County of Santa Clara - Clerk-Recorder's Office
State of California

File Number: ENV25872
ENVIRONMENTAL FILING
No. of Pages: 2
Total Fees: $4173.50
File Date: 10/30/2025
Expires: 11/29/2025

LOUIS CHIARAMONTE, Clerk-Recorder
By: Mike Louie, Deputy Clerk-Recorder

SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Check Document being Filed:

- [x] Environmental Impact Report (EIR)
  - [x] Filing Fee (new project)
  - [ ] Previously Paid F&W **(must attach F&W receipt and project titles must match)**
  - [ ] No Effect Determination **(F&W letter must be attached)**
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
  - [ ] Filing Fee (new project)
  - [ ] Previously Paid F&W **(must attach F&W receipt and project titles must match)**
  - [ ] No Effect Determination **(F&W letter must be attached)**
- [ ] Notice of Exemption (NOE)
- [x] Other (Please fill in type):

  Notice of Determination

1. LEAD AGENCY: City of San Jose, Department of Planning, Building and Code Enforcement (Attn: Kara Hawkins)
2. LEAD AGENCY EMAIL: Tina.Garg@sanjoseca.gov
3. PROJECT TITLE: 211-281 River Oaks Parkway Residential Project (SCH# 2024110255)
4. APPLICANT NAME: Valley Oak Partners LLC (Attn: Scott Connelly) PHONE: 408.640.0383
5. APPLICANT EMAIL: scott@valleyoakpartners.com
6. APPLICANT ADDRESS: 734 The Alameda, San Jose, CA 95126
7. PROJECT APPLICANT IS A: [ ] Local Public Agency [ ] School District [ ] Other Special District [ ] State Agency [x] Private Entity
8. NOTICE TO BE POSTED FOR 30 DAYS.

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Rev_8/2023

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: County of Santa Clara
Address: 110 W Tasman Dr 1st floor,
San Jose, CA 95134

From:
Public Agency: City of San Jose
Address: 200 East Santa Clara Street
San Jose, CA 951113
Contact: Tina Garg, Planner IV
Phone: 408-348-9772

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024110255

Project Title: 211-281 River Oaks Parkway Residential Project (SCH# 2024110255)

Project Applicant: Valley Oak Partners LLC (Attn: Scott Connelly)

Project Location (include county): 211 River Oaks Parkway, San Jose, Santa Clara County

Project Description:

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

This is to advise that the City of San Jose has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 10/29/2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/p

Signature (Public Agency): Tina Garg Title: Planner IV

Date: October 30, 2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: ENV25872

STATE CLEARINGHOUSE NUMBER *(If applicable)* 2024110255

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN JOSE, DEPARTMENT OF PLANNING,	TINA.GARG@SANJOSECA.GOV	10/30/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SANTA CLARA	

PROJECT TITLE

211-281 RIVER OAKS PARKWAY RESIDENTIAL PROJECT (SCH# 2024110255)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
VALLEY OAK PARTNERS LLC (ATTN: SCOTT	SCOTT@VALLEYOAKPARTNERS.	(408)640-0383

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
734 THE ALAMEDA	951256		

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$4,123.50	$	$4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	
☒ County documentary handling fee		$	$50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ $4,173.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Mike Louie	Mike Louie, Deputy County Clerk-Recorder

Santa Clara County
Clerk-Recorder
(408) 299-5688
https://www.clerkrecorder.org

Receipt: 25-184875

Product	**Name**	**Extended**
CEQA	ENVIRONMENTAL FILING	$4,173.50
# Pages		2
Document #		ENV25872
Document Info:	CITY OF SAN JOSE, DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT (ATTN: KARA HAWKINS)	
Filing Type		I
Total		$4,173.50
Tender (Check)		$4,173.50
Paid By	CITY OF SAN JOSE	
Check #	1836784	
Paid By	CITY OF SAN JOSE	

PLEASE KEEP FOR REFERENCE

10/30/25 4:06 PM PST mlouie