

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 #: 2024030360

Project Title: Five Wounds Urban Village Plan

Lead Agency: City of San José

Contact Name: Tina Garg

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Project Location: City of San José, Santa Clara County

City

County

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

The Project consists of the adoption and implementation of the Five Wounds Urban Village Plan, which would incorporate the existing Five Wounds Urban Village, Roosevelt Park Urban Village, Little Portugal Urban Village, and the 24th and William Urban Village plans into a single consolidated plan to guide future growth and development in the area. The Project would accommodate a total planned capacity of approximately 8,022 residential units (including approximately 6,000 new units beyond existing planned capacity), 2,500 jobs, and 750,000 square feet of commercial and employment-generating development. The greatest development intensity is planned adjacent to the future BART station in the Five Wounds District, where building heights may reach up to 270 feet and allowable uses would include high-density residential, commercial, office, and mixed-use development.

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

Implementation of the Project would result significant and unavoidable impacts to cultural resources (historic structures), since future development that would be allowed by the Project could result in physical changes to historical resources or their immediate surroundings, such that the resources' ability to convey their significance would be materially impaired. Mitigation measures would reduce impacts, but would not preclude demolition or relocation of a historical resource where no feasible alternatives or design modifications are available to avoid a substantial impact. In those circumstances, documentation, relocation opportunities, salvage, and public interpretation would reduce, but not eliminate, the loss of the historical resource.

The Project would result in impacts that are less than significant with mitigation measures for air quality, biological resources, cultural resources (archaeological), hazards and hazardous materials, and tribal cultural resources. Mitigation measures are described in Table ES-1 of the Draft EIR.

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

During the NOP comment period for the EIR, which occurred between March 8, 2024 and April 7, 2024, the City received comments from the following agencies on the Project:

- The Amah Mutsun Tribal Band of San Juan Bautista recommended that searches through Sacred Lands Files (SLF) and California Historical Resource Information Systems (CHRIS) and communications with the Native American Heritage Commission (NAHC) to be conducted to determine if the Project has cultural and/or historic sensitivity. The commenter recommended all personnel moving any earth to be Cultural Sensitivity Trained and a Qualified California Trained Archaeological/ Native American Monitor to be present during earth movement, if the Project is cultural or historic sensitive.
- The Department of Toxic Substances Control (DTSC) raised concerns that construction activities in the Project area may encompass active and nonactive mitigation and clean-up sites where oversight has been conducted. DTSC recommended further information be provided on the Project and areas that may fall under DTSC's oversight within future environmental documents.
- The Santa Clara Valley Water District (Valley Water) requested planned trails and recreational facilities noted in the Draft EIR within Valley Water lands should conform to Valley Water's 2021 Trails Policy Criteria and Guidance and are subject to Valley Water's encroachment permit process. Valley Water also requested the Draft EIR include discussion of existing flood hazards, preparation of a flood risk analysis, discussion of existing and planned Valley Water flood protection improvements, preparation of a water supply assessment. Valley Water recommended dewatering for the Project should be minimized or avoided, and that unused or abandoned wells should be properly demolished in accordance with Valley Water Ordinance.

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

CEQA Lead Agency:

- City of San José

Responsible Agencies

- Bay Area Air Quality Management District
- San Francisco Bay Regional Water Quality Control Board
- California Department of Toxic Substances Control
- California Department of Fish and Wildlife