



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: ENV25210
STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF CAMPBELL	LEAD AGENCY EMAIL TRACYT@CAMPBELLCA.GOV	DATE 07/25/2024
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE  
320 VIRGINIA AVENUE RESIDENTIAL PROJECT

PROJECT APPLICANT NAME VALLEY OAK PARTNERS	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 640-0383
PROJECT APPLICANT ADDRESS 734 THE ALAMEDA	CITY SAN JOSE	STATE CA
		ZIP CODE 95126

**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)		
<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		\$ _____
<b>PAYMENT METHOD:</b>	<b>TOTAL RECEIVED</b>	<b>\$ 50.00</b>
<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other		

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Nina Khamphilath, Deputy County Clerk-Recorder
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**Regina Alcomendras**  
**Santa Clara County**  
**Clerk-Recorder**  
(408) 299-5688  
<https://www.clerkrecorder.org>

**Receipt: 24-116618**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	4
	Document #	ENV25210
	Document Info:	CITY OF CAMPBELL
	Filing Type	E
<b>Total</b>		<b>\$50.00</b>
Tender (Check)		\$50.00
Check #	1837	
Paid By	SULLIVAN LAND DEVELOPMENT LLC	

PLEASE KEEP FOR REFERENCE



SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV25210**

ENVIRONMENTAL FILING

No. of Pages: 4

Total Fees: \$50.00

File Date: 07/25/2024

Expires: 08/24/2024

**REGINA ALCOMENDRAS, Clerk-Recorder**

By: Nina Khamphilath, 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: tracyt@campbellca.gov
3. PROJECT TITLE: 320 Virginia Avenue Residential Project
4. APPLICANT NAME: Valley Oak Partners PHONE: (408) 640-0383
5. APPLICANT EMAIL: scott@valleyoakpartners.com
6. APPLICANT ADDRESS: 734 The Alameda, San Jose, CA 95126
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**

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<b>To:</b> Santa Clara County Clerk-Recorder's Office 110 W Tasman Drive San Jose, CA 95134	<b>From:</b> City of Campbell Community Development Department 70 N. First Street Campbell, CA 95008
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**Project Title:** 320 Virginia Avenue Residential Project

**Project Location:** 320 Virginia Avenue

**Description of Project:** The Project is a development of a 2.08-acre vacant site. The project aims to construct a medium-density residential community comprised of 40 townhome style condominium units with a central common open space area and two private streets, with a total site density of 19.22 units per acre. The project will provide 94 on-site parking spaces, including garage and guest parking spaces, accessed via two private streets from Virginia Avenue, and include typical landscaping, hardscape, and stormwater drainage improvements.

**Date of Project Approval:** July 23, 2024

**Lead Agency:** City of Campbell

**Lead Agency Contact:** Tracy Tam, Associate Planner  
(408) 871-5103 / [tracyt@campbellca.gov](mailto:tracyt@campbellca.gov)

**Name of Applicant:** Valley Oak Partners

**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:** The California Environmental Quality Act (CEQA) Guidelines Section 15300.2 Exceptions sets forth criteria of when projects cannot be categorically exempt under CEQA.

State CEQA Guidelines Section 15300.2 (items b through f):

- The Project is consistent with land use designation, zoning, and intensities established in the General Plan and would not contribute to significant cumulative impacts beyond what is anticipated under the General Plan and its EIR.
- The Project site is disturbed and is surrounded by existing development. The project applicant has identified environmental protection measures identified above that address environmental issues and protect the environment. There is no evidence that the Project or its site would create a significant effect on the environment due to unusual circumstances.

- The site does not contain scenic highways or other scenic resources and does not provide natural habitat.
- The site is not identified on any hazardous waste sites identified under California Government Code Section 65962.5. There have been remedial actions on the site to clean up a pump station, transformer pad, suction basin, motor control center, and five water supply wells and flow meter vaults that were previously on the site. The County of Santa Clara Department of Environmental Health (DEH) has found that the site investigation and remedial action carried out at the project site satisfy the requirements of the Remedial Action Agreement between the responsible party and the DEH as outlined in Section 101480 of the Health and Safety Code, and no further action related to the release of waste at the project site is required at this time and noted that residual contamination remains on-site in the soil, however the current project site conditions are acceptable for the proposed residential land use (DEH 2022).
- There are no known historic resources on the Project site and the site is disturbed.


CEQA guidelines 15332 – In-Fill Development Projects sets forth criteria for projects characterized as in-fill development that may be found categorically exempt.

State CEQA Guidelines Section 15332 (items a through e):

- The Project is consistent with land use and intensities established in the General Plan and zoning. The applicant is requesting concessions and waivers to some of the Campbell Municipal Code standards and Multi-Family Development and Design Standards as allowed under California Government Code Sections 65915 through 65918 and consistent with Municipal Code Section 21.20.110.
- The Project site is within City boundaries, is surrounded existing development, and is less than five acres in size. The site is approximately 2.44 gross acres and 2.08 net acres.
- The Project site is disturbed and contains a ruderal or non-native vegetation community with gravel patches and ornamental trees (FirstCarbon Solutions 2024b). Wildlife activity on-site consists primarily of avian species and due to the location of the project in dense residential development, the site is not likely to provide a wildlife corridor (FirstCarbon Solutions 2024b). The project site likely does not provide value as habitat for endangered, rare, or threatened plant species (FirstCarbon Solutions 2024b, 33). Special-status wildlife species with potential to occur on-site are Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), pallid bat (*Antrozous pallidus*), and Townsend's big-eared bat (*Corynorhinus townsendii*) and functional groups such as nesting birds and roosting bats (FirstCarbon Solutions 2024b, 34). As identified above, the project applicant has committed to the environmental protection measures for the species that may be present on-site (Dahlin Group 2024).
- The proposed housing units are assumed to be part of the General Plan VMT analysis. Since the General Plan EIR already adopted a statement of overriding considerations regarding its VMT impact, projects considered part of the City's General Plan VMT analysis would thus also receive environmental clearance related to VMT. Additionally, per City of Campbell requirements a memo was prepared by Hexagon Transportation Consultants Inc. that details that project's VMT and trip generation and determined that because the project is 1) consistent with the General Plan, 2) covered under the General Plan EIR VMT analysis, and 3) consistent with the City's VMT Policies, the proposed project is presumed to have a less-than-significant VMT impact per the City's VMT policy (Hexagon Transportation Consultants Inc. 2024).

- The Project is within the San Francisco Bay Area Air Basin and under the jurisdiction of the Bay Area Air Quality Management District’s construction and operational air pollutant screening levels provided in its CEQA Guide. Additionally, the Air Quality and Greenhouse Gas Emissions Report identified environmental protection measures that the project measures that the project applicant has committed to incorporating into the Project.
- No water quality impacts are expected. The Project site is subject to City water quality control requirements under Campbell Municipal Code Chapter 21.16.100, “Water Pollution,” Campbell Municipal Code Chapter 20.80, “Environmental Impact and Grading and Erosion Control,” and MM BIO-3 avoidance and minimization of San Tomas Aquinas Creek.
- Public services and utilities exist in the Project area and are available to serve the Project. The applicant has obtained will serve letter for the project from PG&E, West Valley Collection and Recycling, West Valley Sanitation District, and San Jose Water.

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: 07/25/2024 Title: Senior Planner