

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024080104

Project Title: 5670 Camden Avenue Residential Project

Lead Agency: City of San José Contact Person: Cort Hitchens
 Mailing Address: 200 East Santa Clara Street, 3rd Floor Tower Phone: 408.794.7386
 City: San José Zip: 95113 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: San José
 Cross Streets: Camden Ave, Singletree Lane Zip Code: 95124

Longitude/Latitude (degrees, minutes and seconds): 37 ° 14 ' 7 " N / 121 ° 54 ' 6 " W Total Acres: 6.67

Assessor's Parcel No.: 567-28-001 Section: 00 Twp.: T8S Range: R1E Base: Los Gatos

Within 2 Miles: State Hwy #: SR-85, SR-87 Waterways: Guadalupe River
 Airports: NA Railways: NA Schools: Beacon, Delight Montessori SJ, Guadalupe ES, DartmMS

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 108 Acres 6.67
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Recreation / Multiple Residence District (R-M) / Public/Quasi-Public (PQP)

Project Description: (please use a separate page if necessary)

Remove existing sports fields and associated structures and improvements and develop 108 townhouse units spread over 32 buildings. Twenty buildings would each contain three units (3-plex), while the remaining 12 buildings would each have four units (4-plex). A total of 8 units would be maintained as Extremely Low Income Dwelling Units. These units would be mixed with the market-rate units and be located in multiple buildings throughout the project site. As part of the proposed project, 41 on-site trees would be removed, 23 of which are considered by the City to be Ordinance Size trees. Tree removals would require 117 15-gallon or 52 24-inch box replacements. The existing schools (Beacon School and Delight Montessori School San José) would remain on-site, and no development is proposed at the schools.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 15, 2025 Ending Date September 30, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Mana Camden Fund, LLC</u>
Address: <u>2999 Oak Road, Suite 250</u>	Address: <u>5927 Balfour Court, Suite 208</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Carlsbad, CA 92008</u>
Contact: <u>Mary Bean</u>	Phone: <u>619-876-6132</u>
Phone: <u>888-826-5814</u>	

Signature of Lead Agency Representative: Cort Hitchens

Digitally signed by Cort Hitchens
Date: 2025.08.01 14:06:13 -0700

Date: August 1, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.