

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Clara County

110 W Tasman Drive

San Jose, CA 95134

From: (Public Agency): City of Campbell
Community Development Department
70 N. First Street, Campbell, CA 95008

(Address)

Project Title: 1500 E Hamilton Avenue Townhomes

Project Applicant: James Sullivan on behalf of Ross Green Valley II

Project Location - Specific:

1500 E Hamilton Avenue

Project Location - City: Campbell Project Location - County: Santa Clara County

Description of Nature, Purpose and Beneficiaries of Project:

Demolition of an existing office building and construction of a 74-unit townhome-style condominium development with associated site, landscaping, frontage, and utility improvements at 1500 E Hamilton Avenue. The project also includes a Vesting Tentative Map to create 13 lots and 74 residential condominiums, together with related public and private easements.

Name of Public Agency Approving Project: City of Campbell

Name of Person or Agency Carrying Out Project: Ross Green Valley II

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));
- ☒ Categorical Exemption. State type and section number: 15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32, because it consists of infill residential development within an urbanized area. The project, including waivers and concessions granted pursuant to State Density Bonus Law, is consistent with the applicable General Plan land use designation and zoning regulations; is located on a site of less than five acres; is substantially surrounded by urban uses; has no value as habitat for endangered, rare, or threatened species; and would not result in significant effects related to traffic, noise, air quality, or water quality. The site can be adequately served by existing utilities and public services, and the exceptions to the use of categorical exemptions under CEQA Guidelines Section 15300.2 do not apply.

Lead Agency

Contact Person: Daniel Fama Area Code/Telephone/Extension: (408) 866-2193

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature:  Date: 6/26/2026 Title: Senior Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____