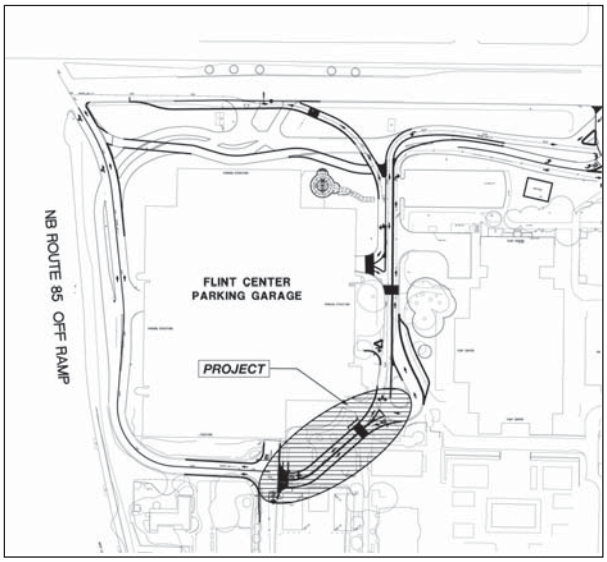
ON-CAMPUS CIRCULATION IMPROVEMENT PROJECT

Draft Environmental Impact Report

SCH# 2005072152



Foothill-De Anza Community College District

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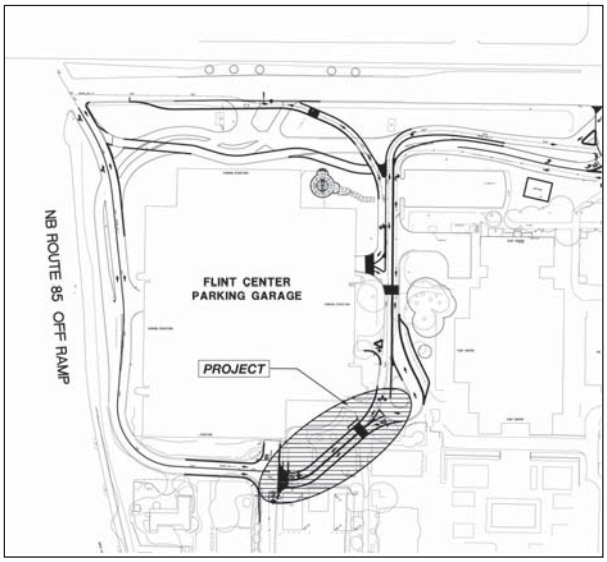

Foothill-De Anza Community College District

October 2005

Prepared by:
PLACEMAKERS
in association with
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SUMMARY

PROJECT OVERVIEW AND PROJECT DESCRIPTION

The Project is located on the De Anza College campus at the northwest portion of the campus.

The Project site contains an adobe cottage (Cottage #2), which is considered eligible for listing on the National Register of Historic Places and paved pedestrian pathways. The site comprises about six acres of land.

The Project would result in the demolition of Cottage #2 to construction the extension of the loop road. The loop road extension would be approximately 210 feet in length and about 30 feet in widths to accommodate two one-way travel lanes (see Figure 2.2).

ENVIRONMENTAL CONSEQUENCES AND MITIGATIONS

Table D-1 at the end of this section provides a summary of the environmental impacts, the level of significance of those impacts, identified mitigation measures and level of significance after the implementation of the mitigation measures.

ALTERNATIVES TO THE PROJECT

Alternatives analyzed in this DEIR include: No Project Alternative and Relocate Cottage #2. Potential environmental impacts associated with each alternative and a comparison of each alternative with the proposed Project is presented in Chapter 4. The Relocate Cottage #2 would be the environmentally superior alternative.

TABLE S.1: SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.1 Cultural Resources			
3.1.1 *Archaeological Resources*			
3.1.1 While the archaeological sensitivity is considered moderate, there is some potential for the discovery of prehistoric materials.	S	A qualified archaeologist shall be retained to monitor removal of existing ground covering and grading in order to identify archaeological materials, in particular historic archaeological deposits, which may have been associated with either the Cottage #1 and #2 or Le Petit Trianon. In the event any archaeological materials are discovered during monitoring, work shall be halted inside a zone established by the Project archaeologist until a program for evaluation and/or mitigation of impacts has been submitted to the City of Cupertino for approval. Mitigation can include hand excavation to record and/or remove significant archaeological materials or architectural features, along with monitoring of all subsequent earthmoving activities to facilitate the recording and/or removal of additional discoveries.	LTS
3.1.2 *Historic Architectural Resources*			
3.1.2 Demolition of Cottage #2 would result in a substantial adverse change to an historic resource, and would be a significant effect under CEQA. (	SU	Demolition of Cottage #2 would result in a substantial adverse change to an historic resource, and would be a significant effect under CEQA. **3.1.2a:** An analysis by building contractor Gilbane of the feasibility of moving Cottage #2 indicated that given "the condition of the cottage" "a successful relocation of the building, without significant damage, is highly improbable." Moving the building would require "significant repair and possible alteration" given the water damage to the roof and interior walls and the condition of the exterior stucco (Iverson, Gilbane 2004). Although De Anza College has determined that it is not economically or physically feasible to retain Cottage #2 on the De Anza College campus, the College shall offer the building for $1.00 to a prospective purchaser willing and financially able to move the building to a site off campus. The feasibility of moving all or part of building can be determined by the prospective new owner's contractor or an engineer experienced in moving historic	

TABLE S.1: SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT (Continued)

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		buildings. If Cottage #2 is moved from its original location, the new location must be appropriate to the historic character of the building. This mitigation measure would reduce Project impacts to a greater extent than salvaging parts of the building or demolition because the building would remain intact as a work of architecture, even if certain features had to be reconstructed. This mitigation, however, would not reduce impacts to a less-than-significant level since it would remove the building from its original historic context as a contributing feature to the Baldwin Estate.	SU
		3.1.2b: Prior to demolition of Cottage #2, it shall be 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. This documentation shall include archival quality, large format (minimum 4 by 5 inch) photographs of the exterior and interior of the building. Archival quality negatives of the building plans (if available) should also be included as part of the HABS documentation. Written documentation shall include an "Outline Format" report according to the instructions in the *Historic American Building Survey Guidelines for Preparing Written Historical and Descriptive Data* published by the Cultural Resources division of the Pacific Great Basin Support Office of the National Park Service, Oakland. A copy of the documentation, with original photo negatives and prints, should be donated to an historical archive accessible to the public and with facilities for storing archival photographs, such as the California History Center. The Environmental Design Library Archives, University of California, Berkeley, which has a major Willis Polk collection of his drawings and papers, shall also receive a copy of the documentation. The HABS documentation will somewhat reduce project impacts, but not to a less-than-significant level.	SU

TABLE S.1: SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT (Continued)

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		3.1.2c: Salvaging materials and features of Cottage #2 would reduce Project impacts. The salvaged materials could be incorporated into buildings on the De Anza College campus or on other locations in the area. Preserving features and materials of the Cottage near its historic location would reduce Project impacts more than moving these features and materials to a new site. Representatives of the California History Center, the Cupertino Historical Society and other interested parties shall be contacted and given the opportunity to examine the building and provide suggestions for salvaging various features. Possible features to be salvaged include the fireplaces, the windows and doors and the brick chimney on the west. The Project impacts would be reduced commensurate with the percentage of the existing building that can be salvaged or otherwise preserved. (SU) **3.1.2d:** A museum exhibit shall be mounted on the subject of Mrs. and Mr. Charles Baldwin, the "Beaulieu's" design and construction, architect Willis Polk and the significance of the Mission Revival Style in the history of California architecture. The material assembled for the HABS documentation can be used in the exhibit. The exhibit can be located on the De Anza College campus at the California History Center or an appropriate historical museum in the area. The exhibit will somewhat reduce the Project impacts, but not to a less-than-significant level. **3.1.2e:** Because construction activities related to the loop realignment road would occur in close proximity to Cottage #1 and the "Petit Trianon", construction period impacts may occur such as dust accumulation on building facades, increased noise and vibration from construction equipment, and restrictions or changes in circulation and access. Construction-period impacts would be mitigated by implementing the following mitigation measures: 1. A structural engineer shall determine whether or not there would be possible adverse effects on the "Petit	SU SU

TABLE S.1: SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT (Continued)

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		Trianon" and Cottage #1 during construction work; for example, vibration. The structural engineer shall recommend measures that will mitigate short-term construction impacts. The vibration from the construction may especially affect Cottage # 1 if the structure has been damaged by exposure water. 2. The general contractor shall be required to sprinkle excavation sites with water continuously during excavation activity; sprinkle unpaved construction areas with water at least twice per day to reduce dust generation; cover stockpiles of soil, sand and other such materials; cover trucks hauling debris, soil, sand and other such materials; and sweep streets surrounding excavation and construction sites at least once per day to reduce particulate emissions. The general contractor shall be required to maintain and operate construction equipment so as to minimize exhaust emissions of particulate and other pollutants, by such means as prohibition of idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs (to reduce emissions) for equipment that would be in frequent use for much of the construction period. 3. To mitigate potential impacts from soiling, cleaning of buildings on the property may be necessary after construction activities to prevent long-term damage to building fabric. The need for cleaning shall be determined by a qualified Historic Architect, shall follow the standards set by the Secretary of the Interior, and shall be completed in consultation with the Historic Architect. The Historic Architect should be given the opportunity to review and comment on the proposed cleaning methods for the facades of historic buildings that may be affected by construction related dust.	LTS

TABLE S.1: SUMMARY OF IMPACTS AND MITIGATION MEASURES FOR THE PROPOSED PROJECT (Continued)

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.2 Hazardous Materials			
3.2.1 Lead containing paint is present at moderate to high levels in Cottage #2.	S	Painted surfaces that are not substantially adhered to their substrate shall be removed prior to the demolition of the buildings. This removal shall be performed at a minimum with the controls and work practices described in Title 8 CCR 1532.1, which describes work, practices and respiratory protection.	LTS
3.2.2 Asbestos-containing floor tiles, mastic and dry wall with asbestos joint compounds are present in Cottage #2.	S	Asbestos-containing materials shall be removed by a licensed and registered asbestos abatement contractor prior to demolition of the building.	LTS

CHAPTER

1

INTRODUCTION

1.1 PURPOSE AND USE OF THIS DRAFT EIR

This Draft Environmental Impact Report (DEIR) evaluates the potential environmental impacts of the proposed Project that could occur as a result of its construction and operation. The DEIR is intended to be used as an informational document and is subject to public review, agency review and consideration by the Foothill-De Anza Community College District (District). The purpose of this DEIR is to identify potentially significant effects of the Project on the physical environment, to determine the extent to which these effects could be reduced or avoided and to identify and evaluate feasible alternatives to the Project. The EIR need not be exhaustive in its analysis of a project (Section 15151 *CEQA Guidelines*) but should analyze important issues to a sufficient degree that permitting and approving agencies can make informed decisions. The EIR is an information document that in itself does not determine whether a project will be approved.

1.2 ENVIRONMENTAL REVIEW PROCESS

In accordance with the *CEQA Guidelines*, the District, as the Lead Agency, prepared an Initial Study on the Project (*Section 15063 CEQA Guidelines*). On the basis of the Initial Study, the District determined that an EIR was required. A copy of the Initial Study is included in Appendix A. Effects found not to be significant in the Initial Study, and thus omitted from analysis in the DEIR addressed: aesthetics, agricultural resources, air quality, biological resources, geology/soils, hydrology/water quality, land use/planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic and utilities/service systems.

1.3 PUBLIC NOTICE

A Notice of Preparation (NOP) for this DEIR was circulated to the State Clearinghouse and Responsible Agencies on July 27, 2005 in accordance with Section 15802 of the *CEQA Guidelines* (Appendix A). The NOP was circulated to local and state agencies and other interested parties. A copy of the comment letters in response to the NOP is included as Appendix B.

PUBLIC REVIEW OF THE DRAFT EIR

The DEIR will be distributed for public review for 45 days, during which time comments on its accuracy and completeness may be submitted by local, state and federal agencies; public interest groups; and concerned individuals. Written comments should be submitted to:

Jeanine Hawk, Vice President
Finance and College Services
De Anza College
21250 Stevens Creek Boulevard
Cupertino, California 95014

All comments on the DEIR received during the public comment period will be addressed in a Response to Comments document. That document, and this DEIR combined, will form the Final EIR (FEIR) to be considered by the District Board for certification s complete and adequate.

PROJECT APPROVALS

Approval of the Project by the College District Governing Board (Board), as proposed or revised, would be accompanied by written findings for each significant adverse environmental effect identified in the FEIR. Findings must be accompanied by a brief explanation of the rationale for each finding and will indicate that: 1) mitigation measures to avoid or substantially lessen the significant environmental effects; 2) mitigation measures within the responsibility and jurisdiction of another public agency and either have been or should be adopted by that public agency; or 3) specific impacts are unavoidable and substantially unmitigable, but are considered acceptable because overriding considerations indicate the benefits of the project outweigh the adverse effects.

When making findings and at the time of approval of the Project, the Board must adopt a monitoring program for mitigation measures incorporated into the approved Project that reduces or avoids significant effects on the environment. The mitigation monitoring

program will be prepared in conjunction with the FEIR. This program is not required to be adopted until the time of approval of the Project.

In addition to Board approval, approvals, actions and permits would be needed from State and local agencies. For more information regarding Project approvals, see Chapter 2, Section 2.5.

1.4 CONTENTS OF THIS DRAFT EIR

This DEIR contains the following sections:

- The Summary chapter presents a Project overview including the Project description, environmental consequences and mitigation measures and Project alternatives.
- Chapter 1 provides an introduction and overview describing the intended use of the DEIR and the review and certification process.
- Chapter 2 provides a description of the Project, its location, the Project sponsor's objectives, specific planning features and required approvals.
- Chapter 3 presents a discussion of the environmental effects of the Project. The "Setting" sections of this chapter identify existing conditions relevant to each topic (cultural resources and hazardous materials). The "Impacts and Mitigations" section includes a discussion of potential impacts. Each impact has been numbered to correspond to the mitigation measure.
- Chapter 4 discusses alternatives to the Project.
- Chapter 5 provides CEQA-required discussions regarding significant unavoidable environmental impacts and other CEQA-related topics.
- Chapter 6 identifies the persons involved in the DEIR preparation.
- Chapter 7 lists references.

CHAPTER

2

PROJECT DESCRIPTION

2.1 PROJECT SPONSOR'S OBJECTIVES

The District proposes to construct a segment of the loop road realignment that would connect the portion of the existing loop road located to the south of the existing parking structure with an existing drop-off located to the south east of the parking structure consistent with the *De Anza College Facilities Master Plan* (2002). The *De Anza College Facilities Master Plan* presents a campus model that will meet the needs of the college for its current enrollment of 25,000 and an anticipated enrollment of 32,000 students (inclusive of distance learning and off-campus growth) by the year 2010. The Plan provides solutions to the educational needs described in the Educational Master Plan. The Plan is an overall picture of the developed campus and includes both site development and facility projects. The District is obligated by State law to plan for and accommodate the defined post-secondary educational needs of the District population, which is projected to increase. The following objectives of the De Anza College Educational Master Plan are provided as the overall purpose of the College Facilities Master Plan:

- Achieve levels of excellence in a climate of learning for a diverse student body;
- Provide effective pathways to learning for every student;
- Improve student learning, student life and the management of resources through the appropriate application of technology; and
- Increase access through planned growth and fiscal soundness.

The objectives of the loop road realignment are to specifically improve:

- Traffic safety;
- On-campus circulation; and
- Off-site traffic accessing the campus including queue length improvements.

2.2 PROJECT LOCATION

De Anza College is located in central Cupertino in 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. The Project site is located at the northwest corner of the campus. See Figure 2.1 Project and Regional Location.

2.3 PROJECT SITE CHARACTERISTICS

The Project site is located at the northwest area of the campus. The site contains an adobe cottage (Cottage #2), which is considered eligible for listing on the National Register of Historic Places, and paved pedestrian pathways. The Project site comprises about six acres of land.

2.4 PROJECT CHARACTERISTICS

The Project would result in the demolition and removal of Cottage #2 to construct the extension of the loop road. The loop road extension would be approximately 210 feet in length and about 30 feet in width to accommodate two one-way travel lanes. Figure 2.2 shows the loop road extension on the current campus site plan.

2.5 PROJECT APPROVAL PROCESS

The Foothill-De Anza Community College District is the principal authority for the proposed Project and is the Lead Agency, as defined by CEQA, for consideration and approval of the Project. The College District Governing Board (Board) will hold at least one public hearing on the proposed Project before deciding whether to approve it. The Board must certify the Final EIR before making a decision on the proposed Project. The Board will review the Project for consistency with the *De Anza College Facilities Master Plan* (2002).

The Project will also require approval by the following public agencies:

- San Francisco Bay Regional Water Quality Control Board for NPDES General Permit and Storm Water Pollution Prevention Plan (SWPP)

- Notification Permit for Asbestos Abatement (BAAQMD)

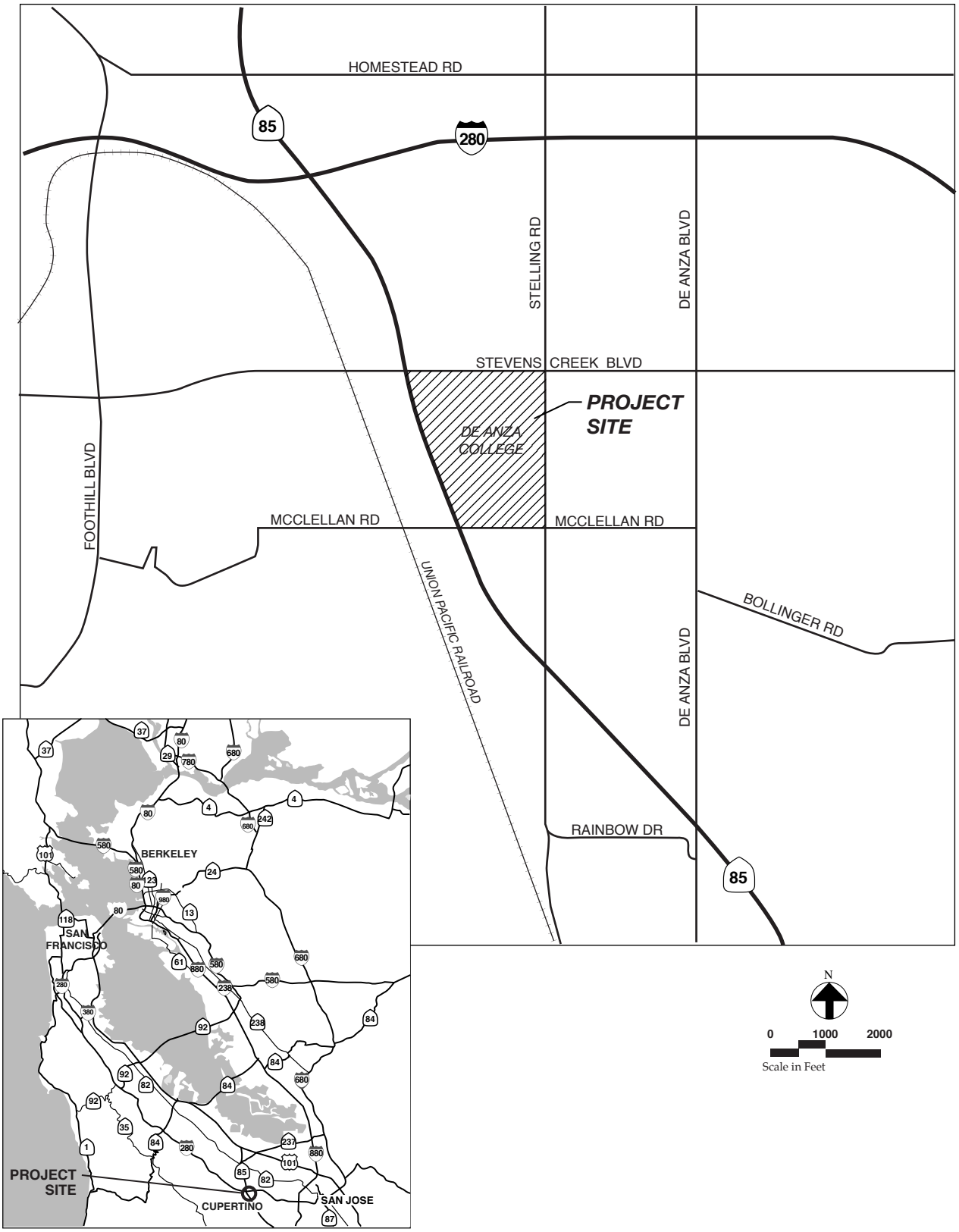
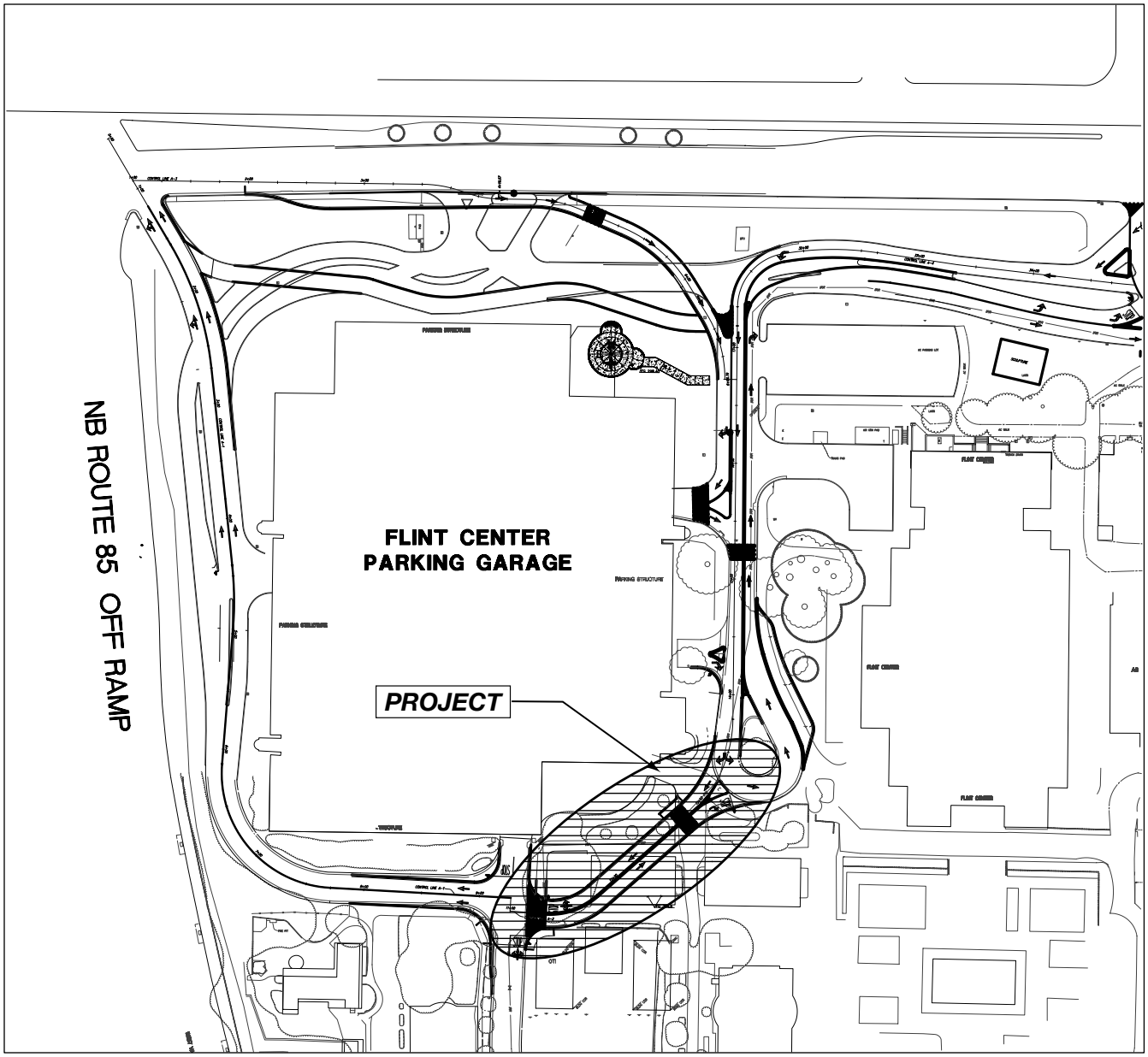


Figure 2.1
Project and Regional Location



Source: Sandis Humber Jones

Figure 2.2
Project Site Plan

CHAPTER

3

ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

INTRODUCTION

This chapter of the DEIR addresses specific topics to be evaluated in accordance with requirements of the California Environmental Quality Act and Guidelines. For each topic discussed (e.g., Traffic and Circulation, Air Quality), the following two subsections are included: "Setting" and Impacts and Mitigation Measures." Under "Setting" the text provides a discussion of existing conditions. Under "Impacts and Mitigation Measures," the text includes sections on: 1) Significance Criteria; 2) Impact Overview; and 3) Potentially Significant Impacts and Mitigation Measures. The Potentially Significant Impacts and Mitigation Measures section includes numbered impacts, which correspond to specific mitigation measures. Unless the impacts are noted as significant and unavoidable (SU), the recommended mitigation measures would reduce the identified impacts to less than significant. Thus, after each mitigation measure, the reader will find (LTS).

The specific criteria for determining if the impacts would be significant are identified under "Significance Criteria." These criteria are taken from the *CEQA Guidelines*, and responsible and trustee agencies.

3.1 CULTURAL RESOURCES

3.1.1 ARCHAEOLOGICAL RESOURCES

The Section 5 Cultural Resources of the Initial Study prepared on the *De Anza College Facilities Plan* (2002) and incorporated in Appendix 1.0 of the *De Anza Facilities Plan DEIR* (2002) suggested there may be a potential for the discovery of significant archaeological materials and/or human remains. Mitigation Measure 5c recommended that additional research be conducted. An archaeological literature review and field inspection was conducted at the Project site. The evaluation presented below is based on this archaeological study prepared by Holman & Associates (2005), which is included in Appendix C.

SETTING

An archaeological literature review on the Project site was conducted at the Northwest Information Center (NWIC) and revealed no previous archaeological field inspections of the De Anza campus. Dr. Robert Cartier, a noted local archaeologist, has taught at the campus but has not formally reported on any archaeological survey work completed at the campus. Dr. Cartier filed a historical evaluation of the "Staff House" in 2001. Other than this report, a National Register Nomination for Le Petit Trianon is on file at the NWIC (see Section 3.1.2 Historic Architectural Resources below).

A visual inspection of the Project area was conducted in December 2004. Currently, the area planned for the Project is covered by pedestrian walkways, roadway, landscaping and Cottage #2. Actual ground surface is visible only in a small portion of the landscaping where is light brown clay soil shows through.

There is an elevation change of several feet from the northeast end of the Project to the Cottages #1 and #2, suggesting there has been extensive grading to the east of the parking structure where the current drop-off is located. The southwestern end of the proposed extension of the loop road and the loop road to which it connects is at a higher elevation in an area which may or may not have seen historic leveling for the construction of the campus.

Due to campus development, it is impossible to complete a visual inspection. Based on the extent of site disturbance, the archaeological sensitivity of the Project area is considered moderate, but does not warrant a program of mechanical subsurface presence/absence testing for either prehistoric or historic archaeological materials. However, there is some potential for the discovery of prehistoric materials.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

For purposes of this DEIR, development of the Project would present a significant impact if it:

- Causes a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064. of the CEQA Guidelines.

Impact Overview

The archaeological sensitivity of the Project area is moderate, but does not warrant a program of mechanical subsurface presence/absence testing either for prehistoric or historic archaeological resources. The recommended mitigation measure would reduce potentially significant impacts to archaeological resources to a less than significant level.

Potentially Significant Impacts and Mitigation Measures

Impact 3.1.1 ***While the archaeological sensitivity is considered moderate, there is some potential for the discovery of prehistoric materials. (S)***

Mitigation Measure 3.1.1 A qualified archaeologist shall be retained to monitor removal of existing ground covering and grading in order to identify archaeological materials, in particular historic archaeological deposits, which may have been associated with either the Cottage #1 and #2 or Le Petit Trianon. In the event any archaeological materials are discovered during monitoring, work shall be halted inside a zone established by the Project archaeologist until a program for evaluation and/or mitigation of impacts has been submitted to the City of Cupertino for approval. Mitigation can include hand excavation to record and/or remove significant archaeological materials or architectural features, along with monitoring of all subsequent earthmoving activities to facilitate the recording and/or removal of additional discoveries. (LTS)

3.1.2 HISTORIC ARCHITECTUAL RESOURCES

SETTING

Historical Background

Cottage #2 is one of a number of features of the original Charles Baldwin country estate "Beaulieu" surviving today on the De Anza College campus. The other features include the adjacent Cottage #1, the main house, later named "Le Petit Trianon" (now the California History Center), the sunken gardens and its perimeter balustrade, and the winery building and cellars (now the campus bookstore). Charles Baldwin started his estate in 1887 when he planted 70 acres of vineyards on the property. Baldwin, who had married Ella Hobart, heiress to one of the Comstock Lode fortunes, was an arts connoisseur and devoted Francophile. He filled his vineyard with cuttings from Bordeaux and in 1896 he hired the noted San Francisco architect Willis Polk to design a lavish French Neo-Classical estate that included extensive formal gardens inspired by the

work of the French landscape architect Le Nôtre and a house inspired by buildings at Versailles. After its completion in approximately 1900, the Baldwin estate "Beaulieu" was featured in a 1902 article in *House and Garden* magazine and in the 1906 book *American Country Homes and Their Gardens* by John Winston.

The Baldwin estate was the first of Polk's major country houses, followed in later years by his design for the "Uplands" in Hillsborough for Templeton Crocker and the huge "Filoli" mansion in Woodside for William Bourne, owner of the Empire Mine, Grass Valley. Polk later career included heading the San Francisco office of the Chicago firm Burnham & Root, which produced a 1906 Plan for the City of San Francisco and the position of supervising architect for the 1915 Panama Pacific Exposition.

The French Neo-Classical main house at Beaulieu faced south toward a formal sunken garden with a large fountain. In its apparent striking contrast to the formal geometry of the main ensemble of house and garden, Polk designed two buildings, which have become known as the Cottages, to the west of the house, in the simple, rustic Mission Revival Style[1]. Architectural historian Richard Longstreth points out in his major study of Polk's early work the innovative and unusual informality of the "Beaulieu" plan - the variety of building types and styles, their varied relationships to the surrounding gardens and landscape and the general "open exchange between" the plan's "dissimilar constituent parts" (Longstreth 1983). The plan, for example, retained the original 19th century farm house and barn on the property with related landscape features adjacent to the more formal new design. According to Polk's original plans, Cottage #1 was built as the servant's quarters and Cottage #2 served as the ranch headquarters. Polk played an important role in generating interest in California Hispanic buildings in conjunction with the development of the Mission Revival as regional style. According to Polk, the simplicity of the Mission Revival offered a formal clarity and honest rustic materials quite unlike the visual chaos of San Francisco's over-ornamented Victorian buildings. Polk took sketching tours of the Missions and he wrote articles about their architecture in his short-lived publication *Architectural News* in 1890. He also led a movement to restore the more deteriorated of the surviving Missions, eventually becoming the restoration architect for Mission Dolores in San Francisco. The design competition for the California Building at the 1893 Columbian Exposition in Chicago specified that the building be in the Mission Revival Style largely because of Polk's lobbying. Polk's former employer, A. Page Brown, won the competition to design the California Building, the

[1] Many of the Bay Area's finest architects in the late 19th century and early 20th century designed buildings in the Mission Revival Style. In addition to Polk, Bernard Maybeck, A. Page Brown and others also designed significant examples f the Mission Revival Style. The standard work on the Mission Revival Style is Karen Weitze's California's Mission Revival (1984) based on her Art History Phd. Dissertation at Stanford University. In his classic study California Architectural Frontier (1960, republished in 1973), Harold Kirker was the first historian to recognize the Mission Revival as the firs regional style based on indigenous sources in the history of California architecture.

first major Mission Revival building to receive national attention by the architecture profession (Longstreth 2001). Polk's first executed Mission Revival building was the 1893 Valentine-Rey House in Belvedere. During the same period Polk worked on the Baldwin estate he designed the Mission inspired McCullagh house in Los Gatos and the Lloyden carriage house in Atherton.

The design of De Anza College, built in 1967, incorporated many of the surviving Baldwin estate buildings in its plan. The house "Le Petite Trianon" was listed on the National Register in 1972 and it was also included in the 1979 Santa Clara County Historic Resource Inventory. The House, originally located where the Flint Center is today, was moved to its current location in 1974. The College used the Cottages as offices initially, but they have been used for storage in recent years. The wine cellar was reused as the campus bookstore. A 1987 study recommended that the Cottages be used as an archival facility in conjunction with the re-use of the house as the California History Center, but funds for this reuse have not been available. In 1992, the State Office of Historic Preservation determined that the two Cottages and related landscape features of the Baldwin estate were eligible for the National Register of Historic Places under Criterion C because of their architectural significance at a local level (Craigo 1992).

Cottage #2 Description

Cottage #2 is on a flat site adjacent to and west of Cottage #1 and just southwest of the main Baldwin estate house, the "Petit Trianon" (Figure 3.1). Cottage #1 is somewhat longer than #2, but otherwise a similar arcaded building with a gable roof. A campus parking garage is to the north of Cottage # 2 and a cul-de-sac road for drop offs is north of the parking garage. Paved pedestrian walkways are adjacent to each side of Cottage #2 and modern campus buildings are to the south and west.

The single-story, rectangular plan (approximately 70 by 25 feet) Cottage #2 has rough cast stucco walls and a low pitched side gable roof (Figure 3.2). Structurally, the building is stud-wall, wood-frame construction with a perimeter concrete foundation. The roof, covered now with asphalt shingles, may have originally been Spanish tiles. The roof extends out over the long covered arcades on the north and side sides of the building (Figure 3.3). The arcade roofs are supported by a row of 6 large round columns. The roof rafters in the arcades are exposed and the arcades are paved in brick (Figure 3.4). The arcades end with a round arch opening on the east and west ends of the building. The west façade has an exterior brick chimney. A second chimney projects above the roof ridge on the east.

The north and south facades have a variety of window and door openings arranged randomly. The windows include fixed multi-pane (one with 15 lights on the north) and wood-sash, double-hung windows, primarily with 8 lights over 8. The east façade has two, 8 over 8 double-hung windows while the west façade has a single 6 over 6,

A. "Le Petite Trianon" - View from Southeast

Figure 3.1

B. Cottage #2 - View from Northeast

C. Cottage #2 - View from Southwest (Cottage #1 in Distance)

Figure 3.2

D. Cottage #2 - Arched Opening to Arcade at Southeast Corner

Figure 3.3

E. Cottage #2 - Detail of Roof Rafters in South Arcade

Figure 3.4

double-hung window and two long vertical windows flanking the exterior chimney. The south façade has five doors and the north four doors. The doors on the north and south are largely glazed with 10 lights, in addition to a couple of solid paneled doors.

Inside, Cottage #2 appears to have been largely remodeled in the 1970s for modern offices including new fluorescent ceiling lighting, new wall surfaces and the addition of partition walls, thus changing the original spatial configuration (Figure 3.5). A room opening out to the south arcade has a double-glazed French door, a design detail of the Cottage alluding to the French motifs of the Petit Trianon (Figure 3.5). Original fireplaces appear to survive in rooms at the east and west sides of the interior. The piles of boxes stored in the building limited assess in some interior spaces.

California Register Historical Resources

In September 1992, Governor Wilson signed Assembly Bill 2881 which created more specific guidelines for identifying historic resources during the project review process under the California Environmental Quality Act (CEQA):

> A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. (Frazee 1992)

Consequently, under Section 21084.1 of the Public Resources Code, an historic resource eligible for the California Register would by definition be an historic resource for purposes of CEQA compliance. The Final Guidelines for nominating resources to the California Register were published January 1, 1998. Under the regulations, a number of historic resources are automatically eligible for the California Register if they have been listed under various state, national or local historic resource criteria. California historic resources listed in, or formally determined eligible for the National Register of Historic Places are automatically listed on the California Register. Since Cottage # 2 has been determined eligible for the National Register it is also eligible for the California Register, thus it is an historic resource for purposes of CEQA compliance.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

CEQA Guidelines define a "significant effect" as a project that leads to a "substantial adverse change" such as "…demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historic resource would be materially impaired" and thus the equivalent of a significant environmental effect (Section 15064.5 (5) b (1)). The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its

F. Cottage #2 - Interior View of Remodeled Office Space

G. Cottage #2 - French Double-Doors Openig to South Arcade

Figure 3.5

historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources" (Section 15064.5 (5) b (2) (A)).

For purposes of this Project, a significant effect would occur if the project would have a significant effect on one or more properties listed on, or potentially eligible for inclusion on the California Register of Historical Resources. Such an effect could occur through demolition of or other substantial adverse change to an individually listed or eligible property, so that the resource's integrity could be compromised or its eligibility diminished.

Impact Overview

The Project would demolish Cottage #2, which is considered eligible for listing on the National Register of Historic Places. The adverse effects of Cottage #2's demolition could not be completely avoided or reduced to feasible insignificant levels through implementation of mitigation measures, the recommended mitigation measures would substantially reduce and lessen the adverse effects of demolition on Cottage #2's historical significance. The impact would remain significant and unavoidable.

Potentially Significant Impacts and Mitigation Measures

Impact 3.1.2 ***Demolition of Cottage #2 would result in a substantial adverse change to an historic resource, and would be a significant effect under CEQA. (SU)***

Under the CEQA Statutes and Guidelines a "substantial adverse change" such as "…demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historic resource would be materially impaired" is considered to be a significant effect on historic resources. The demolition of Cottage #2 constitutes a substantial adverse change to an historic resource, thus it is a significant effect under CEQA.

Mitigation Measure 3.1.2 Since CEQA requires the identification of feasible mitigation measures, the in situ preservation of Cottage #2 is not considered because it would render the project infeasible given the location of the building in relation to the Project area. The in situ preservation of Cottage #2 will be considered in the Project alternatives section of the EIR.

The following mitigation measures would reduce the Project impact but not to a less-than-significant level, thus the impact would be a significant unavoidable impact. CEQA requires mitigation measures to reduce impacts even if they will not eliminate or reduce the impacts to a less-than-significant level.

Mitigation Measure 3.1.2a An analysis by building contractor Gilbane of the feasibility of moving Cottage #2 indicated that given "the condition of the cottage" "a successful relocation of the building, without significant damage, is highly improbable." Moving the building would require "significant repair and possible alteration" given the water damage to the roof and interior walls and the condition of the exterior stucco. Although De Anza College has determined that it is not economically or physically feasible to retain Cottage #2 on the De Anza College campus, the College shall offer the building for $1.00 to a prospective purchaser willing and financially able to move the building to a site off campus. The feasibility of moving all or part of the building can be determined by the prospective new owner's contractor or an engineer experienced in moving historic buildings. If Cottage #2 is moved from its original location, the new location must be appropriate to the historic character of the building. This mitigation measure would reduce Project impacts to a greater extent than salvaging parts of the building or demolition because the building would remain intact as a work of architecture, even if certain features had to be reconstructed. This mitigation, however, would not reduce impacts to a less-than-significant level since it would remove the building from its original historic context as a contributing feature to the Baldwin Estate. (SU)

Mitigation Measure 3.1.2b Prior to demolition of Cottage #2, it shall be 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. This documentation shall include archival quality, large format (minimum 4 by 5 inch) photographs of the exterior and interior of the building. Archival quality negatives of the building plans (if available) should also be included as part of the HABS documentation. Written documentation shall include an "Outline Format" report according to the instructions in the *Historic American Building Survey Guidelines for Preparing Written Historical and Descriptive Data* published by the Cultural Resources division of the Pacific Great Basin Support Office of the National Park Service, Oakland. A copy of the documentation, with original photo negatives and prints, should be donated to an historical archive accessible to the public and with facilities for storing archival photographs, such as the California History Center. The Environmental Design Library Archives, University of California, Berkeley, which has a major Willis Polk collection of his drawings and papers, shall also receive a copy of the documentation. The HABS documentation will somewhat reduce project impacts, but not to a less-than-significant level. (SU)

Mitigation Measure 3.1.2c Salvaging materials and features of Cottage #2 would reduce Project impacts. The salvaged materials could be incorporated into buildings on the De Anza College campus or on other locations in the area. Preserving features and materials of the Cottage near its historic location would reduce Project impacts more than moving these features and materials to a new site. Representatives of the California History Center, the Cupertino Historical Society and other interested parties shall be contacted and given the opportunity to examine the

building and provide suggestions for salvaging various features. Possible features to be salvaged include the fireplaces, the windows and doors and the brick chimney on the west. The Project impacts would be reduced commensurate with the percentage of the existing building that can be salvaged or otherwise preserved. (SU)

Mitigation Measure 3.1.2d A museum exhibit shall be mounted on the subject of Mrs. and Mr. Charles Baldwin, the "Beaulieu's" design and construction, architect Willis Polk and the significance of the Mission Revival Style in the history of California architecture. The material assembled for the HABS documentation can be used in the exhibit. The exhibit can be located on the De Anza College campus at the California History Center or an appropriate historical museum in the area. The exhibit will somewhat reduce the Project impacts, but not to a less-than-significant level. (SU)

Mitigation Measure 3.1.2e Because construction activities related to the loop realignment road would occur in close proximity to Cottage #1 and the "Petit Trianon", construction period impacts may occur such as dust accumulation on building facades, increased noise and vibration from construction equipment, and restrictions or changes in circulation and access. Construction-period impacts would be mitigated by implementing the following mitigation measures:

1. A structural engineer shall determine whether or not there would be possible adverse effects on the "Petit Trianon" and Cottage #1 during construction work; for example, vibration. The structural engineer shall recommend measures that will mitigate short-term construction impacts. The vibration from the construction may especially affect Cottage # 1 if the structure has been damaged by exposure water.

2. The general contractor shall be required to sprinkle excavation sites with water continuously during excavation activity; sprinkle unpaved construction areas with water at least twice per day to reduce dust generation; cover stockpiles of soil, sand and other such materials; cover trucks hauling debris, soil, sand and other such materials; and sweep streets surrounding excavation and construction sites at least once per day to reduce particulate emissions. The general contractor shall be required to maintain and operate construction equipment so as to minimize exhaust emissions of particulate and other pollutants, by such means as prohibition of idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs (to reduce emissions) for equipment that would be in frequent use for much of the construction period.

3. To mitigate potential impacts from soiling, cleaning of buildings on the property may be necessary after construction activities to prevent long-term damage to building fabric. The need for cleaning shall be determined by a qualified Historic Architect, shall follow the standards set by the Secretary of the Interior, and shall be completed in consultation with the Historic Architect. The Historic Architect should be given the opportunity to review and comment on the proposed cleaning methods for the facades of historic buildings that may be affected by construction related dust. (LTS)

3.2 HAZARDOUS MATERIALS

SETTING

The evaluation presented below is based on the *Asbestos and Lead Paint Survey Report For De Anza College Cottages 1 & 2* (ECS 2004). A site survey was conducted in October 2004 to determine the presence of Asbestos Containing Materials (ACM), Lead Based Paint (LBP) and Lead Containing Paints (LCP). Samples of materials suspected to contain asbestos were collected and analyzed to determine their asbestos type and content as required by the Environmental Protection Agency (EPS), National Emission Standards for Hazardous Air Pollutants (NESHAP) and Bay Area Air Quality Management District (BAAQMD).

IMPACTS AND MITIGATION

Standards of Significance

For the purpose of this EIR, the presence of hazardous substances is considered significant if the potential hazardous substance exceeds:

- Environmental Protection Agency National Emission Standards for Hazardous Air Pollutants; and
- Bay Area Air Quality Management District standards for asbestos.

Impact Overview

Cottage #2 contains asbestos and lead-containing paint. This is a significant impact, however, the recommended mitigation measures would reduce potentially significant impacts of hazardous substances to a less than significant level.

Potentially Significant Impacts and Mitigation Measures

Impact 3.2.1 ***Lead containing paint is present at moderate to high levels in Cottage #2. (S)***

Mitigation Measure 3.2.1 Painted surfaces that are not substantially adhered to their substrate shall be removed prior to the demolition of the building. This removal shall be performed at a minimum with the controls and work practices described in Title 8 CCR 1532.1, which describes work, practices and respiratory protection

Paint removed during the abatement will likely be characterized as a hazardous waste, however, the remaining intact paint can remain on the substrate and once tested can

likely be disposed as regular construction debris with other building components. Any amount of lead waste generated must be characterized for proper disposal in accordance with Title 22, Section 66261.24. (LTS)

Impact 3.2.2 ***Asbestos-containing floor tiles, mastic and dry wall with asbestos joint compounds are present in Cottage #2.***

Mitigation Measure 3.2.2 Asbestos-containing materials shall be removed by a licensed and registered asbestos abatement contractor prior to demolition of the building (LTS)

CHAPTER

4

ALTERNATIVES

Section 15126.6(a) of the CEQA Guidelines requires than an EIR consider a reasonable range of alternatives to the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant affects of the Project. The EIR should focus on alternatives that would eliminate significant adverse environmental effects or would reduce these effects to a level of insignificance, even if the alternative would somewhat impede the attainment of Project objectives or would be more costly. The range of potential alternatives should include those that can feasibly accomplish most of the purposes of the Project.

Sufficient information about each alternative should all be included to allow a meaningful evaluation, analysis and comparison with the proposed Project. If alternatives cause one or more significant effects of the alternative shall be discussed, but in less detail than the significant effects for the proposed Project (CEQA Guidelines, Section 15126.6(d)).

The evaluation of alternatives is governed by the "rule of reason" under which an EIR must consider a reasonable range of options that could accomplish the basic purpose and need for the Project. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the Project (CEQA Guidelines, Section 15126.6(f).

4.1 ALTERNATIVES NOT SELECTED

Because of the configuration of existing buildings in the immediate Project area, it is not feasible to shift the alignment of the loop road extension. If the alignment were shifted to the west there is not adequate space to lay out the extension due to the presence of the parking structure. If the alignment were shifted to the east it would require demolition of Cottage #1. Therefore, this alternative was rejected.

4.2 ALTERNATIVES COMPARISON

Two alternatives to the proposed Project have been analyzed in the DEIR: the No Project Alternative and Relocate Cottage #2 Alternative. The No Project Alternative is required by CEQA (Section 15126.6(e)).

Each alternative is described below and their impacts summarized in **Table 4.1**. **Table 4.1** identifies each impact of the proposed Project (described in Chapter 3) and its level of significance before and after mitigation as Significant or Less than Significant. **Table 4.1** compares the level of significance of each Project impact with that of each alternative.

4.3 NO PROJECT ALTERNATIVE

Under this alternative, the extension of the loop road would not be constructed. The existing alignment would remain. Without the loop road extension, existing circulation conflicts would increase. The entire re-engineering of the Stevens Creek Boulevard campus entries and exits is dependent on the loop road circulation. Without this change, the entrance at the west end of Stevens Creek Boulevard and the proposed associated stacking lane could not be relocated. This improvement is proposed specifically to reduce congestion on Stevens Creek Boulevard and to improve on-site campus circulation.

Cultural Resources

With this alternative, Cottage #2 would not be demolished. Significant impacts to archaeological and historic architectural resources would not occur.

Hazardous Materials

Asbestos and lead containing paint would not be removed from Cottage #2, these hazardous substances would remain in the building.

4.4 RELOCATE COTTAGE #2

Cottage #2 would be relocated to another location and renovated by others. The proposed extension of the loop road would then be constructed at the Project site.

The District would advertise a "Call for Bids on Cottage #2" and would offer the building as is. It would be removed from District property and relocated at the purchaser's sole expense. The structure could not be sold for salvage and could not be demolished on District property.

Cultural Resources

Relocating Cottage #2 off-campus or elsewhere on campus would reduce historic impacts, but not to a less than significant level. The cottage is significant as part of the original Willis Polk complex of Baldwin estate buildings, and removing it from the

original context would diminish the historic character (or character-defining features that make the resource eligible for the California Register of not only the cottage but also of the complex as a whole. Additionally, it is highly improbably that relocating Cottage #2 could occur without significant damage to the structure. Appendix D includes a memorandum from Gilman, the District's Program Manager, reviewing the physical condition of Cottage #2.

Hazardous Materials

Impacts associated with the presence of hazardous substances would be the same as with the proposed Project.

4.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires that the EIR identify the environmentally superior alternative for a proposed project. The environmentally superior alternative would be the alternative that would have the least significant effects on the environment. If the No Project would be the environmentally superior alternative, the EIR should also identify an environmentally superior alternative from among the other alternatives that were considered in the EIR (CEQA Guidelines, Section 15126.6(e)(2).

The No Project Alternative would be the environmentally superior alternative. Thus, for this DEIR, the Relocate Cottage #2 Alternative would be the environmentally superior alternative. Impacts to the historic resource would be reduced in comparison with the proposed Project, however, they would continue to be significant and unavoidable.

Relationship to Project Objectives

The proposed Project would implement Mitigation Measure 3.1.2a, which would offer Cottage #2 to a qualified purchaser to relocate the building off campus. However, it is infeasible that relocation of the cottage could be undertaken without significant damage to the buildings. If there is no response by a qualified purchaser to relocate Cottage #2 within the noticed time period, it is infeasible for the District to continue offering the building for relocation as it would adversely affect the College's master plan schedule to construct the loop road extension and meet the pressing District's objectives to improve traffic safety and circulation on and off-campus.

TABLE 4.1: COMPARISON OF IMPACTS OF PROJECT WITH ALTERNATIVES

Proposed Project	Significance Before Mitigation	Significance After Mitigation	No Project	Relocate Cottage #2
3.1 *Cultural Resources*				
3.1.1 While the archaeological sensitivity is considered moderate, there is some potential for the discovery of prehistoric materials.	S	LTS	LTS	S
3.1.2 Demolition of Cottage #2 would result in a substantial adverse change to an historic resource, and would be a significant effect under CEQA.	SU	SU	LTS	SU
3.2 *Hazardous Materials*				
3.2.1 Lead containing paint is present at moderate to high levels in Cottage #2.	S	LTS	LTS	S
3.2.2 Asbestos-containing floor tiles, mastic and dry wall with asbestos joint compounds are present in Cottage #2.	S	LTS	LTS	S

KEY:
LTS = Less than Significant S = Significant Impact SU = Significant and Unavoidable

CHAPTER

5

OTHER STATUTORY CONSIDERATIONS

This chapter addresses the following: cumulative impacts; growth inducing impacts; significant unavoidable environmental impacts; significant irreversible environmental changes; and effects found not to be significant.

5.1 CUMULATIVE IMPACTS

Cultural Resources

Demolition of Cottage #2 would contribute to the cumulative loss of historic resources.

Hazardous Materials

Mitigation measures recommended in Section 3-2 Hazardous Materials would reduce potentially significant impacts to a less than significant level, and would not result in cumulative significant impacts.

5.2 GROWTH INDUCING IMPACTS

Chapter 9, Growth Inducement of the *De Anza College Facilities Master Plan DEIR* is hereby incorporated by reference. The Project would not result in changes in the analysis included in Chapter 9 of the DEIR.

5.3 SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

The following impact can be substantially lessened but cannot be completely avoided or mitigated to a level of insignificance with implementation of the proposed Project.

- The Project would result in the demolition of Cottage #2, a building eligible for listing on the National Register of Historic Places.

5.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Chapter 8, Significant Irreversible Environmental Changes *De Anza College Facilities Master Plan DEIR* is hereby incorporated by reference. The Project would not result in changes in the analysis included in Chapter 8 of the DEIR.

5.5 EFFECTS FOUND NOT TO BE SIGNIFICANT

The Project Initial Study identified the following environmental topics as not to be significant. Therefore, they were not discussed in this DEIR.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Geology/Soils
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

A copy of the Initial Study is included as Appendix A.

CHAPTER

6

PERSONS INVOLVED IN REPORT PREPARATION

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DE ANZA COLLEGE

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Miley Holman, Archaeological Resources

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Ward Hill, Historic Architectural Resources

CHAPTER

7

REFERENCES

CULTURAL RESOURCES

California State Assembly. 1992. Assembly Bill 2881, Frazee, 1992. An Act to Amend Sections 5020.1, 5020.4, 5020.5, 5024.6 and 21084 of, and to add Sections 5020.7, 5024.1, and 21084.1 to, the Public Resources Code, relating to historic resources.

Longstreth, Richard. *On the Edge of the World – Four Architects in San Francisco at the Turn of the Century*. MIT Press, 1983, pages 182-185.

Longstreth op. cit. pages 263-264 and Karen J. Weitze, "California's Mission Revival," *The Californian,* September, 2001, Vol. 23, No. 1, pages 5-13.

Steade R., Acting State Historic Preservation Officer. Letter to James Williams, Executive Director, California History Center & Foundation, March 31, 1992. An April 18, 1996 letter Cherilyn Widell, State Historic Preservation Officer, to Thomas Izu, California History Center and Foundation, reiterated the earlier determination of National Register eligibility for Cottages #1 and #2.

Weitze, Karen. Many of the Bay Area's finest architects in the late 19th Century and early 20th century designed buildings in the Mission Revival Style. In addition to Polk, Bernard Maybeck, A. Page Brown and others also designed significant examples of the Mission Revival Style. The standard work on the Mission Revival Style is Karen Weitze's *California's Mission Revival* (1984) based on her Art History Phd. dissertation at Stanford University. In his classic study *California's Architectural Frontier* (1960, republished in 1973), Harold Kirker was the first historian to recognize the Mission Revival as the first regional style based on indigenous sources in the history of California architecture.