce. 2008. *Review and Evaluation of Significance of Impacts, Rehabilitation of Two Historic Buildings at De Anza College Baldwin Winery and East Cottage*. Prepared for PLACEMAKERS, August 2008.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
6. GEOLOGY AND SOILS. Would the project:				
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 know fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit of 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 checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
6. GEOLOGY AND SOILS (cont.)				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The following is based on the Initial Study Section 6 Geology and Soils included in the *On Campus Circulation Improvement Project Draft Environmental Impact Report* (2005).

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

There are no known active faults within the College campus. Thus, people and structures would not be exposed to impacts involving fault rupture. The College is located in the seismically active San Francisco Bay Area and consequently would be subject to ground shaking in the event of a major earthquake on any of the faults in the region. The proposed rehabilitation of both buildings would comply with applicable requirements of the 2007 California Building Code and compliance with these requirements would reduce potential impacts due to a seismic event to a less-than-significant level. Previous geotechnical investigations at the College campus indicate the campus is underlain by predominantly non-saturated medium dense to very dense gravelly clayey to silty sands to a minimum depth of 20 feet. Based on this evidence and the uniform topography of the campus, the likelihood of soil liquefaction during strong ground shaking at the campus is low. The Project site and campus is relatively flat; therefore impacts related to landslides are negligible.

b) Result in substantial soil erosion or the loss of topsoil?

The Project would not involve significant excavation and grading activities, therefore, the potential for soil erosion is considered to be a less-than-significant impact.

c) Be located on a geologic unit of 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?

Based on previous geotechnical investigations at the College campus and the relatively flat topography and predominantly dense condition of the subsurface soils, soil densification, lateral spreading and ground cracking are considered unlikely.

d) Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?

Previous geotechnical investigations indicate that surface clayey sand to sandy clay materials are present at the campus. These soils have a moderate expansion potential. The proposed rehabilitation of both buildings will comply with the 2007 California Building Code.

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?

The College is connected to the municipal sanitary sewer system.

Mitigation Measures

None required.

References

Foothill-De Anza Community College District. 2005. *On-Campus Circulation Improvement Project Draft Environmental Impact Report*. Prepared by PLACEMAKERS. October 2005.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
7. HAZARDS AND HAZARDOUS MATERIALS.				
Would the project involve:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" 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 result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
7. HAZARDS AND HAZARDOUS MATERIALS (cont.)				
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>

Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

As part of the Project, lead containing paint and asbestos containing materials present in the East Cottage and Baldwin Winery Building will be removed and transported off campus in compliance with Title 8, CCR Section 1532.1 and Title 22, CCR Section 66261.24. Abatement of lead containing paint and asbestos containing materials prior to rehabilitation activities is considered a less-than-significant impact.

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?

The Project would not result in the release of hazardous materials into the environment. See **Subsection 7a** above.

c) 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 would not emit hazardous emissions or handle hazardous materials, substances or waste.

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?

The Project site is not included on the Department of Toxic Substance Control’s site cleanup list (DTSC 2008) as per Government Code Section 65962.5.

- d) 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?**

The Project site is not located within two miles of an airport. The nearest airport, Norman Y. Mineta San Jose International Airport is located about ten miles northeast of the College campus. The campus is not within the Airport Land Use Plan boundaries for this airport.

- e) 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?**

There are no private airstrips located within two miles of the College campus.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

The Project would not interfere with any adopted emergency response or emergency evacuation plans.

- g) 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?**

The Project site is in an urban area and is not adjacent to any wildland areas. The College maintains an on-going fire prevention maintenance program. The Project would not expose humans or structures to wildland fires.

Mitigation Measures

None required.

References

California Department of Toxic Substances Control. 2008. *DTSC's Hazardous Waste and Substances Site List (Cortese List)*. www.dtsc.ca.gov. July 18, 2008.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 (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"/>	<input checked="" type="checkbox"/>

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
8. HYDROLOGY AND WATER QUALITY (cont.)				
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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site 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"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The following is based on the Initial Study Section 8 Hydrology and Water Quality included in the *On Campus Circulation Improvement Project Draft Environmental Impact Report (2005)*.

a) Violate any water quality standards or waste discharge requirements?

Project rehabilitation activities would not result in potential violations of water quality standards.

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 (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?)

Project rehabilitation activities would occur within the existing building footprints, thus, site coverage would remain the same as existing conditions. The Project would not adversely affect groundwater recharge in the area.

- 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?**

The College campus drains to the municipal storm drain system; there are no natural surface watercourses on campus. The Project would rehabilitate two existing buildings and therefore, would not generate an increase in stormwater runoff that could alter the course of any streams or rivers.

- d) **Substantially alter the existing drainage pattern of the site 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?**

See **Subsection 8c** above.

- 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?**

The proposed Project would not result in an increase in stormwater runoff at the College campus. See **Subsections 8b-d** above.

- f) **Otherwise substantially degrade water quality?**

The Project would not substantially degrade water quality. See **Subsections 8a-e** above.

- 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?**

No housing is proposed. The Project site is not within a 100-year flood zone or dam inundation area.

- h) **Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

See **Subsection 8g** above.

- 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?**

See **Subsections 8g and 8j** above.

- j) **Inundation by seiche, tsunami, or mudflow?**

The nearest enclosed body of water is Stevens Creek Reservoir, located about two miles up-drainage from the College campus. The campus is located about nine miles south of San Francisco Bay; and the Pacific Ocean is approximately 20 miles to the west. Based on this information, the potential for inundation by seiche, tsunami or mudflow is remote.

Mitigation Measures

None required.

References

Foothill-De Anza Community College District. 2005. *On-Campus Circulation Improvement Project Draft Environmental Impact Report*. Prepared by PLACEMAKERS. October 2005.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
9. LAND USE PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) Physically divide an established community?

The Project is located on the De Anza College campus and would not physically divide the campus itself or the surrounding community.

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?

The City of Cupertino does not have jurisdictional authority over the College campus. The Project is not subject to local agency plans, policies or regulations.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The Project would not conflict with any applicable habitat conservation or natural community conservation plans.

Mitigation Measures

None required.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
10. MINERAL RESOURCES. Would the project:				
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>

Discussion

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?

The Project site is designated Public Facility by the *Cupertino General Plan* and contains the existing De Anza College campus. The Project would not adversely affect any mineral resources of value to the state and region.

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?

See **Subsection 10a** above. The Project would not adversely affect any locally-important mineral resources

Mitigation Measures

None required.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
11. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan, specific plan, noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
11. NOISE (cont.)				
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>

Discussion

The following is based on the Initial Study Section 11 Noise included in the *On Campus Circulation Improvement Project Draft Environmental Impact Report* (2005).

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.

Construction activities associated with exterior rehabilitation of the East Cottage and Baldwin Winery Building could result in temporary noise impacts. Off-campus sensitive receptors such as schools, residences and churches are located more than 0.25 mile (1,455 feet) from each of the Project buildings. The nearest on-campus classrooms are located approximately 100 feet from the East Cottage and 75 feet from the Baldwin Winery Building. The *De Anza College Facilities Master Plan Draft Environmental Impact Report* (Foothill-De Anza Community College District 2002), concluded that proposed facilities constructed within the interior of the campus or near State Route 85 would be too far away from off-campus sensitive receptors to adversely affect them and/or would be masked by traffic noise from the freeway. Both buildings are located within the interior of the campus. Temporary noise impacts associated with exterior construction activities would be less-than significant for off-campus sensitive receptors. Some exterior construction activities could represent a temporary noise disturbance to nearby classrooms when occupied. If construction noise cannot be attenuated to an acceptable level inside classrooms, the College may temporarily relocate classes to a different location on campus.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Project construction activities would not use impact equipment, such as pile drivers, vibratory rollers or rippers that would cause groundborne vibration or noise.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

The Project would not result in a significant increase in the ambient noise level on or off campus.

d) A substantial temporary periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Exterior construction activities would temporarily increase ambient noise levels, however, they are not considered significant.

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?

The Project is not located within an airport land use plan or within two miles of a public or private airport.

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.

The Project is not within the vicinity of a private airstrip.

Mitigation Measures

None required.

References

Foothill-De Anza Community College District. 2005. *On-Campus Circulation Improvement Project Draft Environmental Impact Report*. Prepared by PLACEMAKERS. October 2005.

Foothill-De Anza Community College District. 2002. *De Anza College Facilities Master Plan Draft Environmental Impact Report*. Prepared by Impact Sciences, Inc. March 2002.

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

Discussion

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

The Project would not increase facilities capacity at the College.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

There is no housing on the College campus.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The Project would not displace students or the general population.

Mitigation Measures

None required.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) Fire protection?

The Project would not result in additional demand for fire protection services. The building rehabilitations would represent an improvement, upgrading the buildings to meet current fire codes.

b) Police protection?

The Project would not result in additional demand for police protection services. The District maintains its own police department.

c) Schools?

The Project would have no impact on K-12 schools.

d) Parks?

There would be no increase in the demand for parkland or park facilities as a result of the proposed Project.

e) Other public facilities?

The Project would not adversely affect other public facilities.

Mitigation Measures

None required.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
14. RECREATION. Would the project:				
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 type="checkbox"/>	<input checked="" 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) 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?

The Project would not cause an increase in use of existing neighborhood and regional parks.

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?

The Project does not include recreational facilities.

Mitigation Measures

None required.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
15. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard 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) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections?)**

The Project would not result in an increase in traffic.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

See **Subsection 15a** above.

- 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?**

The Project would not result in a change in air traffic patterns, air traffic levels or safety risks.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

The Project would not affect access and circulation, either on- or off-campus.

e) Result in inadequate emergency access?

The Project would not affect emergency access.

f) Result in inadequate parking capacity?

The Project would not affect parking.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The Project would not result in an increase in wastewater generation at the College. The Project is the rehabilitation of two existing buildings and would not increase facilities capacity.

- 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?**

The Project would not result in an increase in wastewater generation or water consumption. See **Subsection 16a** above.

- 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?**

The Project would not result in the need to construct new storm water drainage facilities or expand existing facilities.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

The Project would not result in an increase in water consumption. See **Subsections 16a** and **16b** above.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project's projected demand in addition to the provider's existing commitments?**

The Project would not result in an increase in wastewater generation at the site.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

The Project would not result in an operational increase in solid waste as the Project would not increase facilities capacity. However, there would be construction debris resulting from the rehabilitation of the two buildings. Approximately 75 percent of construction debris will be recycled consistent with LEED certified projects. The remaining amount of construction debris would be transported to the appropriate landfill.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?**

The Project would comply with federal, state and local statutes and regulations related to solid waste.

Mitigation Measures

None required.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
17. MANDATORY FINDINGS OF SIGNIFICANCE.				
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, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- 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, 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?**

The Project would not degrade the quality of the environment or adversely affect biological resources, however, the Project could adversely affect unknown archaeological resources.

- 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.)**

The Project would not result in significant cumulative impacts.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

The Project would not result in environmental effects that would cause substantially adverse effects on human beings, either directly or indirectly.

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Recorder's Office
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EXHIBIT 1

REVIEW AND EVALUATION OF SIGNIFICANCE OF IMPACTS, REHABILITATION OF
TWO HISTORIC BUILDINGS AT DE ANZA COLLEGE

**REVIEW AND EVALUATION
OF SIGNIFICANCE OF IMPACTS**

REHABILITATION OF
TWO HISTORIC BUILDINGS
AT
DE ANZA COLLEGE

Baldwin Winery
and
East Cottage

Prepared for

PLACEMAKERS
LAND USE AND ENVIRONMENTAL PLANNING

Prepared by

THOMAS REX HARDY, AIA
Historical Architect
ROBERT BRUCE ANDERSON
Urban Conservation & Urban Design

SAN FRANCISCO



August 2008

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Report Summary

THIS REPORT has a twofold purpose: to make, and then to present, findings regarding the significance of potential impacts of a proposed project to repair and rehabilitate two historic structures that are located at De Anza College in Cupertino, California. The findings are based upon a detailed review and evaluation of specific work items that potentially could impact character-defining exterior features of the two historic structures, referred to as the East Cottage and Baldwin Winery buildings.

In 1992, the State Office of Historic Preservation formally acknowledged the East Cottage as a contributor to a potential historic district eligible for listing in the National Register of Historic Places. Based upon sources consulted for preparation of this report, there is no indication that the State Office of Historic Preservation has made a formal determination regarding historical significance of the Baldwin Winery, and therefore its eligibility for listing in either the National Register of Historic Places or the California Register of Historical Resources.

The proposed repair and rehabilitation project includes some 39 specific work items affecting exterior areas and features of the East Cottage and some 18 specific work items affecting exterior areas and features of the Baldwin Winery, as delineated by the project's lead consultant, Architectural Resources Group, Inc. of San Francisco. The majority of these work items consist largely of actions intended to repair, replace and/or upgrade existing exterior elements and features of the two historic structures, e.g., building systems and materials, accessibility, structural integrity.

Based upon on-site inspections of the East Cottage and Baldwin Winery buildings; the descriptions of work items contained in plan documents and background

REVIEW AND EVALUATION OF SIGNIFICANCE OF IMPACTS
REHABILITATION OF BALDWIN WINERY AND EAST COTTAGE, DE ANZA COLLEGE

information provided in numerous sources consulted for preparation of this report; and meetings and communications with staff of Architectural Resources Group and Degenkolb Engineers, the actions and treatments of the 57 scope items addressed by this report appear to be consistent with, and conform to, applicable standards and recommended treatments as described in *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Therefore, and pursuant to Section 15064.5 (b) (3) of Article 5 of the Guidelines for the California Environmental Quality Act, this repair and rehabilitation project can be considered as mitigated to a level of less than a significant impact on the character-defining exterior features and historic integrity of the East Cottage and Baldwin Winery buildings.

Methodology

THIS REPORT was prepared by Robert Bruce Anderson and Thomas Rex Hardy, AIA. Mr. Anderson is an urban designer and conservationist who specializes in the application and interpretation of design standards and guidelines with respect to historic properties and cultural landscapes. Mr. Hardy is a registered architect in the State of California, whose practice focuses on the design, materials and adaptive use of historic structures. Mr. Anderson and Mr. Hardy meet The Secretary of the Interior's Professional Qualifications Standards for Historic Architecture, Historic Preservation Planning and/or Architectural History per the Code of Federal Regulations, 36 CFR Part 61.

Mr. Anderson and Mr. Hardy inspected the Baldwin Winery and East Cottage historic structures on May 19, 2008. Meetings were conducted with Adria Oswald of Architectural Resources Group, Inc., on June 20, 2008, and with Kirk Johnston of Degenkolb Engineers on June 27, 2008. In addition, Ms. Oswald kindly provided copies of project drawings, existing condition reports, and other materials relevant to preparation of this report. Tom Izu of the California History Center at De Anza College provided Ms. Oswald with a copy of a March 31, 1992, letter from the State Office of Historic Preservation regarding potential eligibility of the Trianon Building, Cottage #1 (East Cottage) and Cottage #2 for listing in the National Register of Historic Places.

As described in greater detail in the next section of this report, under the heading **PROJECT DESCRIPTION**, this project consists of repair and rehabilitation of the Baldwin Winery and East Cottage historic structures for adaptive use by De Anza College. The methodology employed in this report consists of two principal tasks: 1) a detailed review of some 57 work items that potentially could alter or otherwise impact character-defining exterior features of the Baldwin Winery and

East Cottage buildings; and 2) an evaluation of the potential impact of these 57 work items on the historic integrity of these two historic structures, per applicable statutory provisions of the California Environmental Quality Act (CEQA). An adverse impact on the historic integrity of the character-defining exterior features of these two structures would impair or diminish their ability to convey their historical significance.

The methodology of this report is intentionally responsive to Section 15064.5, Article 5, of CEQA Guidelines, “Determining the Significance of Impacts on Historical and Unique Archeological Resources”. Accordingly, this report will make findings regarding potential impact(s) of the project’s repair and rehabilitation of exterior character-defining features of the two historic structures as directed by paragraph (b) (3) of Section 15064.5: “Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource”.

Project Description

THIS PROJECT consists of a series of actions designed for the repair and rehabilitation of two historic structures located on the campus of De Anza College in Cupertino, California. These two structures, the Baldwin Winery and the East Cottage, originally were constructed as part of the vineyard estate of Charles and Ella Baldwin, founded in 1887 and referred to by the Baldwins as “Beaulieu.” In 1962, voters of the Foothill Junior College District approved a \$14 million bond issue for purchase of the Baldwin’s former country estate and construction of a new campus for the district’s second community college, named De Anza College, which held its first day of classes in 1967.

This repair and rehabilitation project consists of alterations to interior spaces as well as character-defining exterior features of both historic structures. (This report, as noted earlier under report **METHODOLOGY**, reviews and evaluates the potential impact(s) of exterior features only.) A team of architectural and engineering consultants, retained by the Foothill-De Anza Community College District, has delineated numerous items for the repair and adaptive use of both the Baldwin Winery and the East Cottage. The San Francisco office of Architectural Resources Group, Inc. leads this team.

As delineated by Architectural Resources Group and their consultants, the specific items that constitute the scope of work for exterior features and areas of the Baldwin Winery can be summarized as follows:

- Retention of existing concrete walking surfaces
- Removal of all loose plaster finish on façades, followed by cleaning and sealing of exposed concrete and repair of cracks, and application of new plaster finish coat

- Repair, sanding and re-staining of all wood shutters and doors, and retrofitting of doors with code-compliant hardware
- Removal of the roof's existing flat clay tiles, followed by installation of new plywood sheathing and re-installation of existing and/or new in-kind clay tiles

The interior of the Baldwin Winery does not contribute to its historical significance. Its 12,400 square feet of usable interior floor area, on two levels, will be extensively renovated to accommodate a financial aid suite, a printing services suite, a part-time faculty suite and various support spaces.

The specific items that constitute the scope of work for exterior features and areas of the East Cottage can be summarized as follows:

- Removal of existing brick pavers on the north and south arcades, followed by reconstruction and resetting of walkway grades and re-installation of brick pavers
- Installation of new concrete ramps and metal railings on east and west ends of the north arcade
- Removal of all wood lath and existing rough textured plaster on façades, followed by installation of new plywood sheathing on the exterior of the structure's wood framing, new paper and metal lath, and new rough textured plaster painted to match the existing rough textured plaster
- Removal of existing rough textured plaster from arcade columns, followed by repair or rebuilding of wood interiors as necessary and installation of new rough textured plaster painted to match the existing rough textured plaster
- Repair, sanding and repainting of historic doors and windows presumed to be original, and replacement of existing door hardware with new lever handles of compatible design

- Replacement of doors and windows that have deteriorated substantially with new doors and windows that match existing doors and windows
- Removal of wood infill below windows on east and west façades, to be replaced with new rough textured plaster painted to match the rough textured plaster of the façades and arcade columns
- Removal of the existing roof's top layer of plywood sheathing and asphalt composition roll roofing, followed by installation of new plywood sheathing and asphalt composition shingles

The interior of the East Cottage does not contribute to its historical significance. Its 2,080 square feet of interior floor area will be extensively renovated to accommodate a resource center for the Social Sciences and Humanities, an office suite for the Institute for Community and Civic Engagement, a multi-purpose seminar room, and various support spaces.

Elsewhere in this report the reader will find **PROJECT IMPACT MATRICES** for the two historic structures, which respectively list 18 scope items for exterior alterations to the Baldwin Winery and 39 scope items for exterior alterations to the East Cottage; provide brief descriptions of the nature and extent of work; and indicate potential impact(s), if any.

Resource Descriptions

THE SUBJECT HISTORIC STRUCTURES of this report, the Baldwin Winery and the East Cottage, originally were constructed as part of the 70-acre vineyard estate that was started by Charles Baldwin in 1887. This section of the report presents an overview of their historical development in addition to brief descriptions of their character-defining features.

In 1886, Baldwin retained the San Francisco architect, Willis Polk, to design a French Neo-Classical country estate in Cupertino inspired by work of the French landscape architect, Le Nôtre, and the buildings at Versailles. Polk's design for the Baldwin estate consisted of a new main house, later named "Le Petit Trianon"; sunken gardens with a large fountain and perimeter balustrade; two small cottages, one serving as ranch headquarters and the other as living quarters for servants; and stables. Polk's ca. 1902 site plan incorporated existing structures of Baldwin's vineyard estate; the Victorian farmhouse, a barn, and wine cellar.

Surviving structures today from Polk's ca. 1902 site plan include "Le Petit Trianon", which now houses the California History Center; a portion of the perimeter cement balustrade; the cottage which housed the estate's servants; and the wine cellar, which is a two-level structure known today as the winery building. An architect and/or builder of the winery structure is not identified in sources consulted for preparation of this report.

"Le Petit Trianon" was listed in the National Register of Historic Places in 1972. In 1992, the State Office of Historic Preservation concurred with a finding of James Williams, then Executive Director of the California History Center and Foundation, that a historic district consisting of the two cottages, the original site of "Le Petit Trianon", and the remaining cement balustrade of the Baldwin estate was eligible

for listing in the National Register of Historic Places. In 2006, the cottage which served as ranch headquarters, designed by Willis Polk and often referred to in source materials as Cottage #2 or the West Cottage, was demolished as part of the College's plan to improve campus traffic circulation.

East Cottage

This single-story wood-framed structure is rectangular in plan and rests on concrete piers. Its exterior walls are clad in rough textured stucco. The low-pitched roof extends beyond the building's footprint, or envelope, to provide protection for arcades on the north and south elevations. The roof overhangs for each arcade are supported by large, round columns finished in rough textured stucco; the columns, with flat, square capitals, rest on flat, square plinths. The walkways of the north and south arcades are paved with red bricks. The east and west elevations are characterized by arched wing walls and stucco-covered chimneys; the east chimney is centered on the ridgeline, while the west chimney is offset from the ridgeline to the north.

The roof of the cottage is covered with composition shingles, although based upon Polk's other Mission Revival residential structures the original roof covering may have been tile. The pattern of openings for doors and windows is somewhat irregular, perhaps intentionally so to reflect Polk's desire to recall ranch houses of Spanish California. Most of the cottage's doors and windows today are multi-pane with wood sash, and most of the windows are double-hung. Apparently, the cottage was remodeled into four apartments between 1938-1940.

The Mission Revival architecture of Polk's surviving cottage stands in stark contrast to the French Neo-Classical architecture of the neighboring "Le Petit Trianon." Some might even find this contrast of architectural styles to be somewhat

disconcerting, although such sentiment perhaps can be explained by loss of the estate's historic setting. In any case, as observed by Richard Longstreth, Willis Polk deliberately wanted the Baldwin estate to reflect this dissimilarity of constituent parts—the rustic simplicity of the cottage that housed servants being appropriate for a working vineyard in California, and the 18th-century French inspired architecture of “Le Petit Trianon”, the main house, being appropriate for a luxurious country estate desired by Charles Baldwin, his Francophile client.

Baldwin Winery

The winery building is a single-story, cast-in-place and wood framed structure with a full basement. It was constructed at some point between Charles Baldwin's acquisition and start up of his 70-acre vineyard in 1887 and his retention of San Francisco architect Willis Polk in 1896 to prepare and implement a site plan for the Baldwin country estate. The structure is rectangular in plan whose dimensions are approximately 135 by 51 feet, and therefore, the building's coverage or “footprint” is some 6,800 square feet. The basement level, which most probably served as the winery's cellar, is below grade except at its southeast corner. At the west end of the building is a stair that connects the ground floor and basement levels, thereby creating a clear space between the basement and the roof.

The winery building's wood window shutters, which at present are non-operable, perhaps are original. The building's existing doors appear to be non-historic. The exterior walls are cast-in-place concrete, with formed rusticated corners.

The winery building's hipped roof is clad with flat clay tile, with the exception of barrel clay tile at the hips. The roof's framing consists of wood sheathing supported by wood beams which span large timber trusses that are spaced at 16 feet on center. The timber trusses span the 51-foot width of the building, and are

REVIEW AND EVALUATION OF SIGNIFICANCE OF IMPACTS
REHABILITATION OF BALDWIN WINERY AND EAST COTTAGE, DE ANZA COLLEGE

supported by the building's exterior concrete walls. The hipped roof, at its east and west ends, is supported by large beams that extend from the building's corners to peaks of the end timber trusses. Historic photographs clearly show that dormers, facing north and south, once existed on the winery building's roof; the date(s) of their removal is unknown by sources consulted for preparation of this report.

Project Impact Matrices

A MATRIX WAS expressly constructed as a tool to facilitate this report's review and evaluation of the significance of impacts of the proposed project's repair and rehabilitation of the East Cottage and Baldwin Winery buildings. A matrix for each of these historic structures lists the specific scope of work items, as defined by Architectural Resources Group, which possibly could impact each building's character-defining exterior features. Each matrix also lists the specific general note and keynote reference numbers as indicated on drawings prepared by Architectural Resources Group; the type of action or treatment anticipated for each scope of work item; and the potential impact(s), if any, for each scope of work item.

Findings of the project's potential impact(s), as indicated in the matrices which follow, are based upon descriptions of the individual scope items as indicated in plan documents prepared by Architectural Resources Group, as well as anticipated nature of the work to be performed. Certain scope items may require other actions or treatments, with possibly other potential impacts, once construction is underway.

One type or category of potential impact(s) in each matrix is identified as Impact Unknown. Work items whose potential impacts are unknown include those items for which the design, specifications or other essential information were unavailable or insufficient at the time of conducting this review and evaluation. As a general rule, the potential impact(s) of work items within this category, while unknown or indeterminable when conducting this review and evaluation, are unlikely to ultimately result in creating an Adverse Impact. For example, work items at the Baldwin Winery, whose potential impact is indicated as Impact Unknown, include the installation of new exterior lighting, new building signage, new awnings and a new illuminated display case. Similarly, certain work items at the East Cottage, whose potential impact is indicated as Impact Unknown, include the installation of a new

glazed door, new hardware on an existing French door, new accessibility ramps with new railings, new building signage and new landscaping. All such work items generally involve actions or interventions which are reversible, that is, they do not irrevocably demolish or otherwise compromise the integrity and historical significance of the historic structure's principal character-defining features.

Baldwin Winery

The majority of scope items indicated for the Baldwin Winery building (10 of 18 total) involve actions or treatments that can be regarded as repair and/or upgrading of existing character-defining features. No adverse impact is anticipated from actions or treatments undertaken to complete work on these scope items.

The other significant category of scope items (5 of 18 total) involves actions or treatments that introduce new features to exterior areas of the Baldwin Winery building. For example, new signs and new exterior lighting are scope items indicated as part of the repair and rehabilitation of the Baldwin Winery. As final design and specifications for these and other new features were either unavailable or yet to be determined at the time of preparing this report, their potential impacts are indeterminable.

Other actions and treatments at the Baldwin Winery call for removal of certain existing features, with in-kind replacement of those features in order to meet code requirements or building system upgrades.

East Cottage

The majority of scope items indicated for the East Cottage building (23 of 39 total) involve actions or treatments that can be regarded as repair and/or upgrading of

existing character-defining features. No adverse impact is anticipated from actions or treatments undertaken to complete work on these scope items.

The other significant category of scope items (10 of 39 total) involves actions or treatments that introduce new features to exterior areas of the East Cottage building. For example, new building signage, a new door, and new ramps with new railings at each end of the north arcade are scope items indicated as part of the repair and rehabilitation of the East Cottage. As final design and specifications for these and other new features were either unavailable or yet to be determined at the time of preparing this report, their potential impacts are indeterminable.

Other actions and treatments at the East Cottage call for removal of certain existing features, with in-kind replacement of those features in order to meet code requirements or building system upgrades.

Review and Evaluation of Significance of Impacts
 Rehabilitation of Baldwin Winery

No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
1	Remove exterior awnings and framing above.	A1.1 keynote 3	X				X		
2	Remove exterior parging/slurry coat.	A3.1 general note 1	X				X		
3	Provide (N) entrance door system.	A2.2 keynote 1				X	X		
4	Rehabilitate (E) entrance door system.	A2.1 keynote 2		X			X		
5	Rehabilitate (E) metal service door.	A2.1 keynote 6		X			X		
6	Rehabilitate (E) entrance door system.	A2.2 keynote 2		X			X		
7	New exterior lighting to be provided per campus standards.	A3.1 general note 2			X	X		X	
8	Sand, clean, restrain and seal existing wood fascia, soffit and shutters.	A3.1 keynote 1		X			X		
9	Rehabilitate metal louvered vent w/ screen for HVAC equipment needs.	A3.1 keynote 2		X				X	

Review and Evaluation of Significance of Impacts
Rehabilitation of Baldwin Winery

No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
10	Sand, clean, restrain and seal existing window system.	A3.1 keynote 3		X			X		
11	Remove flat clay tile roofing and barrel tiles at hips and store for reuse; install (N) plywood sheathing; reinstall clay tile roofing.	A3.1 keynote 4			X		X		
12	Provide building signage; text and style TBD.	A3.1 keynote 5				X		X	
13	Provide (N) awnings, including required framing and structure.	A3.1 keynote 6			X	X		X	
14	Provide locking illuminated display case.	A3.1 keynote 7				X		X	
15	Repair or inject and fill minor cracks in concrete wall.	A3.1 keynote 8		X			X		
16	Repair or inject and fill major cracks in concrete wall.	A3.1 keynote 9		X			X		
17	Seal coat entire concrete exposed wall surface.	A3.1 general note 3		X			X		

Review and Evaluation of Significance of Impacts
 Rehabilitation of Baldwin Winery

No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
18	STRUCTURAL Remove existing roof tiles, add plywood roof diaphragms. Strengthening of interior exposed framing with additional fasteners and connections. Injection of epoxy at major cracks at exterior concrete walls.	Existing Conditions Report and meeting with Degenkolb Structural Engineers		X			X		

Notes:

References are to the 7-sheet set of drawings titled: "Foothill De Anza Renovation Baldwin Winery, 90% Review Set" dated June 25th, 2008 by Architectural Resources Group (ARG).

Architectural scope items are compiled from ARG drawings, and through meeting with ARG staff, June 20, 2008 and subsequent teleconferences to clarify proposed treatments.

Structural scope items compiled from Existing Conditions Report, and through meeting with Degenkolb Structural Engineers staff, June 27, 2008 to clarify proposed treatments.

"The Secretary's Standards and Guidelines" refers to: "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings" by Kay D. Weeks and Anne E. Grimmer.

Review and Evaluation of Significance of Impacts
Rehabilitation of East Cottage

No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
1	Remove and protect (E) arcade pavers.	A1.1 keynote 1	X				X		
2	Fully remove concrete ramp.	A1.1 keynote 2	X				X		
3	Remove and reinstall (E) historic door.	A1.1 keynote 3		X			X		
4	Remove (E) door and frame.	A1.1 keynote 4	X				X		
5	Document and remove (E) windows.	A1.1 keynote 5	X				X		
6	Remove wall infill.	A1.1 keynote 6	X				X		
7	Remove (E) asphalt paving.	A1.1 keynote 8	X				X		
8	Remove arcade base curb.	A1.1 keynote 11	X				X		
9	Remove transformer enclosure fence.	A1.1 keynote 12	X				X		
10	Remove (E) landscaping and replace with new in kind.	A1.1 keynote 13			X		X		

Review and Evaluation of Significance of Impacts
Rehabilitation of East Cottage

No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
11	All faces of exterior walls and columns are to be fully replastered, rendered mortar with thrown finish to match historic condition.	A2.1 General note 1			X		X		
12	Rehabilitate (E) window (fixed).	A2.1 keynote 1		X			X		
13	Rehabilitate (E) window (double-hung).	A2.1 keynote 2		X			X		
14	Provide (N) window in (E) opening (fixed).	A2.1 keynote 3			X		X		
15	Provide (N) window in (E) opening (double-hung).	A2.1 keynote 4			X		X		
16	Rehabilitate and reverse swing of (E) French door; include replacement of door hardware to include programmable locking system.	A2.1 keynote 5		X	X			X	
17	Provide (N) glazed door and frame in (E) opening.	A2.1 keynote 6				X		X	
18	Rehabilitate (E) French door and keep fixed in closed position.	A2.1 keynote 7		X			X		

Review and Evaluation of Significance of Impacts
 Rehabilitation of East Cottage

No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
19	Frame and infill wall at location of (E) opening.	A2.1 keynote 11	X			X	X		
20	Provide H.C. opener.	A2.1 keynote 12		X			X		
21	Reset arcade pavers, replace missing/damaged pavers (assume 10% replacement).	A2.1 keynote 13		X	X		X		
22	Build arcade base level up to level of interior floor level.	A2.1 keynote 14				X	X		
23	Provide 1:12 ramp with metal railings.	A2.1 keynote 15				X		X	
24	Provide (N) landscaping in (E) landscaping bed.	A2.1 keynote 16			X		X		
25	Provide (N) landscaping in (N) landscaping bed.	A2.1 keynote 17				X		X	
26	Provide (N) electrical transformer with 36" wood screen.	A2.1 keynote 18		X	X		X		

Review and Evaluation of Significance of Impacts
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No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
27	(E) crawlspace access to be screened and secured.	A2.1 keynote 30		X			X		
28	Alternate 1: replace (E) window or glazed door with high-efficiency insulated glass unit of same size, configuration, and profile as present unit.	A2.1 keynote 31			X		X		
29	Remove exterior wall plaster and lath. Provide (N) plywood exterior wall sheathing. Replaster entire exterior wall finish with rendered mortar with thrown finish to match historic condition.	A3.1 general note 1	X	X	X		X		
30	Remove plaster from exterior columns, repair or rebuild wood columns as necessary, and replaster column with rendered mortar with thrown finish to match historic condition.	A3.1 general note 2	X	X	X		X		
31	Remove existing roofing membrane, underlayment (if present) and top layer of roof sheathing. Provide (N) plywood top layer of roof sheathing. Provide (N) asphalt composition shingle roof.	A3.1 general note 3	X		X		X		

Review and Evaluation of Significance of Impacts
 Rehabilitation of East Cottage

No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
32	Sand and restain or repaint all exposed exterior wood, including trim, soffits, exposed rafters.	A3.1 general note 4		X			X		
33	Completely remove wood siding under window, provide (N) framing and sheathing, and provide plaster finish.	A3.1 keynote 1		X		X	X		
34	Provide (N) metal louvered vent w/ screen for HVAC equipment needs.	A3.1 keynote 2				X	X		
35	Provide seismic chimney bracing scheme under stucco.	A3.1 keynote 3		X			X		
36	Rebuild curb and arcade floor to height of interior floor level.	A3.1 keynote 4		X		X	X		
37	Provide building signage, text and style TBD.	A3.1 keynote 5				X		X	
38	Provide (N) wall finish to match (N) surrounding finish at location of new framing at former door opening.	A3.1 keynote 6	X			X	X		

Review and Evaluation of Significance of Impacts
 Rehabilitation of East Cottage

No.	ARG SCOPE ITEM	ARG DRAWING REFERENCE	ACTIONS or TREATMENTS				POTENTIAL IMPACT(S)		
			REMOVE FEATURE	REPAIR/ UPGRADE	REPLACE	NEW FEATURE	NO ADVERSE IMPACT	IMPACT UNKNOWN	ADVERSE IMPACT
39	STRUCTURAL Remove existing exterior plaster and interior wall finish, add plywood diaphragms both sides, and replace new wall finishes each side of gable end walls. Possible foundation improvements. Chimneys to receive internal bracing in, or below roof level.	Existing Conditions Report and meeting with Degenkolb Structural Engineers	X	X	X		X		

Notes:

References are to the 4-sheet set of drawings titled: "Foothill De Anza Renovation East Cottage, CEQA" dated June 20th, 2008, by Architectural Resources Group (ARG).

Architectural scope items are compiled from ARG drawings, and through meeting with ARG staff, June 20, 2008 and subsequent teleconferences to clarify proposed treatments.

Structural scope items compiled from Existing Conditions Report, and through meeting with Degenkolb Structural Engineers staff, June 27, 2008 to clarify proposed treatments.

"The Secretary's Standards and Guidelines" refers to: "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings" by Kay D. Weeks and Anne E. Grimmer.

Conclusion re Significance of Project Impacts

OF THE 57 SCOPE ITEMS ADDRESSED by this report and included in the proposed project to repair and rehabilitate the Baldwin Winery and East Cottage buildings at De Anza College, potential impacts of these items may be summarized as follows:

- The majority of scope items indicated for the Baldwin Winery building (10 of 18 total) and the majority of scope items indicated for the East Cottage building (23 of 39 total) involve actions or treatments that can be regarded as the repair and/or upgrading of existing character-defining features. No adverse impact is anticipated from actions or treatments undertaken to complete work on scope items within this category.
- The other significant category of scope items involves actions or treatments that introduce new features to exterior areas of the Baldwin Winery building (5 of 18 total) and the East Cottage building (10 of 39 total). As final design and specifications for new features planned for installation at each building were either unavailable or yet to be determined at the time of preparing this report, their potential impacts are either unknown or indeterminable.
- Other actions and treatments at each building call for removal of certain existing features, with in-kind replacement of those features in order to meet code requirements or building system upgrades.

Based upon the information contained in the reports, plans, documents and other materials used to conduct the foregoing review and evaluation, the actions and treatments of the 57 scope items addressed by this report appear to be consistent with, and conform to, applicable standards and recommended treatments as

REVIEW AND EVALUATION OF SIGNIFICANCE OF IMPACTS
REHABILITATION OF BALDWIN WINERY AND EAST COTTAGE, DE ANZA COLLEGE

described in *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Therefore, and pursuant to Section 15064.5 (b) (3) of Article 5 of the Guidelines for the California Environmental Quality Act, this repair and rehabilitation project can be considered as mitigated to a level of less than a significant impact on the character-defining exterior features and historic integrity of the East Cottage and Baldwin Winery buildings.

Sources

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- State of California. Public Resources Code, Sections 21000-21178: California Environmental Quality Act; and Articles 1-20, Guidelines for California Environmental Quality Act, as amended January 2004.

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REHABILITATION OF BALDWIN WINERY AND EAST COTTAGE, DE ANZA COLLEGE

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services. Washington, D.C.: U.S. Government Printing Office, 1995.