



**CITY OF CAMPBELL
NOTICE OF AVAILABILITY
OF DRAFT DELL AVENUE AREA PLAN AND
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)**

NAME OF PROJECT: Dell Avenue Area Plan (SCH# 2014072042)

REPORT AVAILABILITY: This notice is to certify that a Draft Dell Avenue Area Plan (DAAP) and Draft Environmental Impact Report (DEIR) for the project listed above has been prepared by the City of Campbell, Community Development Department. The Draft DAAP and DEIR may be found on the City of Campbell website at: <http://www.cityofcampbell.com/492/Dell-Avenue-Area-Plan> and copies may be reviewed at the Planning Division of the Community Development Department located at 70 N. First Street, Campbell CA 95008.

PUBLIC REVIEW PERIOD: The 45-day public review period for the Draft EIR starts on June 22, 2015 and continues through August 10, 2015. Written comments related to the DEIR should be directed to:

Mail:
Paul Kermoyan, Community Development Director
Community Development Department
City of Campbell
70 N. First Street
Campbell, CA 95008

Email:
paulk@cityofcampbell.com

All written comments must be received by 5:00 p.m. on August 10, 2015.

PUBLIC HEARING: A Planning Commission public hearing on the DEIR for Dell Avenue Area Plan is scheduled for **July 28, 2015**. The hearing will be held at 7:30 p.m. in the City Council Chambers located at 70 N. First Street, Campbell. Oral and written testimony on the DEIR may be given at this Planning Commission meeting. Anyone challenging the item noted above may be limited to addressing only those issues raised in the notice, or in written correspondence delivered to the City prior to the close of the comment period.

MORE INFORMATION: For more information on the Draft EIR or on the public hearing process, please contact the following planning staff at the City of Campbell Community Development

Department: Paul Kermoyan at (408) 866-2140 or by e-mail at paulk@cityofcampbell.com

LOCATION OF PROJECT: The Plan Area encompasses approximately 113 acres in the south-eastern portion of Campbell's city limits, just south of Downtown Campbell and along the western edge of State Route 17. The Plan Area is generally bounded on the east by Hacienda Percolation Ponds and Los Gatos Creek, the north by Hacienda Avenue, the west by Winchester Boulevard, and the south by Knowles Drive. The Plan Area is proximate to and surrounded by a major citywide and regional transportation corridor in each direction. Winchester Boulevard is a major thoroughfare running north-south within the western edge of the Plan Area that connects the Plan Area directly to the Downtown and the rest of the city. Adjacent to Winchester Boulevard are the VTA-owned train tracks which would serve the proposed Vasona Corridor light rail extension which would bring VTA light rail service directly to the Plan Area, with a station near the Hacienda Avenue/Winchester Boulevard intersection planned for the long-term. The proposed Hacienda Station would connect the Plan Area to Downtown and other parts of the region directly by light rail.

PROJECT DESCRIPTION: The basic objective of the proposed DAAP established by the Campbell City Council include retaining existing businesses while transforming the area encompassed by the Plan into a modern, technology sector-based employment district that is competitive with other areas in the Silicon Valley. In order to ensure a successful employment district, the proposed Plan stresses the importance of accommodating high-tech businesses as well as land uses that support and complement the high-tech industry, including an active retail environment, a circulation system that supports all modes of transportation, and housing within close proximity of employment opportunities.

The proposed Plan divides the Plan Area into three distinct Districts: DAAP-Waterfront, DAAP-Central, and DAAP-West. Each District would include its own set of prescribed land uses, including those that are subject to a conditional use permit or an administrative use permit. Further, each District would include development standards to regulate the form of new buildings and development in the Plan Area to ensure that all new development supports the Plan vision. In addition, streetscape standards, such as minimum requirements for lane, sidewalk, and setback widths, street trees, bicycle parking, and pedestrian improvements would be applied to the areas within and surrounding the Plan Area, as well as several circulation improvements to the pedestrian, bicycle, and street network in the Plan Area to create a multi-modal network within the Plan Area.

At buildout, the proposed Plan to add up to 300 new housing units, 20,000 square feet of new retail space, and 2,292,000 square feet of net new office space, which could result in up to 726 new residents and generate 7,394 net new jobs throughout the 2040 buildout horizon. The proposed Plan would also include potential amendments to the General Plan and Zoning Ordinance, as well as to the San Tomas Area Plan, in order to ensure consistency between the proposed Plan and existing regulations.

Please refer to Chapter 3 of the Draft EIR for a complete description of the Plan's components.

Date: June 19, 2015

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2014072042

Project Title: Dell Avenue Area Plan

Lead Agency: City of Campbell Contact Person: Paul Kermoyan
Mailing Address: 70 North First Street Phone: (408) 866-2140
City: Campbell Zip: 95008 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Campbell

Cross Streets: Dell Avenue between Hacienda Avenue and Knowles Drive Zip Code: 95008

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 113

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 17, 85 Waterways: Los Gatos Creek, Vasona Reservoir

Airports: _____ Railways: UP Schools: numerous

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Area Plan

Development Type:

Residential: Units 300 Acres _____ Transportation: Type _____
 Office: Sq.ft. ~2.3 m Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 20 k Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG Emissions

Present Land Use/Zoning/General Plan Designation:

Research & Development, General Commercial, Open Space

Project Description: (please use a separate page if necessary)
See attached Notice of Availability

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 22, 2015 Ending Date August 10, 2015

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>Paul Kermoyan</u>
Address: <u>1625 Shattuck Avenue, Ste 300</u>	Address: <u>70 North First Street</u>
City/State/Zip: <u>Berkeley, CA 94709</u>	City/State/Zip: <u>Campbell, CA 95008</u>
Contact: <u>Yiu Kam</u>	Phone: <u>408-866-2140</u>
Phone: <u>510-848-3815</u>	

Signature of Lead Agency Representative: Paul Kermoyan, Community Development Director Date: 6/22/2015

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.