



SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET

County of Santa Clara - Clerk-Recorder's Office  
State of California

**File Number: ENV25968**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 01/22/2026

Expires: 02/21/2026

**LOUIS CHIARAMONTE, Clerk-Recorder**

By: Patricia Camarena, 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: planning@campbellca.gov

3. PROJECT TITLE: 700 West Hamilton Avenue Project

4. APPLICANT NAME: Pamela Salas Nieting PHONE: (650) 465-3628

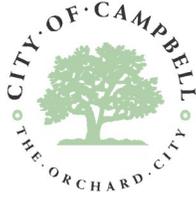
5. APPLICANT EMAIL: pnieting@cityventures.com

6. APPLICANT ADDRESS: 1185 Mason Street, San Francisco, CA 94123

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 West 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:** 700 West Hamilton Avenue Project

**Project Location:** 700 W. Hamilton Avenue, Campbell, CA 95008

**Description of Project:** The project proposes redevelopment of a 3.83-acre site at 700 W. Hamilton Avenue, southwest of the intersection of Hamilton Avenue and San Tomas Expressway. The site is currently developed with an office building and surface parking, which would be demolished. The proposed project would construct a 173-unit residential condominium development consisting of eight four-story townhome-style buildings and one five-story podium-style building. The project includes associated site and landscape improvements, subdivision of the property with required easements and right-of-way dedications, and a final phasing plan.

**Date of Project Approval:** January 20, 2026

**Lead Agency:** City of Campbell

**Lead Agency Contact:** Stephen Rose, Senior Planner  
(408) 866-2142 | stephenr@campbellca.gov

**Name of Applicant:** Pamela Salas Nieting, City Ventures

**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 project has been evaluated pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill Development Projects) and CEQA Guidelines Section 15300.2 (Exceptions to Categorical Exemptions). As set forth below, the project satisfies all criteria for the Class 32 Infill Development Categorical Exemption, and none of the exceptions to the use of a categorical exemption apply. This determination is based on the project characteristics, site conditions, and supporting technical analysis in the administrative record.

CEQA Guidelines Section 15300.2 — Exceptions

- **Cumulative Impacts:** The project would not make a cumulatively considerable contribution to any significant cumulative environmental impact. Project-related impacts are within the scope of impacts analyzed and disclosed in the City of Campbell General Plan Environmental Impact Report (EIR).

- **Unusual Circumstances:** The project does not involve unusual circumstances, and there is no reasonable possibility that the project would result in a significant environmental effect due to its characteristics, location, or surrounding conditions.
- **Scenic Highways:** The project would not affect scenic resources and is not located within the viewshed of a designated State Scenic Highway.
- **Hazardous Waste Sites:** The project site is not included on any list of hazardous waste or contamination sites compiled pursuant to Government Code Section 65962.5, and no known hazardous materials issues exist on or near the site.
- **Historical Resources:** The project would not cause a substantial adverse change in the significance of a historical or archaeological resource. The existing building does not meet criteria for listing as a historical resource, and standard discovery protocols would apply during construction.

#### CEQA Guidelines Section 15332 — Infill Development Projects

CEQA Guidelines Section 15332 establishes criteria under which qualifying infill development projects may be categorically exempt from CEQA. The project meets all criteria (A through E), as follows:

- **Criterion A — Plan and Zoning Consistency:** The project is consistent with the City of Campbell General Plan and applicable zoning regulations, including permitted residential density and development standards.
- **Criterion B — Site Characteristics:** The project is located entirely within the City limits on a site of less than five acres and is substantially surrounded by existing urban development.
- **Criterion C — Biological Resources:** The project site has no value as habitat for endangered, rare, or threatened species, based on biological assessment and the site's fully developed, urban condition.
- **Criterion D — Environmental Effects:** Approval of the project would not result in significant environmental effects related to traffic or vehicle miles traveled (VMT), noise, air quality, or water quality.
- **Criterion E — Public Services:** The project site can be adequately served by existing public utilities and services, including water, sewer, storm drainage, emergency services, and transportation infrastructure.

CEQA Determination: The project satisfies all requirements for the Class 32 Infill Development Categorical Exemption pursuant to CEQA Guidelines Section 15332. None of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

Therefore, the City of Campbell has determined that the project is categorically exempt from review under the California Environmental Quality Act, and no further environmental review is required.

A record of this determination is available to the general public at the City of Campbell Community Development Department, 70 N. First Street, Campbell, CA 95008.

Signature:  Date: 01/21/2026 Title: Senior Planner

# Notice of Exemption

# Appendix E

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

**From:** (Public Agency): \_\_\_\_\_

County Clerk

County of: \_\_\_\_\_

(Address)

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location - Specific: \_\_\_\_\_

Project Location - City: \_\_\_\_\_ Project Location - County: \_\_\_\_\_

Description of Nature, Purpose and Beneficiaries of Project: \_\_\_\_\_

Name of Public Agency Approving Project: \_\_\_\_\_

Name of Person or Agency Carrying Out Project: \_\_\_\_\_

**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: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt: \_\_\_\_\_

Lead Agency

Contact Person: \_\_\_\_\_ Area Code/Telephone/Extension: \_\_\_\_\_

**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: \_\_\_\_\_ Title: \_\_\_\_\_

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: \_\_\_\_\_

RECEIPT NUMBER: ENV25968
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF CAMPBELL	LEAD AGENCY EMAIL planning@cambellca.gov	DATE 01/22/2026
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER
PROJECT TITLE 700 WEST HAMILTON AVENUE PROJECT		

PROJECT APPLICANT NAME PAMELA SALAS NIETING	PROJECT APPLICANT EMAIL	PHONE NUMBER (650)465-3628
PROJECT APPLICANT ADDRESS 1185 MASON STREET	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94123
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District
<input type="checkbox"/> State Agency	<input checked="" type="checkbox"/> Private Entity	

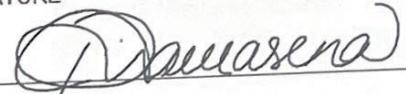
**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$4,227.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ \_\_\_\_\_
- 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 <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE Patricia Camarena, Deputy County Clerk-Recorder
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