

**NOTICE OF AVAILABILITY OF THE
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE 5670 CAMDEN
AVENUE RESIDENTIAL PROJECT AND PUBLIC COMMENT PERIOD
(SCH# 2024080104)**

A Draft Environmental Impact Report (Draft EIR) for the 5670 Camden Avenue Residential Project is now available for public review and comment. The project applicant proposes to remove the existing sports fields and associated structures and improvements on the site, and then to develop 108 townhouse units spread over 32 buildings. Twenty of the buildings would contain three units (3-plex), while the other 12 buildings would contain four units (4-plex). A total of eight units would be maintained as Extremely-low Income Dwelling Units and would be located in multiple buildings throughout the project site. The proposed project would include 243 off-street parking spaces, temporary bicycle parking spaces and 12 bicycle lockers. Open space would include approximately 48,031 square feet of common open space for residents and approximately 35,316 square feet of private open space, such as patio and balconies, available to individual residential units.

Location: The project site is located at 5670 Camden Avenue on an approximately 6.67-gross acre site in the City of San José, in Santa Clara County, California. The project site is located 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 site is located in a Public/Quasi-Public (PQP) Zoning District and is designated as Public/Quasi-Public under the City's General Plan.

APN: 567-28-001

File Nos.: H23-040 & ER23-251

The project would have potentially significant environmental effects with regard to air quality, biological resources, cultural resources, hazards and hazardous materials, noise, and transportation. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project location is not on a list of hazardous materials sites maintained by the State in accordance with California Public Resources Code Section 65962.5.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's "Active EIRs" website at www.sanjoseca.gov/activeeirs and are also available at the following locations:

Department of Planning,
Building, and Code Enforcement
200 East Santa Clara St.
San José, CA 95113
(408) 535-3555

Dr. MLK Jr. Main Library
150 E. San Fernando St.,
San José, CA 95112
(408) 277-4822

Vineland Branch Library
1450 Blossom Hill Road
San José, CA 95118
(408) 808-3000

The public review period for this Draft EIR will be 45 days, between **August 15, 2025 and September 30, 2025**. Written comments must be received at the Planning Department by 5:00 p.m. on September 30, 2025, in order to be addressed as part of the formal EIR review process. Comments and questions should be referred to Cort Hitchens in the Department of Planning, Building and Code Enforcement via e-mail at Cort.Hitchens@sanjoseca.gov, or by regular mail at the following mailing address:

City of San José, Department of Planning, Building and Code Enforcement
Attn: Cort Hitchens, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José, CA 95113-1905

For the official record, **please email or mail your written comment letter and reference File Nos. H23-040 & ER23-251.**

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. At least ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be sent to those who have commented in writing on the Draft EIR during the public review period.

Christopher Burton, Director
Planning, Building and Code Enforcement



Deputy

8/5/25

Date