



**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25380

ENVIRONMENTAL FILING

No. of Pages: 4

Total Fees: \$50.00

File Date: 12/03/2024

Expires: 01/07/2025

REGINA ALCOMENDRAS, Clerk-Recorder

By: Fraulein Dominguez, 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: larissal@campbellca.gov
3. PROJECT TITLE: 90 E. Latimer Avenue Residential Project
4. APPLICANT NAME: Granite Ridge Properties PHONE: (408) 866-2144
5. APPLICANT EMAIL: spatel@graniteridgellp.com
6. APPLICANT ADDRESS: 225 Demeter Street, East Palo Alto, CA 94303
7. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
8. NOTICE TO BE POSTED FOR 35 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: 90 E. Latimer Residential Project

Project Location: 90 E. Latimer Avenue

Description of Project: The Project is a development of a 0.8-acre site developed with a with a commercial building that previously was occupied by a commercial childcare center. The project aims to construct a medium-density residential community comprised of 20 townhome units and the creation of 20 residential lots and 2 common lots with perimeter common open space area and one private street, with a total site density of 25 units per acre. The project will provide 40 on-site parking spaces within garages accessed from the private street off East Latimer Avenue. The project incorporates landscaping, hardscape, stormwater drainage improvements, and voluntary environmental commitments to mitigate air quality, greenhouse gas emissions, and noise impacts during construction, ensuring compliance with significance thresholds.

Date of Project Approval: November 26, 2024

Lead Agency: City of Campbell

Lead Agency Contact: Larissa Lomen, Assistant Planner
(408) 866-2144 / larissal@campbellca.gov

Name of Applicant: Granite Ridge Properties

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. 15300.2 and 15332)

Basis of Determination: CEQA Guideline Section 15332 identifies the Class 32 categorical exemption for projects characterized as infill development. This exemption is intended to promote infill development within urbanized areas. The class consists of environmentally benign infill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2.

Part 1: Qualifications

The proposed project meets the following thresholds as established in CEQA Guidelines Section 15332:

(a) Consistency with General Plan and Zoning

The project complies with the General Plan designation of Medium Density Residential (18–25 units/acre) and the zoning designation of Medium Density Residential. It adheres to applicable zoning and Multi-Family Development and Design Standards (MFDDS), except for granted waivers under the State Density Bonus Law. The project's density of 25 units per acre maximizes the allowed density within the General Plan designation and promotes General Plan policies such as encouraging creative residential design and supporting affordable housing.

(b) Urban Use Location

The 0.8-acre project site is within city limits and surrounded by urban uses, including single-family and multi-family residential developments. The proposed infill project aligns with CEQA's Class 32 exemption criteria for urban development on a small parcel.

(c) Habitat for Endangered Species

The environmental assessment and CEQA checklist confirm that the site has no value as a habitat for endangered, rare, or threatened species. The location has been previously developed and is surrounded by urban uses, minimizing ecological concerns.

(d) Effects on Traffic, Noise, Air Quality, and Water Quality

The environmental studies conducted for the project, including air quality, noise, and soil assessments confirm that the site will not result in significant environmental impacts related to noise, air quality, or water quality. The project also complies with established Vehicle Miles Traveled (VMT) thresholds under SB 743 and will not result in significant traffic impacts due to proximity to public transit.

(e) Utility and Public Services Adequacy

The site is fully served by existing utilities and public services, including water, sewer, and emergency services. The proposed design includes provisions for adequate access and utility connections.

Part 2: Exceptions

Application of this exemption, as all categorical exemptions, is limited by the factors described in CEQA Guidelines Section 15300.2. None of these exceptions apply, as described in the discussion below.

(a) Location

The project site is not located within a particularly sensitive environment or an area designated as an environmental resource of hazardous or critical concern by federal, state, or local agencies. The site is within city limits and surrounded by urban uses, minimizing potential impacts on sensitive environmental resources.

(b) Cumulative Impact

The project represents a single infill development and is not part of a series of successive projects of the same type in the same place. There is no evidence to suggest that the cumulative impact of similar projects in this location would be significant.

(c) Significant Effect

There is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances. Environmental studies and mitigation measures for air quality, noise, and water quality confirm that all impacts are below thresholds of significance.

(d) Scenic Highways

The project is not located within or near a state-designated scenic highway. There is no potential for damage to scenic resources such as trees, historic buildings, or other features within a scenic highway corridor.


(e) Hazardous Waste Sites

The project site is not included on any list of hazardous waste sites compiled pursuant to Government Code Section 65962.5. Environmental documentation confirms the absence of hazardous materials concerns.

(f) Historical Resources

The project will not cause a substantial adverse change in the significance of any historical resources. There are no designated historical resources on or near the project site, and no such resources will be impacted by the proposed development.

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: 12/3/2024 Title: Assistant Planner



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

Receipt: 24-191825

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	4
	Document #	ENV25380
	Document Info:	CITY OF CAMPBELL
	Filing Type	E
Total		\$50.00
Tender (Check)		\$50.00
Check #	1002	
Paid By	customer	

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: ENV25380
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CAMPBELL	LEAD AGENCY EMAIL larissal@campbellca.gov	DATE 12/03/2024
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE
90 E. LATIMER AVENUE RESIDENTIAL PROJECT

PROJECT APPLICANT NAME GRANITE RIDGE PROPERTIES	PROJECT APPLICANT EMAIL spatel@graniteridgellp.com	PHONE NUMBER (408) 866-2144
PROJECT APPLICANT ADDRESS 225 DEMETER STREET	CITY PALO ALTO	STATE CA
		ZIP CODE 94303

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X <i>Dominguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Fraulein Dominguez, Deputy County Clerk-Recorder
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