



San Tomas Area Community Coalition

P.O. Box 320663
Los Gatos CA 95032

408.410.6528 phone
info@staccna.org
<http://staccna.org>

City of Campbell
70 N. First Street
Campbell CA 95008

July 31, 2018

Attn: Cindy McCormick, Senior Planner
Paul Kermoyan, Director Community Development Department
Brian Loventhal, City Manager

Subj: 1700 Dell Avenue, PLN2017-381 (Zone Change and PD Permit) and
PLN2018-148 (CEQA)

The San Tomas Area Community Coalition (STACC) has reviewed the proposed development at 1700 Dell Avenue, PLN2017-381 (Zone Change and PD Permit) and PLN2018-148 (CEQA) and has a number of concerns and questions which should be addressed in the proposed EIR (Environmental Impact Report).

This project will be a landmark project in the sensitive area next to a riparian corridor, the Los Gatos Creek and Trail, and will be accessed via Winchester Blvd, an already very busy main connecting roadway.

This project would establish the Campbell City practice for this region and future developments, and is seen as a “Back Door” for the previously proposed, and rejected, DAAP Plan. We find it disingenuous of the developer to use the “Planned Development” request as a method to bypass all of the existing, and future, development standards.

Elements of concern are the fact that this project cannot be built under the existing General Plan development guidelines for a C-M Controlled Manufacturing project, which has height restrictions of 45ft and FAR (Floor to Area Ratio) of 40%. This project far exceeds both of these standards, coming in at 60’ in height with another 15’ of mechanical above for a total height of 75’ for the main building, and a FAR of 83%.

Thank you for this opportunity to have our questions addressed in the EIR.

Best regards,

Audrey Kiehtreiber, President

Questions for the EIR:

1. How will this building, with its 736 parking stalls, affect traffic in and out of the Dell Area, including Winchester Blvd and Dell Avenue?
2. Now that additional construction has commenced or been completed along the Winchester Corridor, including the new Netflix buildings, Santana Row Offices, and housing, how do these new projects and proposed projects affect the traffic overall along Winchester Blvd to and from the proposed site? We request that you extend the EIR to take these additional developments into consideration and examine the effect on traffic from Winchester/Forest to Winchester/Lark.
3. Assuming that this project sets the new standards for development for the Dell Avenue area, how will additional similar buildings cumulatively effect the traffic along Winchester? If this building is permitted how many more in the area can go in, before the negative impacts of the original EIR (DAAP) occur? Please address this issue specifically. This building and two more, six more, ten more?
4. The General Plan Update is currently in process, and will be the standard for development once it is completed. How would the approval of this project impact the current General Plan update?
5. Will modifications to the roadways and infrastructure be necessary to accommodate the additional traffic? Would new traffic signals, stop-signs, and other traffic management tools be required?
6. Who bears the burden of the costs of developing the required infrastructure, road, water, sewer, power, Police, and Fire just to name a few, to support a development of this size? What effect will these additional resources have on existing services? What effect will the additional costs have on the residents?
7. What effect on air quality will this structure and its additional vehicular traffic have? On the wildlife?
8. What effect will the noise from the additional traffic have on the environment? What effect will noise from the mechanical systems on the roof have on the environment?
9. The Santa Clara Valley Water District is currently managing the groundwater basin in a conservative fashion in order to avoid ground subsidence. The water recharge stations (percolation ponds) are in close proximity to this structure. What effect will the weight of this building and garage have on the ability of the underlying soil to absorb water and reduce land subsidence?
10. What effect will the underground portion of the garage structure have on the environment, including leaching of chemicals from concrete and contaminated

water into the surrounding soil? What types of drainage systems will ensure that contaminated runoff does not end up in the Los Gatos Creek?

11. What effect will pollutants from the building, landscaping and parking have on the ground water? What mitigation to ensure ground water contamination does not occur will be proposed?
12. What effect will pollution runoff from the parking structures, landscaping, and building have on the riparian corridor of the Los Gatos Creek and Trail? This would include pollution from vehicles, and chemicals such as fertilizers, chemical sprays and cleaning materials used to maintain the building.
13. What effect will light pollution from a building of this size have on wildlife in and next to the riparian corridor of the Los Gatos Creek and Trail? What steps to mitigate the negative effects will be proposed?
14. What effect with the shadow from this building have on the environment and the wildlife? On the Los Gatos Creek?
15. How will this building effect the wildlife, including both land based and birds? What effect will the glass and structure of the proposed building and garage have on bird strikes? What will be done to mitigate the death toll and damage to the wildlife and habitats?
16. The proposed park area is in the rear of the lot next to the Los Gatos Creek Trail. This will be an attractive nuisance for homeless and transient populations and we request you determine what effect this population, with its accompanying hazards such as human waste and trash, will have on the environment and wildlife in the area? On the use and enjoyment of the Los Gatos Creek Trail? What methods to manage this hazard will be implemented?
17. This building is next to the Los Gatos Creek which is part of a regulatory floodway. What provisions, if any, have been made to deal with the consequences of a flood in that region?