

**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



Deputy

Environmental Project Manager: Cort Hitchens