



Santa Clara County  
Clerk-Recorder  
(408) 299-5688  
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Receipt: 26-68923

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$4,277.50
	# Pages	3
	Document #	ENV26106
	Document Info:	CITY OF SAN JOSE
	Filing Type	1
<b>Total</b>		<b>\$4,277.50</b>
Tender (Check)		\$4,277.50
Paid By	Orville Power	
Check #	1837062 - VITALCHEK	
Paid By	Orville Power	

PLEASE KEEP FOR REFERENCE

1



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: ENV26106
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL COURT.HITCHENS@SANJOSECA.GOV	DATE 04/29/2026
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER
PROJECT TITLE 5670 CAMDEN AVENUE RESIDENTIAL PROJECT		

PROJECT APPLICANT NAME MANA INVESTMENTS (ORVILLE POWER)	PROJECT APPLICANT EMAIL OP@MANAINV.COM	PHONE NUMBER (619)876-6132
PROJECT APPLICANT ADDRESS 5927 BALFOUR COURT #208	CITY CARLSBAD	STATE CA
		ZIP CODE 92008

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	\$4,227.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	
<input type="checkbox"/> Exempt from fee			
<input 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)			
<hr/>			
<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		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$    \$4,277.50

SIGNATURE <b>X</b> <i>Elaine Fader</i>	AGENCY OF FILING PRINTED NAME AND TITLE Elaine Fader, Deputy County Clerk-Recorder
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**SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET**

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

**File Number: ENV26106**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$4277.50

File Date: 04/29/2026

Expires: 05/29/2026

**LOUIS CHIARAMONTE, Clerk-Recorder**

By: Elaine Fader, 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 San José
2. LEAD AGENCY EMAIL: Cort.Hitchens@sanjoseca.gov
3. PROJECT TITLE: 5670 Camden Avenue Residential Project
4. APPLICANT NAME: MANA INVESTMENTS (Orville Power) PHONE: 619-876-6132
5. APPLICANT EMAIL: op@manainv.com
6. APPLICANT ADDRESS: 5927 BALFOUR COURT # 208 Carlsbad, CA 92008
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.

**File Nos.:** H23-040 & ER23-251

- County Clerk-Recorder  
County of Santa Clara  
110 W. Tasman Drive, First Floor, San José, CA, 95134
- Office of Planning and Research  
State of California  
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION  
FOR THE 5670 CAMDEN AVENUE RESIDENTIAL PROJECT  
FINAL ENVIRONMENTAL IMPACT REPORT  
(SCH# 2024080104)**

**Lead Agency:** City of San José

**Project Applicant:** Mana Investments (Orville Power), op@manainv.com, (619) 876-6132

**Project Title:** 5670 Camden Avenue Residential Project

**Project Description:** Site Development Permit to demolish the existing sports fields and associated structures and improvements, and to 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). The project also includes transportation improvements along the project frontage.

**Location:** 5670 Camden Avenue, San José, CA 95124

**Assessor's Parcel Nos.:** 567-28-001

**Council District:** 10

The City prepared an Environmental Impact Report (EIR) this project in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The EIR evaluated the nature and extent of any adverse effects on the environment that could occur if the project is approved and implemented. The evaluation determined that the project would result in significant and unavoidable impacts to greenhouse gas emissions and transportation, even with the implementation of mitigation measures.

This is to advise that the City Council of the City of San José approved the above-described project on **April 28, 2026**, and made the following determinations regarding such project:

1. An EIR was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The City Council has independently reviewed and analyzed the EIR and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. The EIR represents the independent judgment and analysis of the City of San José, as the lead agency for the Project.
4. Mitigation Measures were made a condition of the project.
5. A Mitigation Monitoring and Reporting Program was adopted for the project.
6. This project will result in significant and unavoidable impacts to greenhouse gas emissions and transportation. Mitigation measures were identified and adopted to reduce impacts to greenhouse gas emissions and transportation but would not be able to reduce those impacts to less than significant levels.
7. A Statement of Overriding Considerations was adopted for this project.
8. Pursuant to CEQA Guidelines Sections 15091 and 15093, the City Council of the City of San José found that the benefits of the project, including provision of housing units (108 townhomes including eight below-market-rate units), transportation improvements near the project site, and the proposed 100% electric power for the project, would outweigh the unavoidable adverse environmental effects, and that those adverse environmental effects may be considered “acceptable.”
9. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The EIR, Mitigation Monitoring and Reporting Program (MMRP), Statement of Overriding Considerations, and the record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director  
Planning, Building and Code Enforcement

Date: April 29, 2026

  
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Deputy

Environmental Project Manager: Cort Hitchens