

## **ADDENDUM TO THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR 2905 SOUTH KING ROAD MINISTORAGE AND LIGHT INDUSTRIAL PROJECT**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has prepared an Addendum to the Initial Study and Mitigated Negative Declaration (IS/MND) for the 2905 South King Road Ministorage and Light Industrial Project because minor changes made to the project, as described below, do not raise important new issues about the effects on the environment.

### **PROJECT DESCRIPTION AND LOCATION**

File No. PD22-009, 2919 South King Road Project. Planned Development Permit for the construction of an approximately 90,00 square foot warehouse building. The building would contain 83,923 square feet of warehouse space and approximately 6,100 square feet of office. The site would be accessed by two new driveways on South King Road. The project would also include the planting of 52 24-inch box trees.

**Location:** 2919 South King Road, southwest of the intersection of South King Road and Monrovia Drive.

**Assessor's Parcel Number:** 670-12-015

**Council District:** 7

### **CERTIFICATION**

The environmental impacts of this project were addressed by an Initial Study and Mitigated Negative Declaration (IS/MND) for the 2905 South King Road Ministorage and Light Industrial Project, File Nos. PDC16-037 and PD16-037, adopted on March 14, 2017. Specifically, the following impacts were reviewed and found to be adequately considered by the MND:

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Aesthetics               | <input checked="" type="checkbox"/> Geology and Soils        | <input checked="" type="checkbox"/> Public Services           |
| <input checked="" type="checkbox"/> Agriculture and Forestry | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Recreation                |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Hazardous Materials      | <input checked="" type="checkbox"/> Transportation            |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Hydrology                | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Mineral Resources        | <input checked="" type="checkbox"/> Utilities                 |
| <input checked="" type="checkbox"/> Energy                   | <input checked="" type="checkbox"/> Population and Housing   | <input checked="" type="checkbox"/> Wildfire                  |

## BACKGROUND

### Approved Initial Study/Mitigated Negative Declaration for the 2905 South King Road Ministorage and Light Industrial Project (PDC16-037 and PD16-037)

The previously approved project included a Conforming rezoning from the A(PD) Planned Development Zoning District to the LI(PD) Planned Development Zoning District. The project also included a Planned Development Permit that allowed for demolition of an approximately 8,050-square foot radio transmission office building and three radio transmitter tower antennas, the removal of 22 ordinance sized trees, and 44 non-ordinance sized trees, and allow the construction of seven ministorage/light industrial buildings equaling approximately 133,000 square feet and four light industrial buildings equaling approximately 65,000 square feet, on a 9.9-gross acre site in the LI(PD) Planned Development Zoning District.

This project was approved in March 2017 with an approved Initial Study and Mitigated Negative Declaration (IS/MND). The IS/MND evaluated all applicable resource areas and determined appropriate mitigation measures. The currently proposed project is for an amendment to the approved permit.

## ANALYSIS

The current project would allow construction a warehouse building on an approximately 4.77-gross-acre project site, which is located within the boundaries of the previously evaluated 9.9 gross acre site. The site is currently vacant.

The warehouse building would contain 83,923 square feet of warehouse space and approximately 6,100 square feet of office. While no end users have been identified, the building is programmed and designed to attract users such as logistics, e-commerce, warehouse/distribution, wholesaling, industrial services. The proposed warehouse building would operate during normal business hours, from 8 AM to 5 PM. The proposed project would generate an estimated 90 jobs.

The site would be accessed by two new driveways on South King Road. The warehouse would include 12 loading docks on the north side of the building. The site will include surface parking with 147 spaces, 16 bicycle racks, and 3 motorcycle spaces. The project would also include the planting of 52 24-inch box trees.

This Addendum will not be circulated for public review but will be attached to the IS/MND for the 2905 South King Road Ministorage and Light Industrial Project, pursuant to CEQA Guidelines §15164(c).

CHRISTOPHER BURTON,  
Director, Planning, Building and Code Enforcement

December 12, 2023  
Date

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