



**NOTICE OF INTENT
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF CAMPBELL, CALIFORNIA**

Notice is hereby given of the intent of the City to adopt a Mitigated Negative Declaration pursuant to Public Resources Code Section 21092(b)(1) for the Chick-Fil-A Campbell Project (“Project”), which includes applications for a Conditional Use Permit, Site and Architectural Review Permit, Tree Removal Permit, and CEQA review.

The 46,540 square foot project site is located on the corner of Bascom Avenue and Arroyo Seco Drive, south of East Campbell Avenue. Nearby uses include small shopping complexes to the north, south, and west as well as a large office complex to the west. Several other office and commercial businesses are located in the immediate vicinity along the Bascom Avenue corridor. The site also backs up to residential homes to the east. The Project Address is **2060 S. Bascom Avenue**.

The proposed project includes a new 4,998 square foot fast food restaurant (Chick-fil-A) and demolition of an existing ~5,358 square foot restaurant (Denny’s). Chick-fil-A’s typical operational hours are 6:00 a.m. to 11:00 p.m. Monday through Saturday (closed Sunday). The use, as currently proposed, would not include late night hours or alcohol service. A condition of approval would prohibit “late night” deliveries between 11:00 p.m. and 6:00 a.m. unless approved through the conditional use permit process. Most of Chick-fil-A’s business is during lunch, with a large percentage of the business coming from drive-through service. During peak lunch hours (~11:00 a.m. to 2:00 p.m.), Chick-fil-A staff will provide “face-to-face” service to queuing drivers to expedite service. During off-peak hours, patrons order food through one of two menu boards that are located under a covered canopy. The proposed drive-through lane would accommodate up to 20 vehicles. Fifty-six (56) parking stalls are located to the sides and rear of the existing restaurant.

The Initial Study prepared by the City was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the Initial Study, Community Development Department staff has determined that the project will not have a significant effect on the environment due to the incorporation of certain mitigation measures, and therefore, has prepared a draft Mitigated Negative Declaration for consideration by the Campbell Planning Commission and City Council.

All interested parties are invited and encouraged to submit comments in writing regarding the draft Mitigated Negative Declaration and/or attend the below described public hearings. The 30-day public review period for the draft Mitigated Negative Declaration begins on **October 23, 2019** and ends on **November 11, 2019**. Any comments must be submitted in writing, including email, to the Community Development Department by 5:00 p.m. on **November 11, 2019**. The Initial Study and draft Mitigated Negative Declaration are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, CA or online at <http://www.cityofcampbell.com/501/Public-Notices> under 'Environmental Notices'.

The Campbell Planning Commission will consider the project and draft Mitigated Negative Declaration at a public hearing to be held on or after **November 12, 2019**. The meeting will be held at 7:30 p.m., or shortly thereafter, in the City Hall City Council Chambers, 70 North First Street, Campbell, CA.

Please be advised that if you challenge the decision on the Mitigated Negative Declaration and/or project in court, you may be limited to raising only those issues you or someone else raised at the future public hearings to be determine, or in written correspondence delivered to the City of Campbell prior to the public hearings. Questions and written comments may be addressed to Cindy McCormick, Senior Planner at (408) 871-5103 or by email at cindym@cityofcampbell.com.