

**NOTICE OF PREPARATION OF AN  
ENVIRONMENTAL IMPACT REPORT FOR THE  
FIVE WOUNDS URBAN VILLAGE PLAN UPDATE**

FILE NO.: ER21-298  
PROJECT APPLICANT: City of San José  
APNs: Multiple

**Project Description:** The Five Wounds Urban Village Plan Update (project) would create a new “Five Wounds Urban Village” Plan that would govern land use and transportation development in the area through 2040. The new Five Wounds Urban Village Plan would incorporate the existing urban villages located in the project area (Five Wounds Urban Village, Roosevelt Park Urban Village, Little Portugal Urban Village, and the 24<sup>th</sup> and William Urban Village) into a single plan that reflects the anticipated development potential of the area following construction. The stand-alone Roosevelt Park Urban Village, Little Portugal Urban Village, and the 24<sup>th</sup> and William Urban Village Plans will be retired.

The project would modify the planned job and housing capacities of the project area from approximately 4,855 jobs and 2,022 housing units to 2,500 jobs and 8,022 housing units. The decrease in job capacity and increase in housing capacity would result in a net zero change in capacity under the Envision San José 2040 General Plan (General Plan), with jobs and housing units being distributed to and from, respectively, other urban villages throughout San José. More information about the project can be found following this cover letter.

**Location:** The project would encompass a 427.4-acre area, comprising of neighborhoods such as Wooster – 26<sup>th</sup> in the north, Olinder to the south, Little Portugal in the east, and Roosevelt Park to the west. The area is generally bounded by King Road to the east, Lower Silver Creek to the north, Coyote Creek to the west, and East San Fernando Street, East William Court, and East San Antonio Street to the south.

As the Lead Agency, the City will prepare an Environmental Impact Report (EIR) for the project. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency’s statutory responsibilities in connection with the project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project.

An EIR Scoping Meeting for this project will be held at the following date, time, and location:

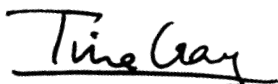
<b>When:</b>	Thursday, March 21, 2024, from 6:30 to 8:00 p.m.
<b>Where:</b>	Roosevelt Community Center 901 East Santa Clara Street San Jose, CA 95116

The project description, location, and probably environmental effects that will be analyzed in the EIR can be found on the City’s Active EIRs website at [www.sanjoseca.gov/activeeirs](http://www.sanjoseca.gov/activeeirs), including the EIR Scoping Meeting information.

According to California law, the deadline for your response is 30 days after receipt of this notice. The City will accept comments on the scope of the EIR until 5 p.m. on Monday April 8, 2024. If you have comments on this Notice of Preparation, please identify a contact person from your organization, and send your response to:

City of San José, Department of Planning, Building and Code Enforcement  
Attn: Tina Garg, Supervising Environmental Planner  
200 East Santa Clara Street, 3<sup>rd</sup> Floor, San José CA 95113-1905  
Phone: (408) 535-7895, email: [tina.garg@sanjoseca.gov](mailto:tina.garg@sanjoseca.gov)

Christopher Burton, Director  
Planning, Building and Code Enforcement



March 7, 2024

Signature (Deputy)

Date

# NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

## Five Wounds Urban Village Plan Update

March 2024

### 1. INTRODUCTION

The purpose of an EIR is to inform decision-makers and the public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to analyze methods of reducing adverse impacts; and to consider alternatives to the project.

A Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related: 1) geographically; 2) as a chain of contemplated actions; 3) in connection with the issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same regulatory authority and having generally similar environmental effects. If the lead agency finds that pursuant to Section 15162 of the CEQA Guidelines, no new effects could occur and no new mitigation measures would be required, the agency can approve the activities as being within the scope of the project covered by the Program EIR and new environmental review would not be required.

The EIR for the project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

### 2. PROJECT LOCATION

The project would encompass a 427.4-acre area, comprising of neighborhoods such as Wooster – 26<sup>th</sup> in the north, Olinder to the south, Little Portugal in the east, and Roosevelt Park to the west. The area is generally bounded by King Road to the east, Lower Silver Creek to the north, Coyote Creek to the west, and East San Fernando Street, East William Court, and East San Antonio Street to the south.

**Figure 1** shows the project area.

Figure 1: Project Location Map



### 3. PROJECT DESCRIPTION

#### Overview

The project would create a new “Five Wounds Urban Village” Plan that would govern land use and transportation development in the area through 2040. The new Five Wounds Urban Village Plan would incorporate the existing four urban villages located in the project area (Five Wounds Urban Village, Roosevelt Park Urban Village, Little Portugal Urban Village, and the 24<sup>th</sup> and William Urban Village) into a single plan that reflects the anticipated development potential of the area following construction. The stand-alone Roosevelt Park Urban Village, Little Portugal Urban Village, and the 24<sup>th</sup> and William Urban Village Plans will be retired following adoption of the new Five Wounds Urban Village Plan. The project’s primary objectives include:

- Preserve the neighborhood character of each of the existing four Urban Village Plan areas as part of the consolidated Five Wounds Urban Village Plan;
- Where possible, incorporate land use policies that support anti-displacement efforts, and preserve existing small businesses and affordable housing as new development occurs around the future BART station;
- Update General Plan land use designations to support and organize new development to create a mix of housing and employment opportunities;
- Facilitate and support affordable housing efforts for current residents;
- Incorporate adequate parking management strategies and policies to reduce parking and optimize the use of all future parking, benefiting current and future community members, transit and future BART transit users, and other visitors;
- Disincentivize driving to promote pedestrian-oriented, bicycle-friendly, and transit-centric communities within the project area;
- Facilitate planning for the Five Wounds Trail alignment and design character on or adjacent to the former Union Pacific Railroad corridor to provide a park trail, green space, an alternative circulation route for bicyclists and pedestrians, and other public health benefits;
- Implement the recommendations of the Valley Transit Authority’s Transit Oriented Community Playbook.
- Promote community health and wellness through equitable access to health care; bicycle, pedestrian, and transit infrastructure; and a variety of high-quality local parks, trails, community centers, recreational opportunities, and regional open space.
- Identify and protect cultural, historical, archaeological and paleontological resources that are important to the community.
- Ensure existing businesses continuity by strategically locating new commercial land uses, at high intensities, in areas with high anticipated demand and relatively low concentrations of current establishments.

The project would modify the planned job and housing capacities of the area from approximately 4,855 jobs and 2,022 housing units to 2,500 new jobs and 8,022 housing units. The decrease in job capacity and increase in housing capacity would be net zero change in capacity under the General Plan, with jobs and housing units being distributed to and from, respectively, other urban villages

throughout San José. Reallocation of job and housing capacity would be achieved through the General Plan Amendments which provides changes to the Land Use/Transportation Diagram for properties and discusses the changes to development capacities.

The Five Wounds Urban Village Plan will also identify, at a programmatic level, various transportation and other public improvements needed to achieve the project objectives described above, specifically those relating to the reduction and optimization of parking and promotion of non-vehicular forms of travel.

#### **4. PROBABLE ENVIRONMENTAL IMPACTS OF THE PROJECT**

The EIR will be prepared in accordance with the requirements of Sections 15120 et. seq. of the CEQA Guidelines and will analyze the environmental topics listed below. The EIR will describe the existing environmental conditions on the project site for each topic and will identify the significant environmental effects anticipated to result from development of the proposed project. Mitigation measures will be identified for significant impacts, as warranted.

The following key environmental topics will be analyzed in the EIR, which have the potential to be impacted by the project, as well as other environmental resources in accordance with the CEQA Guidelines. Additional topics may be added to the EIR if new information becomes available.

##### **Key Environmental Topics**

###### ***Aesthetics***

The EIR will evaluate the existing visual setting within the project area and the visual changes that are anticipated to occur with the buildout of the project. The EIR will assess potential impacts on scenic resources, zoning regulations, and visual quality resulting from the redevelopment of zoning designations, as well as alterations to buildings and structures to support future development aligned with the housing and job capacities of the Plan.

###### ***Air Quality***

The EIR will address the regional air quality conditions in the San Francisco Bay Area and qualitatively discuss the project's reasonably foreseeable emissions impacts to local and regional air quality in accordance with the latest Bay Area Air Quality Management District (BAAQMD) CEQA guidelines and thresholds. Specifically, the EIR will analyze the effects of job and housing shifts within the urban village area regarding toxic air contaminant (TAC) emissions and associated health risks. The EIR will also evaluate the project's consistency with BAAQMD's 2017 Clean Air Plan.

###### ***Biological Resources***

The EIR will describe the existing biological resources within the project area. The EIR will identify impacts to potential habitats, sensitive species, or special status species within the project area including the riparian area of Coyote Creek and Silver Creek. The EIR will identify how the

proposed Plan policies and other City Policies protect and mitigate riparian areas along Coyote Creek and Silver Creek, and open space areas.

### ***Cultural Resources***

The EIR will describe the cultural resources currently present in the project area, particularly given its proximity to Coyote Creek and Silver Creek, which is known for its archaeological significance. The EIR will analyze the potential impacts to cultural resources with buildout of the project. The EIR will identify how the proposed Plan policies and other City Policies protect and mitigate cultural resource impacts.

### ***Energy***

The EIR will describe the current energy demands within the project area. The EIR will analyze the anticipated energy demands and consumption patterns resulting from the buildout of the Plan. The EIR will evaluate measures aimed at promoting energy conservation and efficiency within the scope of the plan, as well as any potential impacts on regional energy infrastructure and resources.

### ***Greenhouse Gas Emissions***

The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions. The increase in residential capacity and decrease in jobs may affect local vehicle miles traveled (VMT) and thereby affect GHG emissions from vehicles. The EIR will consider this potential impact and evaluate the project's consistency with the 2030 Greenhouse Gas Reduction Strategy, 2017 Scoping Plan, and other applicable GHG plans and regulations.

### ***Geology and Soils***

The EIR will describe existing geologic characteristics and soil conditions within the project area, including seismic activity, landslides, and soil instability. Mitigating laws and regulations, as well as proposed Plan policies and other related City policies, will be identified to minimize and reduce potential impacts associated with buildout of the Plan.

### ***Hazards and Hazardous Materials***

The EIR will list known hazardous material sites within the project area. The EIR will describe proposed Plan policies and existing regulations that would mitigate hazards in the plan area. Additionally, the EIR will assess potential risks associated with soil or groundwater contamination and identify measures to reduce any identified potential impacts.

### ***Hydrology and Water Quality***

The EIR will describe the existing hydrology and water quality conditions within the project area. The EIR will consider potential direct and indirect impacts that may occur with potential buildout of the project to groundwater supply, site drainage, and water quality. The EIR will identify how the

proposed Plan policies and other City Policies protect and mitigate hydrology and water quality within the project area and surrounding areas, specifically Silver Creek and Coyote Creek.

### ***Land Use and Planning***

The project would alter allowable land uses and zoning designations within the project area. The EIR will evaluate the consistency of these changes with the City's General Plan, San José Municipal Code, Plan Bay Area 2050, as well as any other applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The EIR will also evaluate the compatibility of the proposed land use changes with existing development in the Plan area.

### ***Noise***

The EIR will evaluate the change in traffic noise that would result from reallocation of residential capacity and decrease of jobs from the Five Wounds Urban Village to surrounding areas within the City. The EIR will also analyze future noise levels that could affect the plan area, using existing noise data based on future traffic noise level projections, and calculating future traffic volumes.

### ***Population and Housing***

The EIR will describe existing housing and population conditions within the project area. The EIR will describe and assess the shift of jobs and housing associated with the project, and how that will correlate to overall job and housing balance within the City. The EIR will also identify the potential impacts of displacement and population growth as a result of project buildout.

### ***Public Services and Recreation***

Higher demand for parks and recreational facilities may occur with the increase in residential capacity within the project area. The EIR will study whether the project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities for any public services, such as fire and police protection, schools, and parks. The EIR will also study whether the project would increase the use of existing recreational facilities that may result in adverse physical effects on the environment due to the increase in residential capacity within the study area.

### ***Transportation***

The EIR will describe the existing traffic conditions in the project area and compare them to traffic conditions under project buildout, based on a Transportation Analysis to be completed in accordance with the requirements of the City's transportation policy (Council Policy 5-1). Effects of the project on travel mode split (the percentage of travelers using a particular type of mode of travel or number of trips) and VMT per service population will be evaluated for informational purposes to better understand the transportation-related outcomes associated with the project. A long-range General Plan Amendment traffic analysis will also be completed for the purpose of evaluating the effects of the project. However, the determination of project impacts per CEQA requirements will be based



solely on VMT metrics. The EIR will not include an evaluation of peak hour levels of service on the roadway network typically included as part of a Local Transportation Analysis.

### ***Tribal Cultural Resources***

The EIR will identify and describe the potential for buildout of the project to impact tribal cultural resources under Assembly Bill 52, including potential impacts to cultural landscapes, and/or cultural resources valued by a California Native American tribe. The EIR will identify policies and mitigation, if necessary, to reduce and minimize impacts.

### ***Utilities and Service Systems***

The EIR will describe the existing conditions relevant to utilities and service systems within the project area. The EIR will analyze potential impacts on such utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management with buildout of the project. The EIR will identify how the proposed Plan policies and other City policies could mitigate impact related to public utilities with buildout of the project.

### ***Other Environmental Topics***

In addition to the key environmental topics above, the EIR will also include a brief discussion of environmental topics where effects are not found to be significant, consistent with the requirements of Section 15128 of the CEQA Guidelines. Environmental topics with effects not found to be significant are expected to include agricultural and forestry resources, mineral resources, and wildfire.

### **Other EIR Chapters**

In conformance with the CEQA Guidelines, the EIR will also include the following sections:

#### ***Cumulative Impacts***

The EIR will include a Cumulative Impacts section that will address the project's potential to substantially contribute to a cumulative impact when considered with other past, present, and reasonably foreseeable future projects in the City.

#### ***Alternatives***

The EIR will evaluate alternatives to the project, based on the results of the environmental analysis. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant environmental effects (CEQA Guidelines Section 15126.6). The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.

### ***Other Sections***

The EIR will include: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) EIR authors.