

# 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 # 2024110255**

**Project Title:** 211-281 River Oaks Parkway Residential Project

Lead Agency: City of San Jose Contact Person: Kara Hawkins, Planner III  
 Mailing Address: 200 East Santa Clara Street Phone: 408-535-7852  
 City: San Jose Zip: 95113 County: Santa Clara

**Project Location:** County: Santa Clara City/Nearest Community: San Jose

Cross Streets: River Oaks Parkway, in between Iron Point Drive and Cisco Way Zip Code: 95134

Longitude/Latitude (degrees, minutes and seconds): 37 ° 24 ' 12.15" N / 121 ° 55 ' 38.48" W Total Acres: 9.82

Assessor's Parcel No.: 097-33-033, 097-33-034 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 237, 880 Waterways: Coyote Creek, Guadalupe River

Airports: San Jose Mineta International Railways: VTA Light Rail Schools: Santa Clara Unified

**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: \_\_\_\_\_  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 747 Acres 9.82  
 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: \_\_\_\_\_

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

Industrial Park (IP), TERO

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

Please see attached page.

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.

## **Project Description – NOC Attachment Page**

### **211-281 River Oaks Parkway Residential Project**

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).

## 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 checked="" 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 checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 1, 2025 Ending Date June 17, 2025

### Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Valley Oak Partners, LLC (Attn: Scott Connelly)</u>
Address: <u>2999 Oak Road, Suite 250</u>	Address: <u>734 The Alameda</u>
City/State/Zip: <u>Walnut Creek, CA</u>	City/State/Zip: <u>San Jose, CA 95126</u>
Contact: <u>Jason Brandman</u>	Phone: <u>408-640-0383</u>
Phone: <u>925-200-1656</u>	

Signature of Lead Agency Representative: Kara Hawkins Digitally signed by Kara Hawkins  
Date: 2025.04.30 09:14:06 -0700 Date: 4/30/25

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