



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25201

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 07/18/2024

Expires: 08/17/2024

REGINA ALCOMENDRAS, Clerk-Recorder

By: Mike Louie, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Check Document being Filed:

- Environmental Impact Report (EIR)
- Filing Fee (new project)
 - Previously Paid F&W (must attach F&W receipt and project titles must match)
 - No Effect Determination (F&W letter must be attached)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Filing Fee (new project)
 - Previously Paid F&W (must attach F&W receipt and project titles must match)
 - No Effect Determination (F&W letter must be attached)
- Notice of Exemption (NOE)
- Other (Please fill in type):

1. LEAD AGENCY: City of Campbell
2. LEAD AGENCY EMAIL: daniel@campbellca.gov
3. PROJECT TITLE: 251 Llewellyn Avenue Residential Project
4. APPLICANT NAME: PulteGroup, Inc. PHONE: (408) 417-0884
5. APPLICANT EMAIL: lori.miller@pultegroup.com
6. APPLICANT ADDRESS: 4511 Willow Road Suite 8, Pleasanton CA 94588
7. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
8. NOTICE TO BE POSTED FOR 30 DAYS.

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



CITY OF CAMPBELL
Community Development Department

NOTICE OF EXEMPTION

To: Santa Clara County Clerk-Recorder's Office 110 W Tasman Drive San Jose, CA 95134	From: City of Campbell Community Development Department 70 N. First Street Campbell, CA 95008
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Project Title: 251 Llewellyn Avenue Residential Project

Project Location: 251 Llewellyn Avenue

Description of Project: The Project is a redevelopment of a 5.56-acre site currently developed with an institutional facility consisting of six structures operated by Pacific Clinics. The Project aims to demolish these structures and construct a medium-density residential community, including 18 single-family homes, 90 townhomes, and a recreational park, with a total site density of 19.4 units per acre. It will provide 260 parking spaces, including garage, guest, and motorcycle parking, accessed via Llewellyn and Latimer Avenues, and include typical landscaping, hardscape, and stormwater drainage improvements.

Date of Project Approval: July 16, 2024

Lead Agency: City of Campbell

Lead Agency Contact: Daniel Fama, Senior Planner
(408) 866-2193 / daniel.f@campbellca.gov

Name of Applicant: PulteGroup, Inc. / Pulte Home Company, LLC.

Exempt Status (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
- CEQA Exemption (Sec. 15183 and 15168)

Basis of Determination: Sections 15183 and 15168 of the California Environmental Quality Act (CEQA), exempts from additional environmental review development projects that are consistent with the allowable density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Section 15183 further specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in the EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan,

result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Where an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

As supported by substantial evidence in the administrative record, including technical studies that have been peer-reviewed by the City's environmental consultant, and as summarized in a Section 15183 Checklist, available for public review on the City's website and at the Campbell Community Development Department, the City has determined that the Project, inclusive of voluntary project commitments that are incorporated into the Project by reference, qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the Campbell 2040 General Plan, as analyzed by the Envision Campbell General Plan and Housing Element Update Final Program EIR (SCH # 2022030566), and all required findings can be affirmatively established .

On basis of the City's evaluation, in accordance with the requirements of Section 15183 of the CEQA Guidelines, the City of Campbell found:

1. The Project is consistent with the development density established by the 2040 Campbell General Plan for which a Final Program EIR was certified;
2. There are no project-specific effects which are peculiar to the Project or the Project Site, and which the Envision Campbell General Plan and Housing Element Update Final Program EIR failed to analyze as significant effects;
3. There are no potentially significant off-site and/or cumulative impacts which the Envision Campbell General Plan and Housing Element Update Final Program EIR failed to evaluate;
4. There is no substantial new information which results in more severe impacts than anticipated by the Envision Campbell General Plan and Housing Element Update Final Program EIR;
5. The Project will undertake feasible mitigation measures specified in the Envision Campbell General Plan and Housing Element Update Final Program EIR; and
6. There are no unusual circumstances that would prevent the project from qualifying as Exempt per Section 15300.2 of the CEQA Guidelines.

THEREFORE, the City of Campbell has deemed the Project categorically exempt from review under the California Environmental Quality Act. A record of the Project is available to the general public at the Community Development Department, City of Campbell, 70 N. First Street, Campbell, CA 95008.

Signature: 

Date: 07/17/2024

Title: Senior Planner



Regina Alcomendras
Santa Clara County
Clerk-Recorder
(408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 24-107247

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	3
	Document #	ENV25201
	Document Info:	CITY OF CAMPBELL
	Filing Type	E
Total		\$50.00
Tender (Check)		\$50.00
Check #	24589160	
Paid By	CITY OF CAMPBELL	

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: ENV25201
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CAMPBELL	LEAD AGENCY EMAIL daniel.f@campbellca.gov	DATE 07/18/2024
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE
251 LLEWELLYN AVENUE RESIDENTIAL PROJECT

PROJECT APPLICANT NAME PULTEGROUP, INC.	PROJECT APPLICANT EMAIL lori.miller@pultegroup.com	PHONE NUMBER (408) 417-0884
PROJECT APPLICANT ADDRESS 4511 WILLOW ROAD SUITE 8	CITY PLEASANTON	STATE CA
		ZIP CODE 94588

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Mike Louie, Deputy County Clerk-Recorder
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