

**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 # N/A (not an EIR)**

**Project Title:** 3464 Ambum Avenue Residential Subdivision Project

Lead Agency: City of San José

Contact Person: Nhu Nguyen

Mailing Address: 200 East Santa Clara Street, 3rd Floor

Phone: (408) 535-6894

City: San José, CA

Zip: 95113

County: Santa Clara

**Project Location:** County: Santa Clara

City/Nearest Community: San José

Cross Streets: southwest of Ambum Ave (E-W) and Mitton Drive (N-S)

Zip Code: 95148

Longitude/Latitude (degrees, minutes and seconds): 37 ° 19 ' 47 " N / 121 ° 46 ' 50 " W Total Acres: 2.59

Assessor's Parcel No.: 654-55-015

Section: 00

Twp.: 7S

Range: 2E

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: N/A

Waterways: Thompson Creek

Airports: Reid-Hillview County Airport

Railways: N/A

Schools: Evergreen Valley, Quimby Oak,

**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: Initial Study

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 4 Acres 2.59

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: GHG, Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:**

Residential/R-1-5 Single Family Residence District/ Residential Neighborhood

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

The project site comprises one parcel that is divided into two lots and is currently developed with one unoccupied single-family residence built circa 1956 and six accessory structures used for storage of construction tools and materials (e.g., tiles, cabinets, plumbing hardware, etc.).

The project would involve the demolition of the existing improvements on-site, the reconfiguration of the two existing lots to be subdivided into four lots, and the construction of one new single-family residence on each lot. Each new residence would range from approximately 5,045 to 6,210 square feet in living area, be two-stories tall (with a maximum building height of approximately 34 feet), and have a private garage. The project would require a rezoning from the R-1-5 Single Family Residence District to R-1-5 (PD) Planned Development District to allow the proposed development on-site. The project would have a density of 1.54 dwelling units per acre (du/ac). The FAR for the site would be 0.22. The project would also include other on-site improvements for internal vehicle circulation and utilities. The project would remove 39 existing trees and plant 47 new trees. As part of the project, the sidewalk on the project frontage on Ambum Avenue would be reconstructed.

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 type="checkbox"/> Air Resources Board	<input 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 type="checkbox"/> Regional WQCB # _____
<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 type="checkbox"/> Fish & Game Region # _____	<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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 3, 2024 Ending Date June 24, 2024

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers &amp; Associates, Inc.</u>	Applicant: <u>VIAM Capital</u>
Address: <u>1871 The Alameda Suite 200</u>	Address: <u>2189 Monterey Road</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San José, CA 95125</u>
Contact: <u>Amy Wang</u>	Phone: <u>408.599.2660</u>
Phone: <u>408.454.3423</u>	

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Signature of Lead Agency Representative: Nhu Nguyen Digitally signed by Nhu Nguyen  
Date: 2024.06.03 13:35:18 -0700 Date: 6/3/24

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