



City of Campbell

Notice of Preparation – Environmental Impact Report

Date: July 11, 2018

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

From: Daniel Fama, 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 Campbell In-N-Out Burger Project

Lead Agency: City of Campbell Community Development Department

Project Title: Campbell In-N-Out Burger 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 Campbell In-N-Out Burger 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 1.2-acre project site is located in the northeastern portion of Campbell, on the north side of East Hamilton Avenue near Highway 17. The surrounding area is characterized by a mix of commercial uses along East Hamilton Avenue and single-family and multi-family residential properties to the north of the project site. The proposed project would demolish the existing restaurant building (former Elephant Bar) and entirely redevelop the project site with an approximately 3,812 square-foot drive-through fast-food restaurant with outdoor seating. The project would also include related landscaping and site improvements, removal of all on-site trees, and an increase in the number and size of on-site signage. The project would not require a change in General Plan land use designation or Zoning. Further details of the proposed project are available at <https://www.ci.campbell.ca.us/876/In-N-Out>.

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.

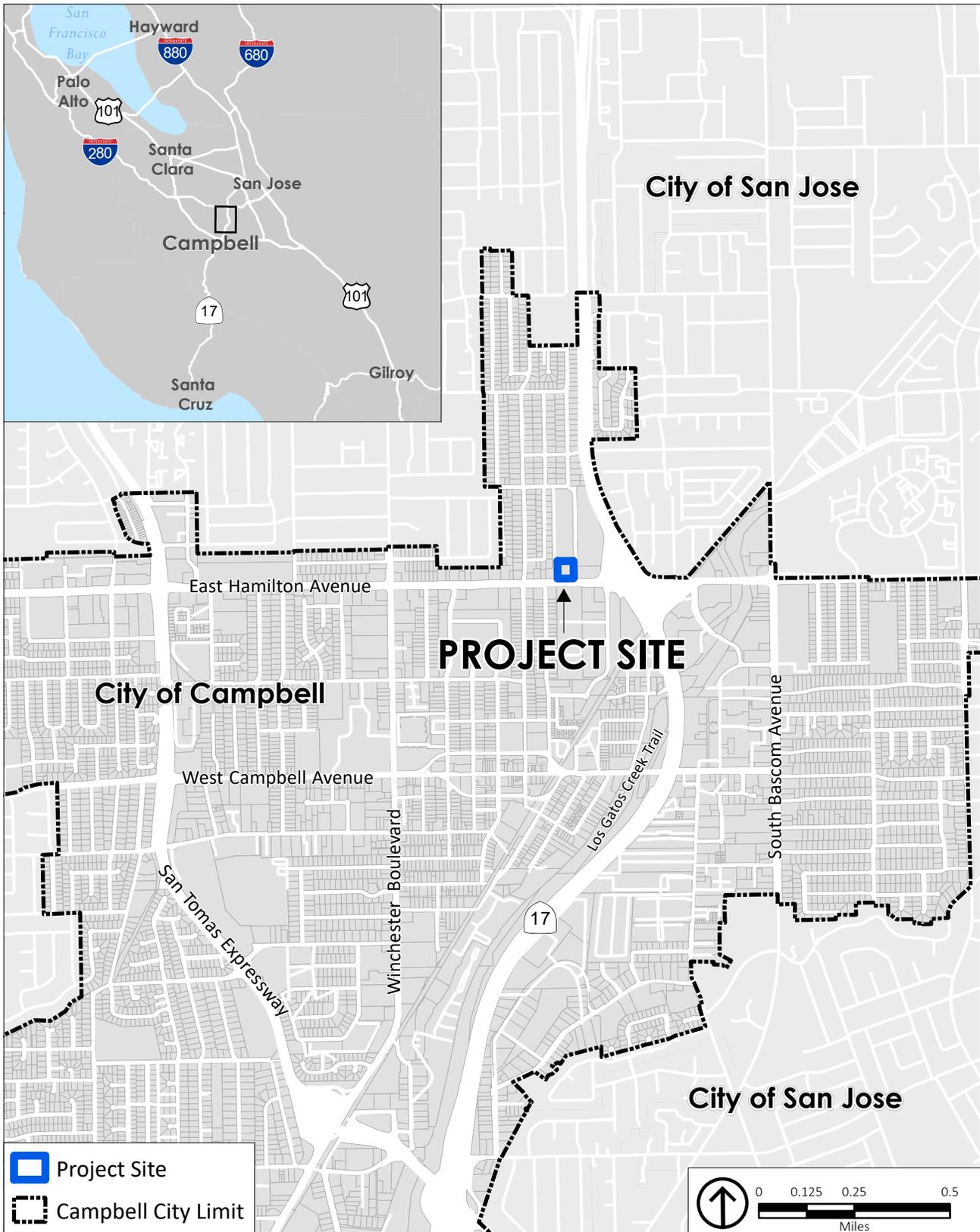
A public Scoping Meeting will be held on July 24, 2018 at or after 7:30 p.m. in the City Hall Council Chambers (70 North First Street, Campbell, CA 95008). Public agencies, organizations, and interested members of the public are invited to attend this meeting and provide verbal or written comments on 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 in hard copy 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 Friday, August 10, 2018.**

Please send all written comments to Daniel Fama, Senior Planner, City of Campbell, at the address shown above or email to danielf@cityofcampbell.com with "In-N-Out Burger Project 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 Daniel Fama, Senior Planner in the Community Development Department at danielf@cityofcampbell.com, 408-866-2193.

July 11, 2018

NOTICE OF PREPARATION



Source: ESRI, 2017; PlaceWorks, 2018.

Figure 1
Regional and Vicinity Map