

**NOTICE OF PREPARATION OF AN  
ENVIRONMENTAL IMPACT REPORT FOR THE  
5670 CAMDEN AVENUE RESIDENTIAL PROJECT**

FILE NOS.: H23-040, ER23-251  
PROJECT APPLICANT: Mana Camden Fund, LLC  
APN: 567-28-001

**Project Description:** Mana Camden Fund, LLC (applicant) proposes to 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 22 units would be maintained as Low Income Dwelling Units. These units would be mixed with the market-rate units and be located in multiple buildings throughout the project site.

The proposed project has been submitted under the Builder's Remedy of the Housing Accountability Act (Government Code § 65589.5).

**Location:** The proposed project is located at 5670 Camden Avenue in the City of San José (City), California, southeast of the intersection of Blossom Hill Road and Camden Avenue, within Assessor's Parcel Number (APN) 567-28-001. This APN, totaling approximately 10.7 acres, is currently occupied by Beacon School, Delight Montessori School San José, and sports fields utilized by the City for youth activities. The Camden Residential Project site would occupy approximately 6.67 acres of the lot. The term "project site" is used herein to refer to the approximately 6.67 acres of the proposed development.

A narrower portion of the project site extends from Camden Avenue on the west and then widens behind the schools as it extends toward Blossom Park Lane on the east. The site is bound by residential uses to the east along Blossom Park Lane, residential uses to the north along Blossom Hill Road, Singletree Way to the south, and the two schools listed above to the west.

**Environmental Review:** As the Lead Agency, the City of San José will prepare a Draft Environmental Impact Report (Draft EIR) for the proposed project summarized above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this Draft EIR may be used by your agency when considering subsequent approvals related to the proposed project.

An EIR Scoping Meeting for the proposed project will be held at the following date, time, and location:

**When:** Monday, August 12, 2024 from 6:00 p.m. to 7:30 p.m.

**Where:** Via Zoom (see instructions below and on [www.sanjoseca.gov/activeeirs](http://www.sanjoseca.gov/activeeirs))

Please click the link below to join the webinar:

<https://sanjoseca.zoom.us/j/99423688108>

Or One tap mobile :

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+14086380968,,99423688108# US (San Jose)

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Dial(for higher quality, dial a number based on your current location):

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877 853 5257 US Toll Free

888 475 4499 US Toll Free

Webinar ID: 994 2368 8108

International numbers available: <https://sanjoseca.zoom.us/j/99423688108>

Additional information regarding the project description, location, and probable environmental effects to be analyzed in the Draft EIR for the proposed project can be found on the City's Active EIRs website at [www.sanjoseca.gov/activeeirs](http://www.sanjoseca.gov/activeeirs), including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. The City will accept comments on the scope of the Draft EIR until **5:00 p.m. on Thursday, September 5, 2024**. If you have comments on this Notice of Preparation (NOP), please identify a contact person from your organization and send your response via mail or email to:

City of San José, Department of Planning, Building and Code Enforcement

Attn: Cort Hitchens, Environmental Project Manager

200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower

San José, CA 95113-1905

E-mail: [Cort.Hitchens@sanjoseca.gov](mailto:Cort.Hitchens@sanjoseca.gov)

Christopher Burton, Director  
Planning, Building and Code Enforcement



7/24/24

Deputy

**Notice of Preparation  
Of a Draft Environmental Impact Report  
For the Proposed 5670 Camden Avenue Residential Project**

**July 2024**

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## **Introduction**

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

An EIR is prepared when it is determined by the discretionary authority that changes proposed in an approved project will require revisions to the previous EIR because of possible new impacts or an increase in severity of previously identified impacts. As the Lead Agency, the City of San José (City) will prepare a Draft EIR to address the environmental effects of the proposed Mana Camden Residential Project (proposed project).

The Draft EIR will be prepared and processed in accordance with the California Environmental Quality Act (CEQA), as amended, and the requirements of the City. In accordance with CEQA Guidelines, the Draft EIR will include the following:

- A summary of the proposed project;
- A Project Description, including project objectives;
- A description of the existing environmental setting, environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the proposed project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts of the proposed project; and (d) cumulative impacts.

## **Project Site and Location**

The proposed project is located at 5670 Camden Avenue in the City of San José, in Santa Clara County, California (Figure 1), southeast of the intersection of Blossom Hill Road and Camden Avenue, within APN 567-28-001. This APN, which is approximately 10.7 gross acres, is currently occupied by Beacon School, Delight Montessori School San José, and sports fields utilized for youth activities. The proposed project would occupy approximately 6.67 acres of the lot (Figure 2). The term “project site” is used herein to refer to the approximately 6.67 acres of the proposed development.

A narrower portion of the project site extends from Camden Avenue on the west and then widens behind the schools as it extends toward Blossom Park Lane on the east. The site is bound by residential uses to the east along Blossom Park Lane, residential uses to the north along Blossom Hill Road, Singletree Way to the south, and the two schools listed above to the west.

### **Existing conditions**

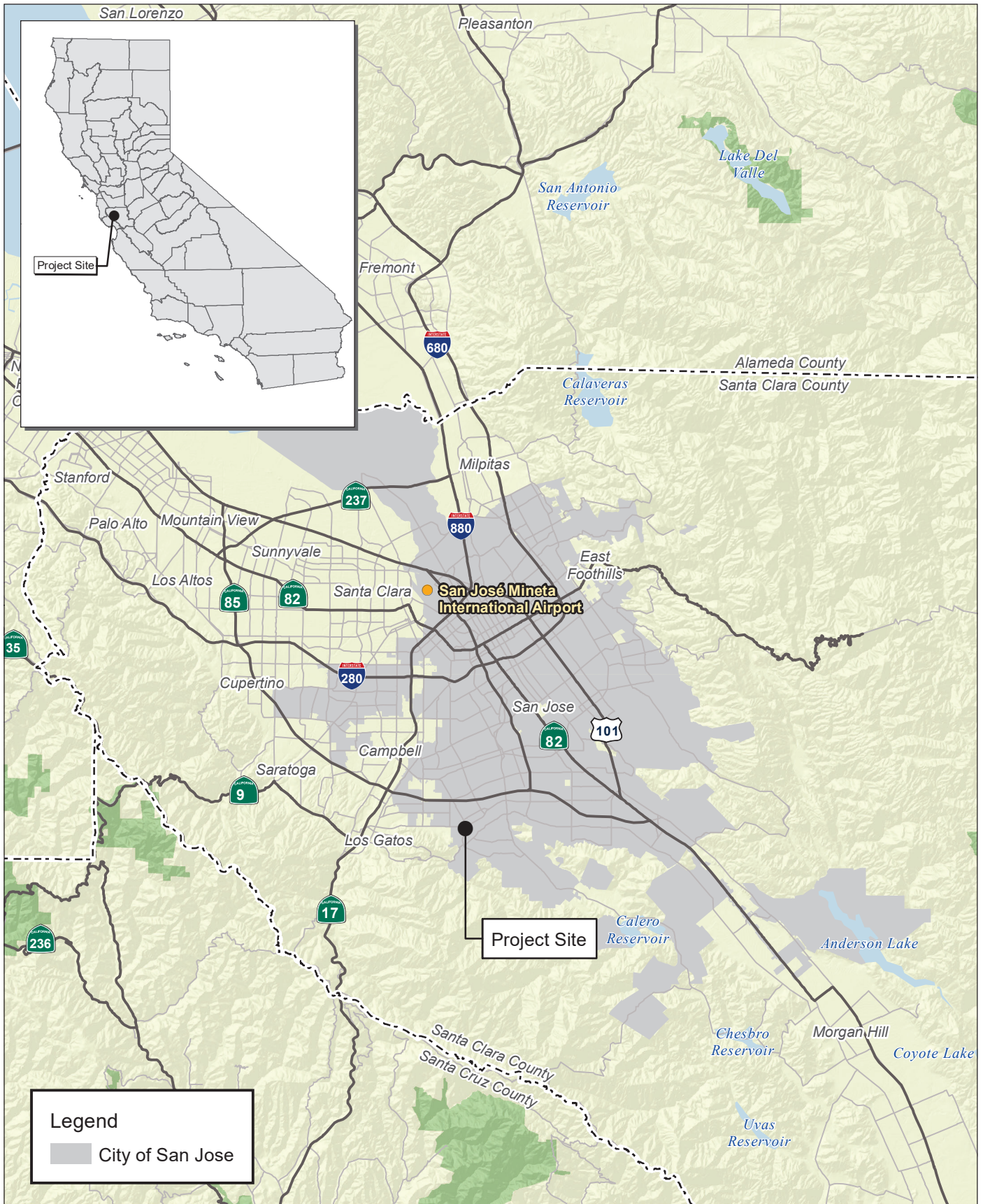
The project site is located in an urban area and is fully developed by sports fields and associated structures. The project site is not on the Cortese List of hazardous waste sites.

### **Land use activities**

The existing sports fields and associated structures are used by the City for youth activities. No housing or commercial uses exist on the site.

### **Land use designations**

The project site's land use designation pursuant to the Envision San José 2040 General Plan (General Plan) is Public/Quasi-Public (PQP) (Figure 3), and it is zoned as Multiple Residence District (R-M) (Figure 4). According to the General Plan, the PQP category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, permanent supportive housing, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices, and airports. Residential uses are not allowed in this category, but the applicant proposes to amend the General Plan Land Use Designation to Mixed-use Neighborhood (MUN), which does allow residential uses.

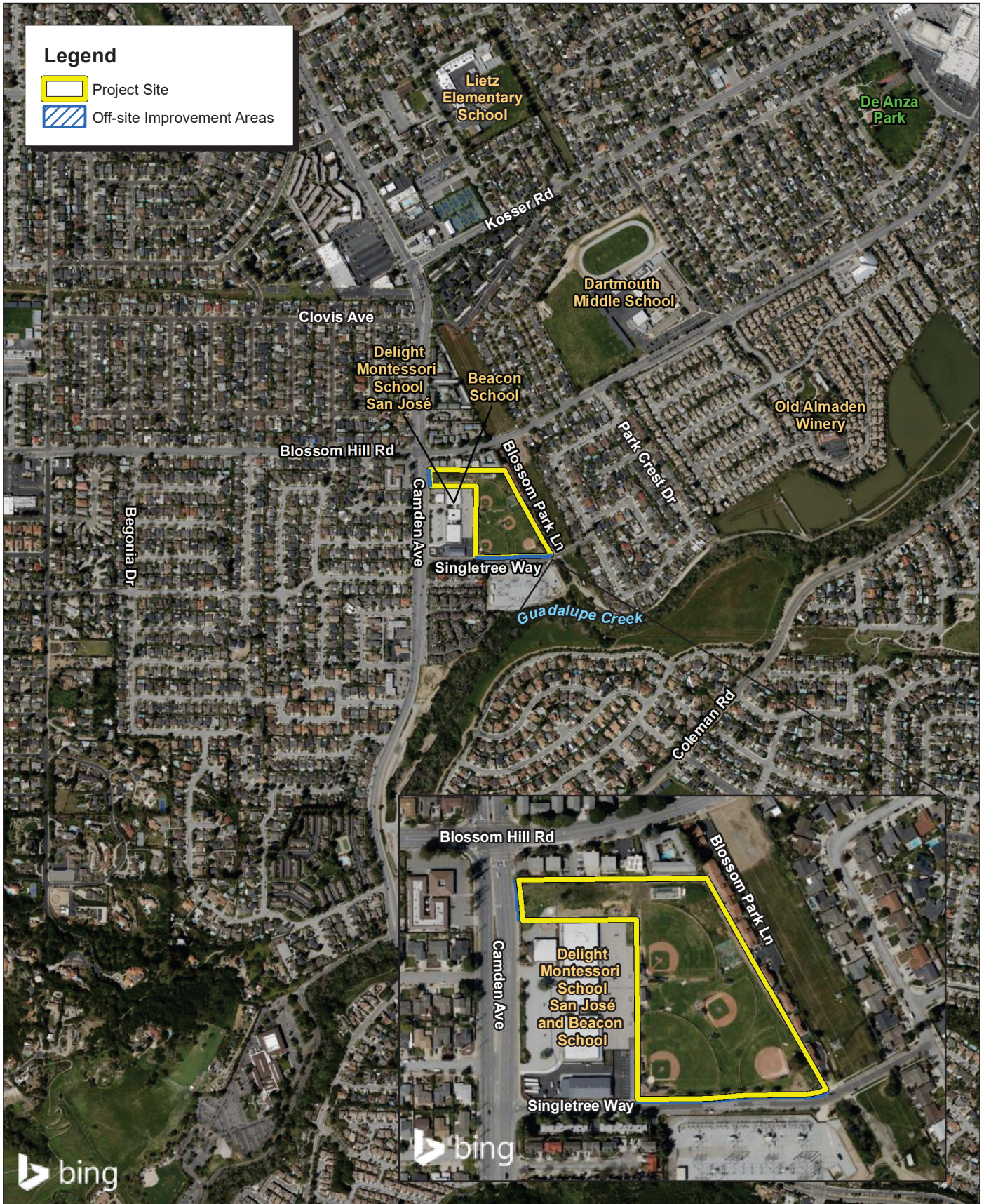


Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

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**Figure 1**  
**Regional Location Map**



Source: Bing Aerial Imagery. Hanna-Brunetti, January 2024.



Figure 2  
Local Vicinity Map



Source: Bing Aerial Imagery. Hanna-Brunetti, January 2024. City of San Jose.



Figure 3  
General Plan Land Use Designation



Source: Bing Aerial Imagery. Hanna-Brunetti, January 2024. City of San Jose.



Figure 4  
Zoning Map



## Project Description

Mana Camden Fund, LLC (applicant) proposes to 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 22 units would be maintained as 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 shown in Figure 5.

The proposed project would also include a total of 243 parking spaces composed of 216 garage spaces (two garage parking stalls for each unit) and 27 on-site guest spaces. In addition to the 243 parking spaces, two Americans with Disabilities Act (ADA) parking spaces would also be provided. Primary access to the project site would be from Singletree Way to the south and from Camden Avenue to the west. The proposed project would include two stormwater treatment chambers and internal roads. As part of the proposed project, 41 on-site trees would be removed, 22 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 (see further discussion in the Biological Resources section). The existing schools would remain on-site, and no development is proposed at the schools. The site plan is shown on Figure 5.

The proposed project would be processed under the Builder's Remedy of the Housing Accountability Act (Government Code § 65589.5), which prohibits a city that does not have an adopted compliant housing element at the time an application is submitted from disapproving or conditioning in a manner that renders infeasible a housing development project "for very low-, low-, or moderate-income households," even where the project is inconsistent with both the city's zoning ordinance and general plan land use designation.

## Required Project Approvals

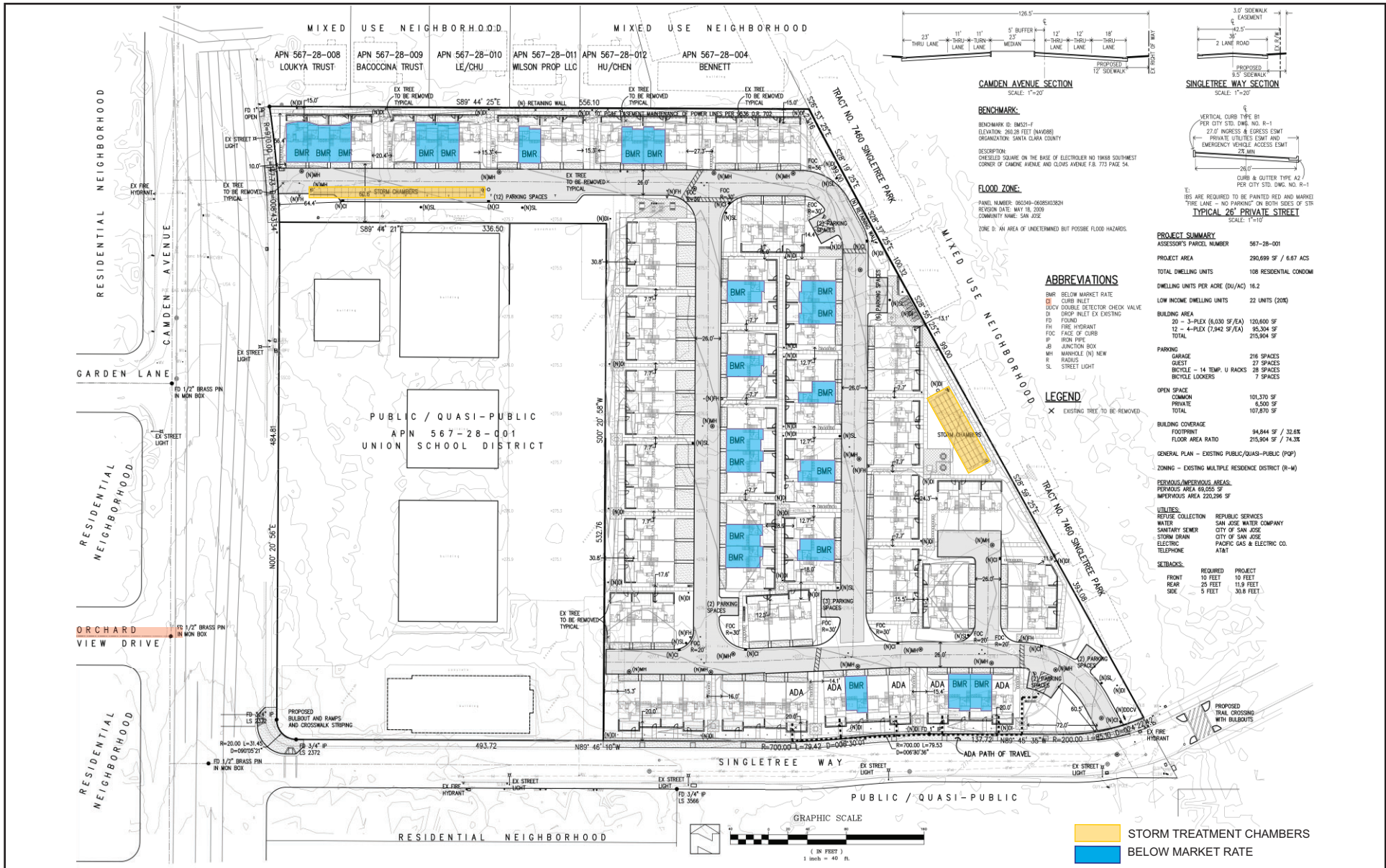
The proposed project requires the following discretionary approvals from the City:

- General Plan Amendment Land Use Designation from PQP to Mixed-use Neighborhood
- Conditional Use Permit

Subsequent ministerial actions would be required for the implementation of the proposed project, including issuance of grading and building permits and other Public Works clearances.

In addition, the proposed project may require approvals and/or permits from the following responsible agency:

- Santa Clara Valley Habitat Agency



Source: Hanna - Brunetti, 01/26/2024.

**Figure 5**  
**Tentative Map Site Plan**

## Potential Environmental Impacts of the Proposed Project

The Draft EIR will focus on potentially significant environmental impacts associated with the proposed project. Unless specific comments are received during the Notice of Preparation (NOP) public comment period that indicate a potential for the proposed project to result in significant impacts, topics that are identified as less than significant will be addressed in the Effects Found not to be Significant section of the Draft EIR.

### Topical Sections to be Included in the Draft EIR

#### 1. Air Quality

An Air Quality, Greenhouse Gas (GHG) Emissions, and Energy Analysis Memorandum will be prepared and appended to the Draft EIR that evaluates the proposed project's potential effects. The findings of this report will be discussed in the Draft EIR.

#### 2. Biological Resources

A Biological Resources Assessment Memorandum (BRA Memorandum) was prepared for the proposed project and will be appended to the Draft EIR. This memorandum summarizes potential impacts to biological resources for the proposed project. The BRA Memorandum determined that with implementation of the Conditions of Approval and City Standard Permit Conditions, project-related impacts to biological resources on-site would be less than significant. The findings of the BRA will be discussed in the Draft EIR.

#### 3. Cultural Resources and Tribal Cultural Resources

A Phase 1 Cultural Resources Assessment (Phase I CRA) was prepared for the proposed project. The Phase I CRA determined that, with implementation of Standard City Permit Conditions and following General Plan Policies, impacts to Cultural and Tribal Cultural Resources would be less than significant. The findings of the Phase I CRA will be discussed in the Draft EIR.

#### 4. Greenhouse Gas Emissions

An Air Quality, Greenhouse Gas (GHG) Emissions, and Energy Analysis Memorandum will be prepared and appended to the Draft EIR that evaluates and confirms the proposed project's potential effects. Potential GHG emissions impacts would be discussed in the Draft EIR.

#### 5. Hazards and Hazardous Materials

A Phase I Environmental Site Assessment (Phase I ESA) was conducted by AEI Consultants on February 10, 2023<sup>1</sup> and will be appended to the Draft EIR. This report summarized the current conditions of the site as well as the historical conditions of the site. According to the Phase I ESA, the project site was previously used for agricultural purposes (orchards). The study found that there is potential that agricultural chemicals, such as pesticides, herbicides, and fertilizers, were used on-site and that the subject property has been impacted by the use

<sup>1</sup> AEI Consultants. Phase 1 Environmental Site Assessment. February 10, 2023.

of such agricultural chemicals. Consequently, AEI recommends the performance of on-site sampling to determine whether the subject property has been significantly impacted in connection with the historical agricultural use for the protection of the construction workers and future occupants of the subject property. Conducting a Limited Phase II Subsurface Investigation and following its recommendations, compliance with relevant General Plan Policies, and adherence to the City's Standard Permit Conditions would ensure that the proposed project would not result in significant impacts related to Hazards and Hazardous Materials. The findings of the Phase I ESA will be discussed in the Draft EIR.

## **6. Land Use and Planning**

This section will summarize the existing land use for the proposed project and determine the potential environmental effects of the proposed project related to land use and planning.

The project site's current land use designation pursuant to the General Plan is PQP. A General Plan Amendment from PQP to MUN is proposed as part of the project. As such, the project land use designation would be brought into compliance with the existing and proposed uses, and impacts would be less than significant.

While impacts related to land use and planning are expected to be less than significant, this topic will be addressed in the Draft EIR to ensure full discussion and clarification is provided to decisions makers and the public.

## **7. Noise**

A Noise Memorandum will be prepared and appended to the Draft EIR that evaluates and confirms the proposed project's potential effects. With compliance with General Plan Policies and adherence to the City's Standard Permit Conditions, project impacts related to noise would be less than significant. The findings of the Noise Memorandum will be discussed in the Draft EIR.

## **8. Recreation**

The proposed project would be expected to increase demand for recreation areas in the planning vicinity. The General Plan lays out policies as well as a standard parkland-to-resident ratio. Since this growth is projected under the General Plan, compliance with the General Plan Policies, including the parkland-to-resident ratio, would ensure that impacts to recreation would be less than significant. This topic will be discussed in the Draft EIR, including a discussion of the relocation of the sports fields currently on the project site to the Dartmouth Middle School,<sup>2</sup> located at a driving distance of approximately 0.7 northeast of the project site.

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<sup>2</sup> Union School District. Cinnabar Site Redevelopment. Website: <https://www.unionsd.org/baseball>. Accessed June 11, 2024. (Note that the project site is the former location of the currently closed Cinnabar Elementary School.)

## 9. Transportation

A Transportation Impact Analysis (TIA) will be prepared to analyze the proposed project's impacts on the circulation system, including all modes of transit, Vehicle Miles Traveled (VMT), roadway safety hazards, and emergency access. The proposed project is expected to exceed the City's threshold for VMT and, thus, would result in significant and unavoidable VMT impacts. This topic will be discussed in the Draft EIR and the TIA will be appended to it.

## 10. Alternatives

The Draft EIR will examine alternatives to the proposed project, including a "No Project" alternative and one or more alternative development scenarios. Other alternatives that may be discussed could include reduced development alternatives (e.g., a smaller project), alternative land uses, and/or alternative locations. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified basic objectives of the proposed project.

## 11. Cumulative Impacts

The Draft EIR will include a discussion of Cumulative Impacts in each topical section that will address the proposed project's potential to substantially contribute to a cumulative impact when considered with other past, present, and reasonably foreseeable future projects in the City. Mitigation measures will be identified to reduce and/or avoid significant impacts, as appropriate.

## 12. Other CEQA Topics

In conformance with the CEQA Guidelines, the Draft EIR will also discuss all other sections required by the Public Resources Code and the State CEQA Guidelines, including: (1) consistency with local and regional plans and policies, (2) growth-inducing impacts, (3) significant irreversible environmental changes, (4) references and organizations/persons consulted, and (5) EIR authors. Relevant technical reports will be provided as appendices to the Draft EIR.

## Topics to be Addressed in the Effects Found not to be Significant Section

### 1. Aesthetics

The General Plan identifies significant visual resources throughout the planning area that are key to the City's visual character. The key scenic resources described in the General Plan include the broad sweep of the Santa Clara Valley, the hills and mountains which frame the Valley floor, the Baylands, and the urban skyline itself, particularly high-rise development. The City also has a number of Gateway locations, including Coleman Avenue at Interstate 880 (I-880), 13th Street at U.S. Highway 101 (US 101), and US 101 in the vicinity of the State Route (SR) 85 Interchange. Urban Corridors designated in the General Plan are all State and Interstate Highways within the City's Sphere of Influence (SOI). Together, Gateways and Urban Corridors contribute greatly to the overall image of San José and the

image of its individual communities.<sup>3</sup> The project site is not located in the vicinity of any of the General Plan-designation scenic resources. In addition, the proposed project will follow General Plan Policies to ensure impacts to scenic resources are less than significant. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

## 2. Agricultural and Forestry Resources

According to the California Department of Conservation, the project site is designated as “Urban and Built Up” and does not contain and is not adjacent to lands classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is located within an urban environment and no existing agriculture or forestry land use activities occur within the project site boundaries. The project site is not subject to a Williamson Act contract. The project site General Plan land use designation is PQP, and it is zoned Multiple Residence District (R-M). As such, the proposed project would not result in significant effects related to agriculture and forestry resources. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

## 3. Energy

An Air Quality, GHG Emissions, and Energy Analysis Memorandum will be prepared and appended to the Draft EIR that evaluates and confirms the proposed project’s potential effects. Implementation of the proposed project could result in increased energy demand in the area. However, such growth is anticipated under the General Plan. Compliance with General Plan objectives and policies would ensure that effects related to this energy demand increase would be less than significance. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

### *General Plan Policies*

**Goal MS-2** Energy Conservation and Renewable Energy Use Maximize the use of green building practices in new and existing development to maximize energy efficiency and conservation and to maximize the use of renewable energy sources.

**Policy MS-2.2** Encourage maximized use of on-site generation of renewable energy for all new and existing buildings.

**Policy MS-2.4** Promote energy efficient construction industry practices.

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<sup>3</sup> City of San José. 2011. Envision San José 2040 General Plan. Adopted November 1, As Amended May 12, 2023.

**Policy MS-2.6** Promote roofing design and surface treatments that reduce the heat island effect of new and existing development and support reduced energy use, reduced air pollution, and a healthy urban forest. Connect businesses and residents with cool roof rebate programs through City outreach efforts.

#### **4. Geology and Soils**

A geotechnical investigation was conducted for the proposed project site by Baez Geotechnical Group in September 2023. The study found that the proposed residential development can generally be constructed as planned, provided that the conclusions and recommendations contained in the Geotechnical Report are followed.<sup>4</sup> Compliance with the recommendations contained in the Geotechnical Report as well as relevant General Plan Policies, and adherence to the City's Standard Permit Conditions, would ensure that the proposed project's impacts on geology and soils would be less than significant. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

##### ***General Plan Policies***

**Policy EC-3.2** Within seismic hazard zones identified under the Alquist-Priolo Fault Zoning Act, California Seismic Hazards Mapping Act and/or by the City of San José, complete geotechnical and geological investigations and approve development proposals only when the severity of seismic hazards have been evaluated and appropriate mitigation measures are provided as reviewed and approved by the City of San José Geologist. State guidelines for evaluating and mitigating seismic hazards and the City-adopted California Building Standards Code will be followed.

**Action EC-3.10** Require that a Certificate of Geologic Hazard Clearance be issued by the Director of Public Works prior to issuance of grading and building permits within defined geologic hazard zones related to seismic hazards.

**Policy EC-4.3** Locate new public improvements and utilities outside of areas with identified soils and/or geologic hazards (e.g., deep seated landslides in the Special Geologic Hazard Study Area and former landfills) to avoid extraordinary maintenance and operating expenses. Where the location of public improvements and utilities in such areas cannot be avoided, effective mitigation measures will be implemented.

**Policy EC-4.4** Require all new development to conform to the City of San José's Geologic Hazard Ordinance.

**Policy EC-4.5** Ensure that any development activity that requires grading does not impact adjacent properties, local creeks, and storm drainage systems by designing and building the site to drain properly and minimize erosion. An Erosion

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<sup>4</sup> Baez Geotechnical Group. 2023. Geotechnical Investigation. September 15.

Control Plan is required for all private development projects that have a soil disturbance of one acre or more, adjacent to a creek/river, and/or are located in hillside areas. Erosion Control Plans are also required for any grading occurring between October 1 and April 30.

**Action EC-4.10** Require a Certificate of Geologic Hazard Clearance to be issued by the Director of Public Works prior to issuance of grading and building permits within defined geologic hazard zones.

**Policy EC-4.11** Require the preparation of geotechnical and geological investigation reports for projects within areas subject to soils and geologic hazards, and require review and implementation of mitigation measures as part of the project approval process.

**Action EC-4.12** Require review and approval of grading plans and erosion control plans (if applicable) prior to issuance of grading permits by the Director of Public Works.

**Action ER-10.4** The City will maintain a file of archaeological and paleontological survey reports by location to make such information retrievable for research purposes over time.

### ***City Standard Permit Conditions***

#### ***Seismic Hazards***

- a) A Geotechnical Report shall be submitted, reviewed, and approved by the City Geologist. The Geotechnical Report shall determine the site-specific soil conditions and identify the appropriate design and construction techniques to minimize risks to people and structures, including but not limited to: foundation, earthwork, utility trenching, retaining, and drainage recommendations. The investigation should be consistent with State of California guidelines for the preparation of seismic hazard evaluation reports (CGS Special Publication 117A, 2008, and the Southern California Earthquake Center report, SCEC, 1999). A recommended minimum depth of 50 feet should be explored and evaluated in the investigation. The City Geologist will review the Geotechnical Report and issue a Geologic Clearance.
- b) All excavation and grading work shall be scheduled in dry weather months or construction sites shall be weatherized.
- c) Stockpiles and excavated soils shall be covered with secured tarps or plastic sheeting.
- d) Ditches shall be installed to divert runoff around excavations and graded areas if necessary.
- e) The project shall be constructed in accordance with the standard engineering practices in the California Building Code, as adopted by the City of San José. A grading permit from the San José Department of Public Works shall be obtained prior to the issuance



of a Public Works clearance. These standard practices would ensure that the future building on the site is designed to properly account for soils-related hazards on the site.

- f) If dewatering is needed, the design-level geotechnical investigations to be prepared for individual future development projects shall evaluate the underlying sediments and determine the potential for settlements to occur. If it is determined that unacceptable settlements may occur, then alternative groundwater control systems shall be required.

### *Paleontological Resources*

If vertebrate fossils are discovered during construction, all work on the site shall stop immediately. The Director of PBCE or the Director's designee shall be notified, and a qualified professional Paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The permittee shall be responsible for implementing the recommendations of the qualified Paleontologist. A report of all findings shall be submitted to the Director of PBCE or the Director's designee. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

## **5. Hydrology and Water Quality**

A hydrological study was conducted for the proposed project by Hanna-Brunetti in September 2023. This study focused on using the Bay Area Hydrology Model (BAHM) to evaluate the Treatment Control Measures (TCMs) and find flow rates.<sup>5</sup> The study concluded that the proposed project shows a passing result for each treatment facility. Therefore, compliance with General Plan Policies and adherence to City's Standard Permit Conditions would ensure impacts related to hydrology and water quality are less than significant. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

### *General Plan Policies*

- Policy IN-3.7** Design new projects to minimize potential damage due to stormwater and flooding to the site and other properties.
- Policy IN-3.10** Incorporate appropriate stormwater treatment measures in development projects to achieve stormwater quality and quantity standards and objectives in compliance with the City's NPDES permit.
- Policy MS-3.4** Promote the use of green roofs (i.e., roofs with vegetated cover), landscape-based treatment measures, pervious materials for hardscape, and other stormwater management practices to reduce water pollution.

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<sup>5</sup> Preliminary Hydromodification Management Report. 2023. Hanna-Brunetti. September.

- Policy ER-8.1** Manage stormwater runoff in compliance with the City's Post-Construction Urban Runoff (6-29) and Hydromodification Management (8-14) Policies.
- Policy ER-8.3** Ensure that private development in San José includes adequate measures to treat stormwater runoff.
- Policy EC-4.1** Design and build all new or remodeled habitable structures in accordance with the most recent California Building Code and Municipal Code requirements as amended and adopted by the City of San José, including provisions for expansive soil, and grading and stormwater controls.
- Policy EC-5.7** Allow new urban development only when mitigation measures are incorporated into the project design to ensure that new urban runoff does not increase flood risks elsewhere.

***City Standard Permit Conditions***

*Construction-related Water Quality.*

- i. Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains.
- ii. Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
- iii. All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary.
- iv. Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered.
- v. All trucks hauling soil, sand, and other loose materials shall be covered and all trucks shall maintain at least two feet of freeboard.
- vi. All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers).
- vii. Vegetation in disturbed areas shall be replanted as quickly as possible.
- viii. All unpaved entrances to the site shall be filled with rock to remove mud from tires prior to entering City streets. A tire wash system shall be installed if requested by the City.
- ix. The project applicant shall comply with the City of San José Grading Ordinance, including implementing erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction.

## 6. Mineral Resources

The General Plan identifies Communications Hill as the only known area in the City to contain mineral deposits which are of regional significance as a source of construction aggregate materials; this area is approximately 4.12 miles northwest of the project site. No activities related to mineral resources occur within the project site and no portion of the project site is designated as relevant for mineral resources by the City or the State.<sup>6</sup> As such, the proposed project would not result in impacts related to mineral resources. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

## 7. Population and Housing

The project site is currently occupied by Beacon School, Delight Montessori School San José, and sports fields utilized for youth activities. There are no residential units at the project site. The proposed project would develop 108 residential units. According to the Department of Finance, the average household size in the City is 2.86 people.<sup>7</sup> As such, the proposed project could increase population by approximately 309 people. According to the California Department of Finance, the estimated population in the City for 2023 is approximately 959,256.<sup>8</sup> The 2023–2031 Housing Element projects that the population of San José will grow by about 15 percent (or about 230,404 people) to 1,189,660 by 2030, at the end of the Sixth Cycle Housing Element.<sup>9</sup> Therefore, the proposed project would not induce substantial population growth within the City beyond current projections, nor would it displace existing housing. As such, the proposed project would not result in significant impacts related to population and housing. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

## 8. Public Services

The proposed project would be served by existing public services throughout the San José area as envisioned under the 2040 San José General Plan. The nearest fire station, San José Fire Department Station #17, is located approximately 1.18 miles to the east. The nearest police station, Campbell Police Department, is located 4.3 miles to the northwest. The project site would be served by the following San José Unified School District facilities: Guadalupe Elementary, located at 6044 Vera Cruz Drive, approximately 0.52 mile south of the project site; Dartmouth Middle School, located at 5575 Dartmouth Drive, approximately 0.19 mile northeast of the project site; and Leigh High School, located at 14275 Los Gatos Almaden Road, approximately 1.01 miles northeast of the project site. Other public services, such as parks and libraries, are also located in the immediate area and would serve the proposed

<sup>6</sup> California Department of Conservation. California Geological Survey. Website: <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>. Accessed March 29, 2024.

<sup>7</sup> California Department of Finance. 2023. E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2021–2023 with 2020 with Benchmark. Website: <https://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-5/>. Accessed March 29, 2024.

<sup>8</sup> California Department of Finance. 2024. E-4 Population Estimates for Cities, Counties, and the State, 2021–2024 with 2020 Census Benchmark. May. Website: <https://dof.ca.gov/Forecasting/Demographics/Estimates/>. Accessed May 7, 2024.

<sup>9</sup> City of San José. 2023. 2023–2031 Housing Element Update, Appendix A: Housing Needs Data: San José. May. Website: <https://www.sanjoseca.gov/home/showpublisheddocument/107428/638370206470200000>. Accessed March 29, 2024.

project. Therefore, impacts to public services would be less than significant. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

### ***General Plan Policies***

**Policy ES-3.1** Provide rapid and timely Level of Service response time to all emergencies:

1. For police protection, use as a goal a response time of six minutes or less for 60 percent of all Priority 1 calls, and of 11 minutes or less for 60 percent of all Priority 2 calls.
2. For fire protection, use as a goal a total response time (reflex) of eight minutes and a total travel time of four minutes for 80 percent of emergency incidents.
3. Enhance service delivery through the adoption and effective use of innovative, emerging techniques, technologies and operating models.
4. Measure service delivery to identify the degree to which services are meeting the needs of San José's community.
5. Ensure that development of police and fire service facilities and delivery of services keeps pace with development and growth in the City.

**Policy ES-3.3** Locate police and fire service facilities so that essential services can most efficiently be provided and level of service goals met. Ensure that the development of police and fire facilities and delivery of services keeps pace with development and growth of the City.

**Policy ES-3.6** Work with local, State, and federal public safety agencies to promote regional cooperation in the delivery of services. Maintain mutual aid agreements with surrounding jurisdictions for emergency response.

**Policy ES-3.10** Incorporate universal design measures in new construction, and retrofit existing development to include design measures and equipment that support public safety for people with diverse abilities and needs. Work in partnership with appropriate agencies to incorporate technology in public and private development to increase public and personal safety.

**Policy ES-3.11** Ensure that adequate water supplies are available for fire suppression throughout the City. Require development to construct and include all fire suppression infrastructure and equipment needed for their projects

**Policy PR-1.3** Provide 500 square feet per 1,000 population of community center space

**Policy PR-2.4** To ensure that residents of a new project and existing residents in the area benefit from new amenities, spend Park Dedication Ordinance (PDO) and Park Impact Ordinance (PIO) fees for neighborhood serving elements (such as playgrounds/tot-lots, basketball courts, etc.) within a 3/4 mile radius of the project site that generates the funds.

**Policy IP-15.1** Require new development to construct and dedicate to the City all public improvements directly attributable to the site. This includes neighborhood or community parks and recreation facilities, sewer extensions, sewer laterals, transportation network improvements, sidewalks, street lighting, fire hydrants and the like. In the implementation of the City Council Transportation Analysis Policy 5-1 for transportation, and level of service policies for sanitary sewers, and neighborhood and community parks, development is required to finance improvements to nearby intersections or downstream sewer mains in which capacity would be exceeded, and dedicate land, pay an in lieu fee or finance improvements for parks and recreation needs which would result from the development.

## 9. Utilities and Service Systems

The proposed project site would be served by existing utility infrastructure from the surrounding urban areas. Water would be provided by the San José Water Company with Sanitary Sewer and Storm Drain being provided by the City of San José. Additionally, electricity would be provided by Pacific Gas and Electric Company (PG&E), telephone services would be provided by AT&T, and internet services would be provided by AT&T and Spectrum. No new utility lines would need to be built; thus, the proposed project would not result in significant effects related to Utilities and Service Systems. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

## 10. Wildfire

The project site is not located in a Fire Hazard Severity Zone (FHSZ) and is designated as a Local Responsibility area (LRA).<sup>10</sup> The project site is located north of land identified as a High FHSZ within a State Responsibility Area (SRA). The nearest Very High FHSZ is located approximately 0.83 mile southwest of the project site. The project site is mostly surrounded by urbanized uses and is currently connected to existing infrastructure. Furthermore, as part of the proposed project, landscaping and vegetation would be managed as to not provide fuel for a fire. As such, the proposed project would not result in significant impacts related to wildfire. This topic will be addressed in the Effects Found not to be Significant section of the Draft EIR.

## Environmental Review

### Purpose

In accordance with CEQA Guidelines (14 California Code of Regulations [CCR] § 15082), the City has prepared this NOP to inform agencies and interested parties that an EIR will be prepared for the proposed project. The purpose of an NOP is to provide sufficient information about the proposed project to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation

<sup>10</sup> California Department of Forestry and Fire Protection (CAL FIRE) FHSZ Viewer. Website: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed April 2, 2024.

measures that should be considered and alternatives that should be addressed (CEQA Guidelines § 15082(b)).

### **Environmental Review Process**

Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Draft EIR, including results of public scoping and technical studies. Subsequently, the Draft EIR will be circulated for public review and comment for a minimum of a 45-day public review period.

The City requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) as well as all project information can be found on the project website at <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-review/environmental-review-documents/5670-camden-avenue-residential-project> and on file at the City of San José, Department of Planning, Building, and Code Enforcement, 200 East Santa Clara Street, Tower 3rd Floor, San José, CA 95113.

If you wish to be placed on the email distribution list or need additional information, please contact Cort Hitchens, Planner, Department of Planning, Building, and Code Enforcement, City of San José, at 408.794.7386 or [Cort.Hitchens@sanjoseca.gov](mailto:Cort.Hitchens@sanjoseca.gov).