

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024110255

Project Title: 211-281 River Oaks Parkway Residential Project

Lead Agency: City of San Jose, Planning, Building and Code Enforcement

Contact Name: Kara Hawkins, Planner III

Email: Kara.hawkins@sanjoseca.gov

Phone Number: (408) 535-7852

Project Location: San Jose
City

Santa Clara
County

Project Description (Proposed actions, location, and/or consequences).

The proposed project would include demolition of three existing buildings totaling approximately 164,606 square feet, as well as removal of all surface parking and on-site trees. River Oaks Housing Partners, LLC, proposes a comprehensive development plan that includes 100 market-rate townhome units and two apartment buildings providing a combined 637 units, for a total of 737 units. One of the two proposed apartment buildings would be 100 percent affordable and would include 130 affordable units and two market-rate manager units; the second proposed apartment building would contain 505 market-rate units. The project density would be 76.2 du/acre across the entire project site. Affordable housing units would range in size from 360 to 1,037 square feet; market-rate units from 536 to 1,290 square feet; and townhomes from 1,230 to 1,790 square feet. Affordable and market-rate housing would include a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, while townhomes would be a composition of 2- and 3-bedroom units. Approval of a Vesting Tentative Map will be sought to allow the subdivision of two lots into 31 lots (16 residential lots, 10 open space lots, and five private streets).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use Planning
- Noise
- Transportation
- Tribal Cultural Resources

Mitigation measures MM AIR-1, MM BIO-1 and MM BIO-2, MM CUL-2a and MM CUL-2b, and MM NOI-1 would be implemented to reduce all potential impacts to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Deficiency in parks in the City and lack of other recreational facilities such as tennis and basketball courts
Lack of retail in the proposed project to make it a walkable community
No amenities in the area
No on-site recreation areas
Save as many trees as possible
Concern over construction traffic and routes to and from the site.
Potential soil/groundwater contamination
Portions of the project site are within the Leroy Anderson Dam Failure inundation zone
Tribal cultural resources
Potential relocation of utilities

Provide a list of the responsible or trustee agencies for the project.

California Air Resources Board (ARB), California Department of Conservation (DOC), California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW), California Department of Fish and Wildlife, Marin Region 7 (CDFW), California Department of Forestry and Fire Protection (CAL FIRE), California Department of Housing and Community Development (HCD), California Department of Parks and Recreation, California Department of Resources Recycling and Recovery, California Department of Transportation, District 4 (DOT), California Department of Transportation, Division of Aeronautics (DOT), California Department of Transportation, Division of Transportation Planning (DOT), California Department of Water Resources (DWR), California Highway Patrol (CHP), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Public Utilities Commission (CPUC), California Regional Water Quality Control Board, San Francisco Bay Region 2 (RWQCB), California State Lands Commission (SLC), Office of Historic Preservation, San Francisco Bay Conservation and Development Commission (BCDC), State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Drinking Water, District 17, State Water Resources Control Board, Division of Water Quality, California Department of Toxic Substances Control (DTSC)