

**PUBLIC NOTICE
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF SAN JOSE, CALIFORNIA**

Project Name: 3464 Ambum Avenue Residential Project

File No.: PDC22-008, PD22-021, T22-034, ER22-237

Description: The project consists of Planned Development Rezoning, Planned Development Permit, and a Tentative Map to allow the redevelopment of a 2.59-acre site. The project comprises the demolition of existing improvements on-site, the reconfiguration of the parcel to be subdivided into four lots, and the construction of a new single-family residences on each lot. An existing private driveway on-site would be widened, extended, realigned, and converted into a new private street adjoining Ambum Avenue. A total of 39 on-site trees would be removed, of which 23 are ordinance sized.

Location: The project site is located at 3464 Ambum Avenue in San José, California.

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

Applicant Contact Information: VIAM Capital LLC (Attn: Ryan Do), 2189 Monterey Road San José, CA 95125; ryan.do@viamcapital.com; (408) 599-2660

The City has performed an environmental review of the project. The environmental review examines the nature and extent of any adverse effects on the environment that could occur if the project is approved and implemented. Based on the review, the City has prepared a Draft Mitigated Negative Declaration (MND) for this project. An MND is a statement by the City that the project will not have a significant effect on the environment because the project will include mitigation measures that will reduce identified project impacts to a less than significant level. The project site is not present on any list compiled pursuant to Section 65962.5 of the California Government Code.

The public is welcome to review and comment on the Draft MND. The public comment period for this Draft MND begins on **Monday, June 3, 2024** and ends on **Monday, June 24, 2024 at 5:00 p.m.** The Draft MND, Initial Study, and reference documents are available online at: www.sanjoseca.gov/negativedeclarations

The documents are also available for review at the following locations:

- City of San Jose City Hall; Department of Planning, Building and Code Enforcement; 200 East Santa Clara Street Tower-3, San Jose, CA 95113
- Dr. Martin Luther King, Jr. Main Library, 150 E. San Fernando Street, San Jose, CA 95113
- Village Square Branch Library, 4001 Evergreen Village Square, San Jose, CA 95135

Please send comments to Nhu Nguyen, Environmental Project Manager, at nhu.nguyen@sanjoseca.gov or mailed to Department of Planning, Building and Code Enforcement, 200 E. Santa Clara Street, Tower 3, San Jose, CA 95113.

Please contact Nhu Nguyen at (408) 535-6894, or by e-mail at nhu.nguyen@sanjoseca.gov for appointment request or additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

5/29/24



Date

Deputy

Circulation period: June 3, 2024 to June 24, 2024 at 5:00 p.m.