



# Notice of Preparation Environmental Impact Report City of Campbell

**Date:** July 2, 2018

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations

**From:** Cindy McCormick, Senior Planner  
City of Campbell  
Community Development Department  
70 North First Street  
Campbell, CA 95008

**Subject:** Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the 1700 Dell Avenue Office Development Project

**Lead Agency:** City of Campbell Community Development Department

**Project Title:** 1700 Dell Avenue Office Development Project

**Project Location:** City of Campbell (see Figure 1 – Regional and Vicinity Map)

Notice is hereby given that the City of Campbell (City) will be the Lead Agency and will prepare a project-level EIR for the 1700 Dell Avenue Office Development Project (proposed project) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)). The EIR is being prepared by the City in accordance with applicable law, in particular, CEQA and the State of California CEQA Guidelines.

As shown on Figure 1, the 4.5-acre project site is located west of the Los Gatos Creek Trail within southern Campbell adjacent to the City's border with Los Gatos. The surrounding area is characterized by a mix of office buildings, research and development, warehouse and manufacturing, auto related businesses, and construction related businesses. The proposed project would demolish the existing three-story office building and redevelop the project site with a 161,870 square foot four-story office building, a 29,180 square foot five-story parking garage, additional surface parking, and an on-site public open space area. The proposed project would also dedicate a portion of the project site's frontage for street improvements along Dell Avenue and enhance the segment of the Los Gatos trail located along the eastern edge of the project site. In addition, the proposed project would require a Planned Development Permit and a zone change to rezone the property from Controlled Manufacturing to Planned Development. Further details of the proposed project are available at:

<https://www.ci.campbell.ca.us/883/1700-Dell-Avenue>

The EIR will evaluate the project for potential impacts on the environment and determine the potential environmental consequences of future change. The proposed project could potentially affect the following environmental factors, each of which will be addressed in the EIR: aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, parks and recreation, transportation and circulation, and utilities and service systems. Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will also be included in the EIR.

To ensure that the EIR for this proposed project is thorough and adequate and ensure that the issues of concern to the public and public agencies are addressed, the City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. Public comments on the scope of issues to be evaluated in the EIR are encouraged. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the project.

**A public Scoping Meeting will be held on July 10, 2018 at or after 7:30 p.m. in the City Hall Council Chambers** (70 North First Street, Campbell, CA 95008). Public agencies, organizations, and interested members of the public are invited to attend this meeting and present verbal or written comments on the proposed project. Hard copies of the scoping meeting materials will not be distributed in advance of the meeting. However, the scoping meeting materials will be available at the meeting.

If you wish to comment during the NOP comment period, or if you cannot attend the scoping meeting, we will accept written comments until the close of the NOP comment period. **Comments on the NOP are due no later than the close of the 30-day review period at 5:00 p.m. on Tuesday, July 31, 2018.**

Please send all written comments to Cindy McCormick, City of Campbell, at the address shown above or email to [cindym@cityofcampbell.com](mailto:cindym@cityofcampbell.com) with "1700 Dell Avenue EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency. Please direct questions about the proposed project description to Cindy McCormick, Senior Planner in the Community Development Department at [cindym@cityofcampbell.com](mailto:cindym@cityofcampbell.com), 408-871-5103.

