



City Council Report

Item: 12.
Category: New Business
Meeting Date: May 4, 2010

TITLE: Approval of Conceptual Design, Authorize Public Works Director to Negotiate and Execute a Consultant Services Agreement and Approval of Mitigated Negative Declaration for the Stojanovich Family Park Project (08-10) (Resolution/Roll Call Vote)

RECOMMENDATION

That the City Council adopt the attached resolutions:

1. Approving the conceptual design of the Stojanovich Family Park Project (08-10).
2. Authorizing the Public Works Director to negotiate and execute a consultant services agreement with Callander Associates for developing the construction documents for the project.
3. Incorporating the attached findings, approving a Mitigated Negative Declaration for the Stojanovich Family Park Project (08-10).

BACKGROUND

On September 4, 2007, the City Council authorized the City Manager to execute a purchase agreement for a 1.32 acre property at 316 Union Avenue for the development of a public park. The site was offered to the City by Mrs. Anna Stojanovich for less than ½ of its market value on the condition that it be used as a public park.

On November 18, 2008, the City Council authorized the issuance of a request for proposals for conceptual design services and authorized the Public Works Director to negotiate and execute a consultant services agreement. In response to the RFP, 25 proposals were submitted. The firm of Callander Associates was selected as the top ranked firm showing extensive experience and success with community facilitation and creative conceptual design services.

From May 2009 through March 2010 staff and the consultant led the project through a park development process. This entailed an extensive public meeting process that included three study sessions/meetings each with the City Council, Parks and Recreation Commission, Historic Preservation Board and the community. Through these meetings consensus was gradually built upon for the layout and features for the proposed park.

DISCUSSION

Through the park development process, the feedback from the City and community was very positive. A consistent theme throughout the public input process was developing a park that provided a naturalistic setting and included the following park components:

- Incorporation of historical aspects of the site into the design
- Restroom
- No on-site parking but provision of a drop off area along Union Avenue
- Interpretive play elements and play features
- Vertical relief
- Adaptive re-use of existing materials on site
- Enhanced Union Avenue pedestrian crossing

Attached for Council's reference is the final conceptual design as well as cross sections, a visual simulation and inspiration images for the proposed park.

The final design depicts the rather naturalistic setting of the park with meandering paths, additional trees, pedestrian bridges, vertical relief and bioswales. A drop off area along Union Avenue has been included as well as a restroom and a variety of rather simple but themed play features located throughout the park. The selection of play features has been done, and will continue to be developed, with an effort to maintain the link between the park and the former fruit processing operations that previously occupied this site as well as much of the valley. The proposed crosswalk location and treatment shown is consistent with the draft conceptual designs previously presented through the park development process, which was strongly supported by all groups.

The entry plaza has been shown to include a fruit cart set on the historical rail alignment as part of the adaptive re-use of existing on-site materials. In order to chronicle the location of the former fruit processing shed, the entry plaza shows a demarcated footprint of the existing fruit processing shed with interpretive posts that could possibly be used to present the history of the site. The entry plaza is also shown to include a few interpretive play elements, such as a "can of fruit" and a springboard "drying rack".

Leaving from the plaza area, two pathways meander throughout the park. A restroom is strategically located in the gap between the townhome buildings on the south side of the park with a play structure and tractor tire climb area located away from the adjacent residential units, in the middle of the park. Adjacent to the play structure is a central plaza area with picnic tables and a pedestrian bridge over a bioswale. The bioswale meanders through the north side of the park and is anticipated to be a dry swale for most of the year. At the rear of the park, a swing set is located within the "orchard" of trees, adjacent to a low mounded grassy area.

Park components that were supported but have not yet been completely identified or detailed in the final conceptual design include: adaptive reuse of materials, security lighting and interpretive panels. These components are recommended for inclusion in

the park, and further details of how these components could best be incorporated into the park design will be completed during the final design process. During the artist selection process, an artist that was very highly rated, but not selected, showed creativity and experience with the development of interpretive panels. After discussions between the artist and landscape architect, the landscape architect is proposing to include this artist as part of the design team. Having the benefit of incorporating the artists' design and expertise in the interpretive panel program will complement the Stojanovich Family Park Project.

Should Council approve proceeding with the design, the following preliminary schedule is anticipated for the design and construction of Stojanovich Family Park:

Complete final plans and specifications	December 2010
Bid Opening	February 2011
Begin Construction	March 2011
Finish Construction	December 2011

The proposed Consultant Services Agreement would include the second phase of the project, preparation of construction documents (plans, specifications and estimates) and a provision for bidding and construction services. Callander Associates has performed very well through the conceptual design phase and has demonstrated that they have the knowledge and experience with successful preparation of construction documents for a variety of park projects. The attached resolution (Attachment 1) has been prepared to approve the final conceptual design and authorize the Public Works Director to negotiate and execute a Consultant Services Agreement with Callander Associates for the second phase of the project. The authorization is for an amount not to exceed \$132,000, with an additional authorization to encumber \$13,200 as a design contingency, for a total amount not to exceed \$145,200.

FISCAL IMPACT

The following is the anticipated Source and Use of Funds for the project:

Source of Funds	
FY 08/09 CIP (Park Dedication Funds)	\$2,200,000
FY 09/10 CIP (Park Dedication Funds)	\$662,500
Santa Clara County Open Space Authority	\$77,000
Total Source of Funds	\$2,939,500

Use of Funds	
Land Acquisition	\$1,362,500
Design, Engineering, Project Management	\$375,000
Public Art	\$25,000
Construction (including contingency)	\$1,177,000
Total Use of Funds	\$2,939,500

Because of the continued sluggishness of the residential development sector, Park Dedication funds are currently below what will be needed to support the construction of Stojanovich Family Park. The proposed FY 2011-15 CIP, presented to the Council on April 6, 2010, projects a FY 10 year end shortfall of \$938,000 in the Park Dedication Fee Fund.

As has previously been discussed, staff is proposing that funds for the construction of Stojanovich Family Park be advanced from other City capital funds until such time as the residential construction sector recovers and the Park Dedication Fee Fund is replenished. The proposed 2011-15 CIP projects that Capital Improvement Reserve Funds (CIPR) would be adequate to support the deficit in Parks funds through at least FY 13. Furthermore, the cash flow projection for Park Dedication Fees also indicates revenues from entitled housing projects should be more than adequate to repay any advanced CIPR funds prior to FY 13, such that any "loan" would be expected to be short term.

Within the next two to three years, staff is confident that several of the entitled residential development projects, including the proposed Merrill Gardens, mixed used development with senior housing component at 2105 Winchester Boulevard and the Riverside Plaza development at 651 W. Hamilton Avenue, will move forward providing the funding needed to repay any advanced park construction funding. Merrill Gardens resubmitted building permit plans for plan check review on April 19, 2010, and has indicated that the current estimate for start of construction would be the end of this calendar year. This would provide the City with \$519,000 in Park Dedication fees upon issuance of building permits, with an additional \$174,000 in Park fees due upon occupancy. The Riverside Plaza development's Park Dedication Fee obligation is \$714,000, which is projected to be paid to the City over the course of four years beginning in FY 11.

Another budgetary concern has been the ability of the City to absorb the ongoing operations and maintenance costs of a newly established park. Staff has been investigating options for including extended plant establishment and maintenance as a component of the construction contract. This would require the contractor to monitor and maintain the park for an extended period of time, potentially two to three years, to ensure that all plant materials are established and thriving and ready for long term routine maintenance. Although this would be an additional cost of construction, given the expected continuation of a very favorable bidding climate, staff is confident that extended plant establishment can be included within the allocated project budget.

The City crews would take over the park's maintenance following this extended plant establishment period. The City's multi-year budget projections include \$50,000 of funding for park maintenance beginning in FY 14.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), the City conducted an Initial Study for this project. The results of the study determined that the impacts that would be created as a result of this project have been mitigated to a less than significant

level. Based upon the information provided in the Initial Study, staff recommends that the City Council adopt the Mitigated Negative Declaration prepared for this project. The Draft Mitigated Negative Declaration and Mitigation Monitoring Report are included as an attachment to this report (reference Attachment 2). The mitigation measures identified in the Mitigated Negative Declaration are included within the Mitigation Monitoring Report. The 20-day public review period was March 10, 2010 to March 30, 2010. No comments were received during the public review period.

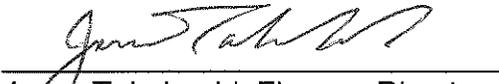
ALTERNATIVES

1. Do not proceed with design and postpone the project.
2. Proceed with final design and decide whether or not to move forward with construction upon completion of final design.
3. Provide other direction.

Prepared by: 
Edward Arango, Associate Civil Engineer

Reviewed by: 
Michelle Quinney, City Engineer

Reviewed by: 
Robert Kass, Public Works Director

Reviewed by: 
Jesse Takahashi, Finance Director

Approved by: 
Daniel Rich, City Manager

Attachments:

- Attachment 1 – Resolution approving conceptual design.
- Attachment 2 – Resolution approving Mitigated Negative Declaration
- Attachment 3 – Final Conceptual Design
- Attachment 4 – Conceptual Design Sections
- Attachment 5 – Visual Simulation
- Attachment 6 – Conceptual Design Sections and Sketches
- Attachment 7 – Inspiration Images

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING THE FINAL CONCEPTUAL DESIGN AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO NEGOTIATE AND EXECUTE A CONSULTANT SERVICES AGREEMENT WITH CALLANDER ASSOCIATES FOR THE STOJANOVICH FAMILY PARK PROJECT (08-10)

WHEREAS, on September 4, 2007, the City Council authorized the City Manager to execute a purchase agreement for a 1.32 acre property at 316 Union Avenue for the development of a public park; and

WHEREAS, on November 18, 2008, the City Council authorized the issuance of a request for proposals for conceptual design services and authorized the Public Works Director to negotiate and execute a consultant services agreement; and

WHEREAS, Callander Associates was the top selected firm based on experience and success with community facilitation and creative conceptual design services; and

WHEREAS, an extensive public meeting process was completed from May 2009 through March 2010 that included presentations to the City Council, Parks and Recreation Commission, Historic Preservation Board and community; and

WHEREAS, based on the public input received, a final conceptual design has been completed showing a park layout and features that were supported; and

WHEREAS, Callander Associates has performed very well through the conceptual design phase and demonstrated that they have the knowledge and experience with successful preparation of construction documents for a variety of park projects.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Campbell hereby approves the final conceptual design and authorizes the Public Works Director to negotiate and execute a Consultant Services Agreement with Callander Associates in an amount not to exceed \$132,000 and encumber a design contingency of \$13,200 for a total contract amount not to exceed \$145,200 for preparation of construction documents for the Stojanovich Family Park Project (08-10).

PASSED AND ADOPTED this 4th day of May, 2010, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

APPROVED:

Attest:

Evan D. Low, Mayor

Anne Bybee, City Clerk

RESOLUTION NO. _____

BEING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A MITIGATED NEGATIVE DECLARATION FOR THE STOJANOVICH FAMILY PARK FOR **316 UNION AVENUE** IN AN R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONING DISTRICT. APPLICATION OF THE CITY OF CAMPBELL. FILE NO.: CIP2008-010.

After notification and public hearing, as specified by law, and after presentation by the Director of Public Works, proponents and opponents, the City Council did determine that the adoption of a Mitigated Negative Declaration provides full and adequate environmental review for Approval of the Stojanovich Family Neighborhood Park project (CIP2008-010).

The City Council finds as follows:

1. An Initial Study has been prepared for a new family park project located at 316 Union Avenue, which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment. The project consists of the construction of a passive family park with meandering paths, additional trees, pedestrian bridges, vertical relief and bioswales, restroom facilities, play structures, and a drop off area with no on-site parking.
2. The Mitigated Negative Declaration (attached Exhibit A) describes the reasons that the Stojanovich Family Park project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report, pursuant to the California Environmental Quality Act Guidelines.
3. There are no responsible agencies or trustee agencies responsible for resources affected by the subject project.
4. The City of Campbell provided a Notice of Intent to adopt a Mitigated Negative Declaration to the public via the *Campbell Express* and the County Clerk.
5. The City of Campbell provided a 20-day public review period of the draft Mitigated Negative Declaration pursuant to the California Environmental Quality Act Guidelines. The 20-day public review period was between March 10, 2010 and March 30, 2010.
6. The mitigation measures identified in the Mitigated Negative Declaration are included in the Mitigation Monitoring Report (attached Exhibit B) pursuant to California Environmental Quality Act Guidelines.

7. The recommendation of adoption of the Mitigated Negative Declaration reflects the independent judgment and analysis of city staff.

Based upon the foregoing findings of fact, the City Council further finds and concludes that:

1. No substantial evidence has been presented from which a reasonable argument could be made that shows that the project, as currently presented and subject to the required mitigation measures, will have a significant adverse impact on the environment.
2. The Custodian of the Record for the Mitigated Negative Declaration and Initial Study is the Community Development Department of the City of Campbell, located at 70 North First Street, Campbell, California.

PASSED AND ADOPTED this _____ day of _____, 2010, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

APPROVED: _____
Evan D. Low, Mayor

ATTEST: _____
Anne Bybee, City Clerk



DRAFT
MITIGATED NEGATIVE DECLARATION

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

Project Title:

Stojanovich Family Park

City File Number: CIP2008-010 (Capitol Improvement Project)

Project Location:

316 Union Avenue, Campbell, California

Assessor Parcel Number: 412-28-049

Name and Address of Project Proponent:

City of Campbell

70 N. First St.

Campbell, CA 95008

Lead Agency Name and Address:

City of Campbell

Public Works Department

70 N. First Street

Campbell, CA 95008

Contact Person and Phone Number:

Steve Prosser, Associate Planner

(408) 866-2142

Ed Arango, Associate Engineer

(408) 866-2166

Zoning Designation:

R-3 (Multiple Family Residential)

General Plan Designation:

High Density Residential (21-27 Units/Gr. Acre)

Project Description:

On October 27, 2007 the City of Campbell purchased property at the above address for the specific purpose of constructing a new passive neighborhood park. The project site is approximately 1.32 acres. The preferred conceptual park design depicts the rather naturalistic setting of the park with meandering paths, additional trees, pedestrian bridges, vertical relief and bioswales. A drop off area along Union Avenue has been included as well as a small restroom and a variety of rather simple but themed play features located throughout the park. The selection of play features has been done, and will continue to be developed, with an effort to maintain the link between the park and the former fruit processing operations that previously occupied this site as well as much of the valley.

The project includes an entry plaza with a fruit cart set on the historical rail alignment as part of the adaptive re-use of existing on-site materials. In order to chronicle the location of the former fruit processing shed, the entry plaza shows a demarcated footprint of the existing fruit processing shed with interpretive posts that would be used to present the history of the site. The entry plaza is also shown to include a few interpretive play elements, such as a "can of fruit" and a springboard "drying rack".

Patrons leaving from the entry plaza area follow two pathways that meander throughout the park. The restroom is strategically located in the gap between the townhome buildings on the south side of the park with a play structure and tractor tire climb area located away from the adjacent residential units, in the middle of the park. Adjacent to the play structure is a central plaza area with picnic tables, a barbeque and a pedestrian bridge over a bioswale. The bioswale runs through the north side of the park and is anticipated to be a dry swale for most of the year. At the rear of the park, a swing set is located within the "orchard" of trees, adjacent to a low mounded grassy area.

Project Location and Setting:

The proposed Stojanovich Family Park is located at 316 Union Avenue (APN#412-28-049) within the City of Campbell. The City of Campbell is within the County of Santa Clara and primarily an urban area with a mixture of residential, commercial, industrial and office uses.

The project site is currently vacant and consists of a dilapidated wood processing shed and a concrete block drying facility previously used to receive and process fruit. This rectangular shaped level parcel is vegetated with one small oak tree located along the front property line, next to the existing shed, and a mixture of oak and pine trees located along the north property line.

The proposed project site is surrounded by multiple family residential developments and located within a quarter mile from a major commercial shopping center (The Pruneyard) within the R-3 (Multiple Family Residential) Zone District. The R-3 Zoning District allows public parks as a permitted use. The underlying General Plan designation for the project site is High Density Residential (21-27 Units/Gr. Acre). The proposed family park is consistent with the underlying

General Plan designation of High Density Residential as common open space areas are necessary for the general enjoyment of the City's residential population and are appropriately placed within existing urban areas.

Finding:

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

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

Mitigation Measure AIR - 1

The following practices should be followed during all phases of site preparation and construction activities:

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

Mitigation Measure CULT - 1

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

Mitigation Measure CULT - 2

In the event a human burial or skeletal element is identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The City and the Santa Clara County Coroner's office shall be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.

Mitigation Measure HYDROLOGY AND WATER QUALITY - 1

The following practices should be followed during all phases of site preparation and construction activities:

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

Mitigation Measure NOISE - 1

The following practices should be followed during all phases of site preparation and construction activities:

- *Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.*
- *Truck routes to and from the construction site should be established to avoid access to the project site via residential streets where possible.*

- *All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.*
- *Unnecessary idling of internal combustion engines shall be strictly prohibited.*
- *All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.*
- *Prior to the issuance of building permits, the project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street so that the contractor can be made aware of noise complaints.*
- *Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential streets.*

Mitigation Measure TRANSPORTATION - 1

The following practices should be followed during all phases of site preparation and construction activities:

- *Installation of a marked crosswalk near the southern boundary of the park site. This preferred location allows all current turning movements to be maintained, while providing a centrally located crosswalk relative to the project site, allowing for convenient and direct pedestrian traffic.*
- *Installation of high-visibility signs and markings: "Triple four" crosswalk striping, and yellow-green fluorescent warning signs placed at and in advance of the crosswalk.*
- *Installation of advanced yield signs.*
- *Installation of a median pedestrian island. A shorter median island on the north side allows for the existing northbound left-turn movement into Woodleaf Apartments to remain with adequate vehicle storage.*
- *Installation of flashing warning beacons placed on the warning signs at the crosswalk on both sides of Union Avenue.*

Mitigation Measure UTILITY AND SERVICE SYSTEMS - 1

The following practice should be followed during all phases of site preparation and construction activities:

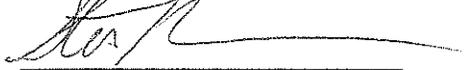
- *No less than 50% of the waste generated from the demolition of the existing on-site structures shall be recycled in conformance with an approved Waste Management Plan approved by the Director of Public Works.*

Protest of the draft Mitigated Negative Declaration:

Any person may file a written protest of the draft Mitigated Negative Declaration before 5:00 p.m. on March 30, 2010. Such protest must be filed at the Community Development Department, City Hall, 70 North First Street, Campbell, California. The written protest should make a "fair argument" that the project will have one or more significant effects on the environment based on substantial evidence.

3/8/10

DATE



SIGNATURE

Associate Planner

TITLE

City of Campbell

NAME OF LEAD AGENCY

Mitigation Monitoring and Reporting Program ~ Stojanovich Family Park

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
<p>3.b Air Quality</p> <p><u>Mitigation Measure AIR – 1</u></p> <p>The following practices should be followed during all phases of site preparation and construction activities:</p> <ul style="list-style-type: none"> ▪ Use dust-proof chutes for loading construction debris onto trucks. ▪ Water or cover stockpiles of debris, soil, and other materials that can be blown by the wind. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. ▪ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the 	<p>Site Preparation/Construction</p>	<p>City of Campbell Public Works Department</p>	<p>City of Campbell</p>	<p>Periodic Compliance Report</p>		

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
<p>construction site.</p> <ul style="list-style-type: none"> ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by the City Engineer. ▪ Enclose, cover, water twice daily or, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). ▪ Install erosion control measures to prevent runoff from the project site. 						
3. d Air Quality						
<p>Mitigation Measure AIR – 1</p> <p>The following practices should be followed during all phases of site preparation and construction activities:</p>	Site Preparation/Construction	City of Campbell Public Works Department	City of Campbell	Periodic Compliance Report		

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<ul style="list-style-type: none"> ▪ Use dust-proof chutes for loading construction debris onto trucks. ▪ Water or cover stockpiles of debris, soil, and other materials that can be blown by the wind. ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. ▪ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction site. ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by the City Engineer. 							

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
<ul style="list-style-type: none"> ▪ Enclose, cover, water twice daily or, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). ▪ Install erosion control measures to prevent runoff from the project site. 						
5.b Cultural Resources						
Mitigation Measure CULT - 1 The following practices should be followed during all phases of site preparation and construction activities: <ul style="list-style-type: none"> ▪ If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be instructed to 	Site Preparation and Grading Activities	City of Campbell Public Works Department/ City of Campbell Planning Division	City of Campbell	Periodic Compliance Report/Report of Findings and Inventory		

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.</p>							

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>5.c Cultural Resources</p> <p>Mitigation Measure CULT – 1</p> <p>The following practices should be followed during all phases of site preparation and construction activities:</p> <ul style="list-style-type: none"> ▪ If archaeological or paleontological resources are encountered during excavation or construction, construction personnel shall be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources and the City and a licensed archeologist or paleontologist shall be contacted to evaluate the situation. A licensed archeologist 	<p>Site Preparation/Construction</p>	<p>City of Campbell Public Works Department/ City of Campbell Planning Division</p>	<p>City of Campbell</p>	<p>Periodic Compliance Report/Report of Findings and Inventory</p>			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>or paleontologist shall be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines prior to the submittal of a resource mitigation plan and monitoring program to the City for review and approval prior to the continuation of any on-site construction activity.</p>							
5.d Cultural Resources							
<p><u>Mitigation Measure</u> <u>CULT – 2</u></p> <p>The following practices should be followed during all phases of site preparation and construction activities:</p> <ul style="list-style-type: none"> ▪ In the event a human burial or skeletal element is 	Site Preparation/Construction	City of Campbell Public Works Department/ City of Campbell Planning Division	City of Campbell	Periodic Compliance Report/Report of Findings and Inventory			

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>identified during excavation or construction, work in that location shall stop immediately until the find can be properly treated. The City and the Santa Clara County Coroner's office shall be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission who would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, shall formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in</p>							

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date Remarks
<p>place, removal and reburial on site, or elsewhere. Associated grave goods are to be treated in the same manner.</p>						
<p>8.k Hydrology and Water Quality</p>						
<p><u>Mitigation Measure Hydrology and Water Quality – 1</u></p> <p>The following practices should be followed during all phases of site preparation and construction activities:</p> <ul style="list-style-type: none"> ▪ Use dust-proof chutes for loading construction debris onto trucks. ▪ Water or cover stockpiles of debris, soil, and other materials that can be blown by the wind. ▪ Cover all trucks hauling soil, sand, and 	<p>Site Preparation/Construction</p>	<p>City of Campbell Public Works Department</p>	<p>City of Campbell</p>	<p>Periodic Compliance Report</p>		

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
<p>other loose materials or require all trucks to maintain at least two feet of freeboard.</p> <ul style="list-style-type: none"> ▪ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction site. ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets, as directed by the City Engineer. ▪ Enclose, cover, water twice daily or, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). ▪ Install erosion control measures to prevent runoff from the project site. 						
11.d Noise						

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date Remarks
<p>Mitigation Measure NOISE</p> <p>- 1</p> <p>The following practices should be followed during all phases of site preparation and construction activities:</p> <ul style="list-style-type: none"> ▪ Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official. ▪ Truck routes to and from the construction site shall be established to avoid access to the project site via residential streets where possible. ▪ All construction equipment with internal combustion engines used on the project site 	<p>Site Preparation/Construction</p>	<p>City of Campbell Public Works Department/City of Campbell Police Department</p>	<p>City of Campbell</p>	<p>Periodic Compliance Report</p>		

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date Remarks
<p>shall be properly muffled and maintained in good working condition.</p> <ul style="list-style-type: none"> ▪ Unnecessary idling of internal combustion engines shall be strictly prohibited. ▪ All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses. ▪ Prior to start of construction, the project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street so that the contractor can be made aware of noise complaints. 						

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
<ul style="list-style-type: none"> Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential streets. 						
15.g Transportation and Traffic						
<p><u>Mitigation Measure Transportation – 1</u></p> <p>The following practices should be followed during all phases of site preparation construction activities:</p> <ul style="list-style-type: none"> Installation of a marked crosswalk near the southern boundary of the park site. This preferred location allows all current turning movements to be maintained, while providing a centrally located crosswalk relative to the project site, allowing for convenient a direct pedestrian traffic. 	Construction/Prior to Project Final Inspection	City of Campbell Public Works Department	City of Campbell	Periodic Compliance Report/Final Inspection Report		

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<ul style="list-style-type: none"> ▪ Installation of high-visibility signs and markings: "Triple four" crosswalk striping, and yellow-green fluorescent warning signs placed at and in advance of the crosswalk. ▪ Installation of advanced yield signs. ▪ Installation of a median pedestrian island. A shorter median island on the north side allows for the existing northbound left-turn movement into Woodleaf Apartments to remain with adequate vehicle storage. ▪ Installation of flashing warning beacons placed on the crosswalk on both sides of Union Avenue. 							

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
16.f Utilities and Service Systems						
<u>Mitigation Measure Utilities and Service Systems – 1</u> <p>The following practice should be followed during all phases of site preparation and construction activities:</p> <ul style="list-style-type: none"> No less than 50% of the waste generated from the demolition of the existing on-site structures shall be recycled in conformance with an approved Waste Management Plan approved by the Director of Public Works prior to start of construction. 	Site Preparation/Demolition	City of Campbell Public Works Department	City of Campbell	Periodic Compliance Report		
16.g Utilities and Service Systems						
<u>Mitigation Measure Utilities and Service Systems – 1</u> <p>The following practice should be followed during all phases of site preparation and</p>	Site Preparation/Demolition	City of Campbell Public Works Department	City of Campbell	Periodic Compliance Report		

Mitigation Measures	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
					Initials	Date
<p>construction activities:</p> <ul style="list-style-type: none"> ▪ No less than 50% of the waste generated from the demolition of the existing on-site structures shall be recycled in conformance with an approved Waste Management Plan approved by the Director of Public Works prior to start of construction. 						



STOJANOVICH FAMILY PARK

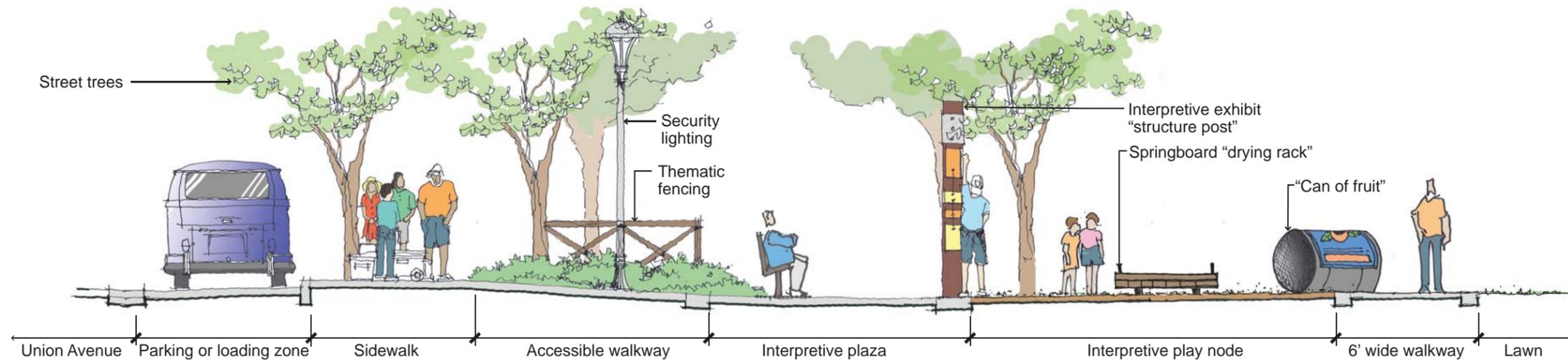
April 20, 2010



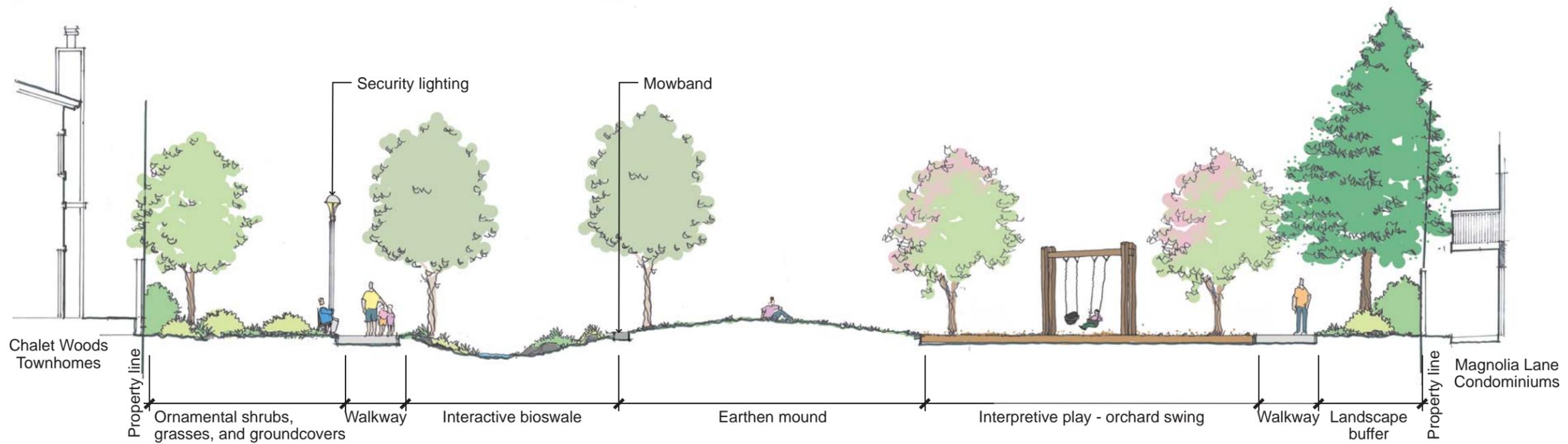


STOJANOVICH FAMILY PARK

April 20, 2010



A Section view at park entry



B Section view at bioswale, earthen mound, and swings





STOJANOVICH FAMILY PARK

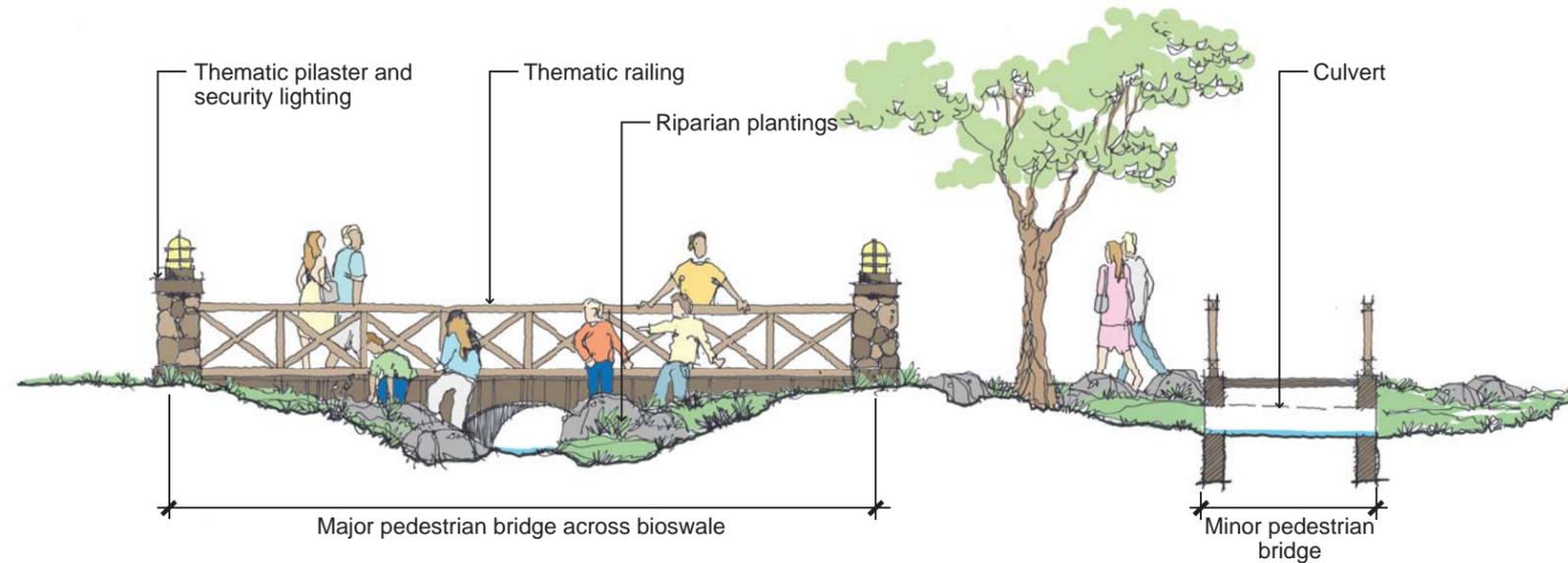
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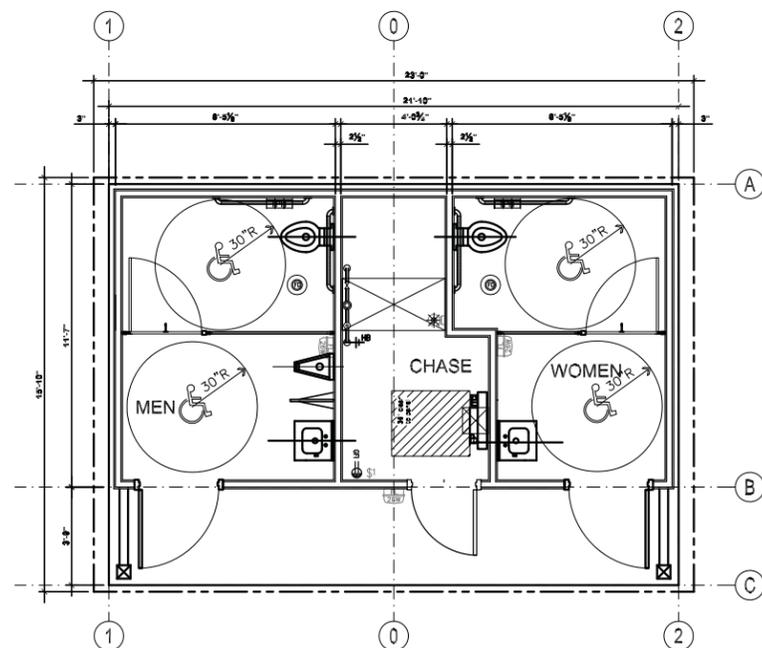


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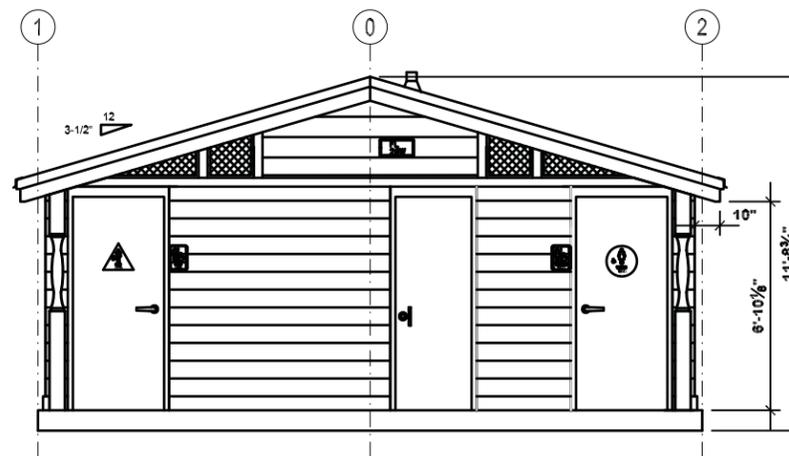
April 20, 2010



Concept at bioswale and pedestrian bridges



Restroom building, plan and front elevation



Standing seam metal roof



Wood siding



Similar rustic style

Restroom building materials



Recreated fruit cart provides historical education and seating opportunities



"Can of fruit" interpretive play



Oversized fruit sculptures/seats



Rubber play area surfacing



Tractor tire climb



Springboard "drying rack" play feature



Interpretive panel emulates shed architecture



Plant massings in agricultural rows



Play structure with water tower feature



Historic swing set at Campbell fruit packing plant



Rustic play elements



Flowering fruit trees in "orchard rows"