



CITY OF CAMPBELL
Community Development Department

February 13, 2019

NOTICE OF PUBLIC HEARING
Draft Environmental Impact Report for In-N-Out Burger

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **February 26, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to accept comments from interested public agencies, organizations, and individuals on the adequacy of the project-level Draft Environmental Impact Report (DEIR) prepared for the proposed Campbell In-N-Out Burger Project, on property located at **499 E. Hamilton Avenue**. 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.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Following the close of the public review period for the DEIR, the City will prepare a final EIR, incorporating all comments received during the public comment period, for consideration by the Planning Commission, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **In-N-Out Burger DEIR**



Notice of Availability of an Environmental Impact Report for the Campbell In-N-Out Burger Project

Date: February 13, 2019
Subject: Notice of Availability (NOA) of the Draft Environmental Impact Report (EIR) for the Campbell In-N-Out Burger Project
Lead Agency: City of Campbell
Project Title: Campbell In-N-Out Burger Project
Project Location: 499 East Hamilton Avenue, Campbell
State Clearinghouse No.: 2018072028

PROJECT DESCRIPTION

The In-N-Out Burger Project (proposed project) site is a 1.2-acre lot 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 (formerly the Elephant Bar) and entirely redevelop the project site with an approximately 3,812-square-foot drive-thru fast-food restaurant with outdoor seating. The project would also include related landscaping and site improvements, removal of 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>.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

The Draft EIR evaluates potentially significant environmental impacts associated with the proposed project, consistent with the California Environmental Quality Act (CEQA). The Draft EIR identifies the following categories as potentially significant: Air Quality, Biological Resources, Cultural Resources, Tribal Cultural Resources, Hazards and Hazardous Materials, Noise, and Transportation and Traffic. No significant unavoidable impacts were identified for the proposed project.

CEQA requires this notice to disclose whether any listed hazardous materials sites are present at the location. As discussed in Chapter 4.7, Hazards and Hazardous Materials, of the Draft EIR, the proposed project site and surrounding sites are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PUBLIC REVIEW

A **45-day public review period** for the Draft EIR will start on Wednesday, February 13, 2019 and end on Monday April 1, 2019. Please send all written comments (electronic communication preferred) to:

Daniel Fama, Senior Planner
City of Campbell
70 N. 1st Street
Campbell, CA, 95008
daniel.fama@cityofcampbell.com

Please use "In-N-Out Burger Project EIR" as the subject line for email submittals. Comments on the Draft EIR are due no later than the close of the 45-day public review period on April 1, 2019.

Copies of the Draft EIR will be on file for public review at the Campbell City Hall (70 N. 1st Street, Campbell, CA, 95008) in the Community Development Department, the Campbell Library (77 Harrison Ave, Campbell, CA 95008), and on the City's website under the Environmental Notices webpage at <https://www.ci.campbell.ca.us/Archive.aspx?AMID=48>. Public agencies providing comments are asked to include a contact person for the agency.

PUBLIC HEARING

A public hearing to receive comments on the adequacy of the Draft EIR will be held before the Planning Commission on **Tuesday, February 26, 2019** at 7:30 p.m., or shortly thereafter, in the City Council Chambers (70 N. 1st Street, Campbell, CA, 95008). Oral and written testimony on the Draft EIR may be given at this Planning Commission meeting.

Project Location Map

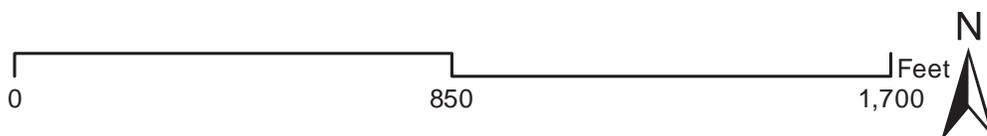


Project Location: 499 E. Hamilton Avenue

Project Name: In-N-Our Burger



Community Development Department
Planning Division



[CLICK HERE TO DOWNLOAD FULL DOCUMENT](#)



CITY OF CAMPBELL In-N-Out Burger Project Draft EIR

SCH#: 2018072028

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