

**ADDENDUM TO THE NORTH SAN JOSÉ
DEVELOPMENT POLICIES FINAL PROGRAM
ENVIRONMENTAL IMPACT REPORT (SCH #2004102067) FOR
THE OAKLAND ROAD MINI-STORAGE PROJECT**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the **North San José Development Policies Final Program Environmental Impact Report (SCH #2004102067/City Council Resolution No. 72768, certified on June 21, 2005)** prepared for the North San José Area Development Policy because minor changes made to the project that are described below do not raise new issues about the significant impacts on the environment.

File Number and Project Name: PDC15-017 Oakland Road Self Storage

A Planned Development Zoning to convert a 1.2 gross acre site from A(PD) Agriculture Planned Development Zoning District to IP(PD) Industrial Park Planned Development Zoning District in order to facilitate the development of a self-storage facility (ministorage). The self-storage facility will consist of 468 self-storage units, ranging from 25 to 420 square feet in size, contained within an approximately 74,640 square-foot building. The facility will also include an office and a two-bedroom caretaker's apartment. Development of the project will require the demolition of all existing structures on the site.

Location: 1785 Oakland Road, on the west side of the road, about 1,200 feet north of Brokaw Road.

Council District: 4

Assessor's Parcel Number: 237-03-064

The environmental impacts of this project were addressed by a Final Program EIR entitled, "North San José Area Development Policies Update Final Program EIR," and findings were adopted by City Council Resolution No. 72768 on June 21, 2005 (SCH #2004102067). Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

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|---|---|---|
| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Public Facilities & Service Systems |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Growth Inducing |
| <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Cumulative Impacts |

ANALYSIS

The proposed project was analyzed for environmental impacts resulting from the rezoning of A(PD) Agriculture Planned Development Zoning District to IP(PD) Industrial Park Planned Development Zoning District and for the development of a ministorage. The proposed project

was found to be adequately analyzed in all CEQA resource areas, except for Greenhouse Gas emissions, by the North San Jose Development Polices (NSJDP) Final Program Environmental Impact Report (FPEIR). In addition to the analysis in the certified NSJDP FPEIR, the proposed project was further analyzed for Hazards and Hazardous Materials and a new project-specific mitigation measure was included.

Greenhouse Gases:

The Bay Area Air Quality Management District (BAAQMD) established three thresholds of significance standards for determining if a development project would have a significant impact due to GHG emissions. These standards are: (1) demonstrated compliance with a qualified Greenhouse Gas Reduction Strategy; or (2) have annual GHG emissions of less than 1,100 metric tons of carbon dioxide equivalent per year (MT of CO₂e/yr); or (3) have annual GHG emissions of less than 4.6 metric tons per service population (residents plus employees). Projects that meet one of these three standards are considered to have a less-than-significant project impact for GHG emissions.

The BAAQMD, in their 2010 California Environmental Quality Act Air Quality Guidelines (2011 Update), established operational GHG screening criteria for GHG emissions based on land use type and project size using default emission assumptions in the URBEMIS GHG emission model. Projects smaller than the applicable screening criteria for the subject land use will not exceed the 1,100 MT of CO₂e/yr GHG threshold of significance, and therefore will be considered to have a less than significant impact for GHG emissions. Projects larger than the BAAQMD screening criteria for the subject land use are required to analyze operational GHG emissions to determine if a significant GHG emission impact would occur.

The proposed project site was formerly occupied by a 3,552 square-foot office/lab/industrial facility for nitrogen generation. The site currently contains one vacant building and asphalt/concrete parking and driveway areas. A concrete wall extends along the southern and eastern borders of the property and a cyclone fence with barbed wire runs along the western border. The proposed project is to convert a 1.2 gross acre site from A(PD) Agriculture Planned Development Zoning District to IP(PD) Industrial Park Planned Development Zoning District for the development of a self-storage facility (ministorage). The proposed project will generate approximately 225.15 MT of CO₂e during the construction period and approximately 95.5 MT of CO₂e/yr during operation. Therefore, GHG emission is not likely to exceed BAAQMD screening thresholds.

Any future redevelopment of the site or change in land use in accordance with the new IP Industrial Park Zoning District on this site may generate significantly more traffic than the existing use and a GHG analysis will be required at the Site Development or Conditional Use Permit stage to confirm that GHG emissions will be below BAAQMD thresholds. Future development and uses on the site will be required to comply with General Plan Policies established for the purpose of reducing GHG emissions and will not conflict with any other applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The proposed project is, therefore, considered to have a less than significant impact for GHG emissions.

Hazards and Hazardous Materials:

Due to the historical agricultural use of the area between 1930s-1970s, the proposed project site may still retain residual pesticide in the soil that could be encountered during site disturbance and construction activities. Therefore, in addition to mitigation measures identified within the certified NSJDP FPEIR, the proposed project shall follow the project-specific mitigation measure below:

HAZ-1: Prior to the issuance of grading permits for construction, the project proponent shall retain a qualified hazardous materials contractor to perform a soil investigation for the project site to characterize soil quality for residual pesticides. If residual pesticides are not detected and/or are found to be below screening levels for public health and the environment in accordance with Santa Clara County Department of Environmental Health (DEH) or the California Department of Toxic Substances Control (DTSC) requirements, no further mitigation is required. If residual pesticides are found and are above regulatory environmental screening levels for public health and the environment, the project proponent shall implement appropriate management procedures, such as removal and/or capping of the pesticide-contaminated soil and implementation of a Site Management Plan (SMP) under regulatory oversight from the Santa Clara County DEH or the DSTC. Copies of the environmental investigations shall be submitted to the Department of Planning, Building and Code Enforcement (PBCE) and the Environmental Services Department (ESD).

Other CEQA Resource Areas:

The proposed project would not result to any new or substantially increased significant impacts to other CEQA resource areas.

Conclusion:

The proposed project is within the scope of the full build out of the North San José area which was analyzed in the NSJDP FPEIR. Given the proposed project description and knowledge of the project area, the City has concluded that the proposed project would not result in any new impacts that have not been previously disclosed; nor would it result in a substantial increase in the magnitude of any significant environmental impact previously identified in the previously certified NSJDP EIR. For these reasons, a supplemental or subsequent EIR is not required and an addendum to the NSJDP FPEIR has been prepared and the City of San José may take action on the proposed project as being within the scope of the Final Program EIR. This addendum will not be circulated for public review, but will be attached to the NSJDP FPEIR, pursuant to CEQA Guidelines §15164(e).

Harry Freitas, Director
Planning, Building and Code Enforcement

Meenaxi R. P.
Deputy

11/10/2015
Date

Project Manager: Thai-Chau Le

Attachments:

1. Oakland Road Self Storage (PDC15-017) Addendum analysis, dated November 2015.
2. Mitigation Monitoring and Reporting Program (MMRP) for project PDC15-017, dated November 2015.