



APPLE CAMPUS 2 PROJECT EIR CUPERTINO

The Apple Campus 2 Project was one of the most ambitious office redevelopment projects in U.S. history. The applicant, Apple Inc., assembled nine properties in Cupertino, totaling 176 acres, and commissioned Foster + Partners, an internationally renowned architectural firm, to design a unified office campus to accommodate over 12,000 employees, replacing an assortment of buildings then in use. The most striking feature of the project design was the 4-story, ring-shaped main office building with landscaped interior courtyard. This building, containing approximately 2.8 million square feet of office, engineering, and laboratory space, has a footprint similar in size to the Pentagon.

Baseline prepared the geology, hazardous materials, and hydrology analyses for the project EIR. The project is located in a seismically-active region, and required special design to address the maximum credible earthquake anticipated to occur during the practical life of the project. Cupertino



includes industrial areas historically used for electronics manufacturing and the project faced many of the hazardous materials challenges common to “brownfields” redevelopment sites. The project site is near a former electronics manufacturing plant on the U.S. EPA National Priorities List (commonly referred to as “Superfund”) and groundwater in a large area has been affected by historic releases of industrial solvents.

The hydrology analysis focused on potential flooding impacts and construction-phase water quality impacts. Calabazas Creek traverses a corner of the project site, and areas near the creek are located in a 100-year flood hazard zone. A project goal was to improve stormwater quality with the replacement of nearly 100 acres of building foundations and parking lots with landscaped green space. However, the potential short-term impacts to surface water bodies during construction were a concern. The massive amounts of earthmoving required for the project could have resulted in sediment and pollutant discharges to Calabazas Creek and other nearby surface waters.

In addition to the technical challenges, the project was on an accelerated schedule to meet the applicant’s needs. The Draft EIR was released in June 2013 and the Final EIR was certified by October 2013, on time and within budget. Construction of the project began in late 2013, with demolition of existing buildings and utility work. The main building was completed in April 2017.

