

RESPONSES TO PUBLIC COMMENTS
on the
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION
For the
WEST CPAITOL EXPRESSWAY PUBLIC
STORAGE PROJECT

File No.: H18-048



January 2020

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This document outlines the City of San José's (City) responses to public comments received during the circulation of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the West Capitol Expressway Public Storage Project (project).

The IS/MND evaluated the project's potential environmental effects in accordance with the California Environmental Quality Act (CEQA) and was circulated for public review from November 20, 2019 to December 12, 2019. The City received two comment letters during the public review period, as summarized below.

Comments Received on the IS/MND		
Comment	Name	Date Received
Comments Received on the IS/MND After Public Review Period		
Agency Comments		
L-1	County of Santa Clara Roads and Airports Department	December 11, 2019
L-2	Santa Clara valley Water District	December 10, 2019

This document provides responses to comments received on the IS/MND environmental analysis. Individual comment letters are provided in their original format and presented as "Comment Letter" with each response directly following as "Response to Comment Letter". Comment letters are numbered sequentially and each separate topic is assigned a number. Responses reference the comment letter and number assigned to each topic (Response L-1-1, for example, indicates the response to the first issue raised in Comment Letter L-1).

The comments received on the IS/MND do not identify new issues about the project's environmental impacts, or provide information indicating that the project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the IS/MND. CEQA does not require formal responses to comments on an IS/MND, only that the lead agency consider the comments received [CEQA Guidelines §15074(b)]. Nevertheless, responses to the comments are included in this document to provide a complete environmental record.

December 11, 2019

Kara Hawkins
City of San Jose

SUBJECT: Public Notice of Intent for MND (H18-048) - West Capitol Expressway Public Storage Project

Dear Ms. Kara,

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the Public Notice of Intent for MND (H18-048) - West Capitol Expressway Public Storage Project, and the County is submitting the following comments:

L-1-1

- Please provide a full-size site plan with R/W info and including adjacent roadway layouts, proposed sidewalk, and landscaping. L-1-2
- The County would request that offsite/roadway improvements (left turn pocket extension) to be in place before the site expansion work begins. Please make sure that the project coordinates with County Roads and Airports Department's (RAD) Capitol Expressway Pavement Rehab team on the timeline of construction. L-1-3
- It is the best recommendation and best practice of the County that no landscaping is put in place along the County right-of-way; if however, it is believed it is part and a must-have of the project the County will require a Landscape Maintenance Agreement with RAD's Land Development Department. L-1-4
- As previously commented (please refer to the attached email from 5 May 29, 2019), the County still recommends that the existing driveway on Snell Ave to be kept as the main driveway and remove the Capitol Expressway driveway, while the emergency access on Capitol Expressway can remain as is. L-1-5
- As the next step, the County recommends the proposed project to apply for a County encroachment permit. Detailed information can be found at <https://www.sccgov.org/sites/rda/info/permit/Pages/Encroachment.aspx> L-1-6

If you have any questions or concerns about these comments, please contact me at 408-573-2462 or ben.aghegnehu@rda.sccgov.org

L-1-7

Thank you,

Ben Aghegnehu

Associate Transportation Planner
County of Santa Clara | Roads & Airports
101 Skyport Rd | San Jose, CA, 95110
408-573-2462 (o)

Response to Comment Letter L-1

COUNTY OF SANTA CLARA

December 11, 2009

Response to Comment L-1-1

This comment is introductory and does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Initial Study/Mitigated Negative Declaration (IS/MND). No further response is required.

Response to Comment L-1-2

The comment requests a full-size plan with right-of-way (R/W) information including adjacent roadway layouts, proposed sidewalk, and landscaping. The requested plan set was provided to the County of Santa Clara (County) Roads and Airports Department on January 2, 2020. Following the project entitlement, the project proponent will develop construction drawings for the roadway improvements for the County's review and permitting. This comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the IS/MND. No further response is required.

Response to Comment L-1-3

The comment requests that off-site roadway improvements (i.e., the left-turn pocket extension) be in place before the site expansion work begins. The comment also requests that the City of San José (City) and the Project Applicant coordinate with the County Roads and Airports Department's Capitol Expressway Pavement Rehabilitation team on the timeline of construction.

As described in the IS/MND, in Section 3.2, Proposed Project, on page 3-6, the Project would extend the existing 370-foot (ft) westbound left-turn lane at Vistapark Drive/West Capitol Expressway by 80 ft (a revised left-turn lane of 450 ft). The extension of this turn lane is intended to provide improved circulation within the vicinity of the Project site and improved site access. Based on the analysis in the IS/MND and the Transportation Analysis (Appendix F to the IS/MND), the left-turn lane would be extended prior to occupancy of the proposed Project. Project proponent will be required to obtain an encroachment permit from the County for the offsite work along Capitol Expressway. The Project Applicant would coordinate with the County Roads and Airports Department's Capitol Expressway Pavement Rehabilitation team on the timeline of construction.

Response to Comment L-1-4

The comment states that the County recommends that no landscaping be put in place along the County right-of-way, and that if it were to be put in place, then the County will require a Landscape Maintenance Agreement with the County Roads and Airports Department's Land Development Department.

As illustrated by Figure 3.9, Conceptual Landscape Plan, in Section 3.2, Proposed Project, of the IS/MND, new landscaping proposed as part of Phase I of the Project would consist of new ornamental trees, groundcover, and shrubbery along West Capitol Expressway and around the new building on the east property. Proposed landscaping is consistent with City requirements and Muni Code 13.28.400. In addition, Phase I of the proposed Project includes the installation of a bio-retention basin and flow-through planter along the northern edge of the proposed building on the west property. Phase II would incorporate similar landscaping and stormwater improvements on the site.

Existing landscaping along Snell Avenue would remain during Phase I and would be improved and/or replaced as part of Phase II of the Project.

The Project Applicant would be responsible for obtaining required permits and/or a Landscape Maintenance Agreement with the County.

Response to Comment L-1-5

The comment states that the County recommends that the existing driveway on Snell Avenue be kept as the main driveway and the proposed driveway on West Capitol Expressway be removed from the Project.

In the existing conditions, the Project site consists of two parcels that are separate and independently operated at each address (referred to throughout this IS/MND as the west property [231 West Capitol Expressway] and the east property [3911 Snell Avenue], respectively). In the existing conditions, access to the Project site is provided via two driveways. The entrance to the west property is provided via West Capitol Expressway, and the entrance to the east property is provided via Snell Avenue.

Vehicular access to the proposed Project would be provided via the existing driveway on West Capitol Expressway and one of the existing driveways off Snell Avenue at the northern end of the Project site. Access from Snell Avenue would provide emergency access only. The Project proposes the permanent vacation of the southernmost driveway on Snell Avenue.

The Project proposes to replace four of the existing buildings (Buildings A, D, E, and F) on the west property with a new four-story storage facility (Building 1) totaling 179,616 square feet (sf). Building 1 would be approximately 50 ft in height and would include a 1,598 sf rental office on the first floor. The proposed Project would relocate the existing rolling security gate at the West Capitol Expressway entrance in order to provide public access to a parking area adjacent to the proposed rental office on the west property. A 6 ft tall rolling gate and associated key bollards would be installed to provide access from the parking area to the remainder of the property. The Project would also remove or secure (to prevent access) the existing metal rolling gate along the Project site's eastern boundary and southernmost driveway on Snell Avenue. The secondary northernmost driveway on Snell Avenue will continue to be used for Fire Department emergency access only (no public access will be allowed). The proposed easterly driveway along West Capitol Expressway would also provide access for emergency use only.

As the proposed rental office and associated parking would be adjacent to the West Capitol Expressway driveway, the Project proposes to maintain this existing access point as the primary and only customer entrance. The security gate for customer access to the secured area of the property and all storage units needs to be located in close proximity to the rental office for monitoring purposes. The existing rental office at the Snell Avenue property will be removed. Access to the property must remain on West Capitol Expressway for this reason.

Response to Comment L-1-6

The comment directs that the proposed Project apply for a County encroachment permit and provides a link to details about the application process. It is acknowledged that the Project Applicant will need to obtain an encroachment permit for work within the County's right-of-way. Applications to the County would follow consideration of the Project by the City. This comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the IS/MND. No further response is required.

Response to Comment L-1-7

This comment concludes the letter and provides contact information for County staff. This comment does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the IS/MND. No further response is required.

Hello Ms. Hawkins,

The Santa Clara Valley Water District (Valley Water) has reviewed the Intent to Adopt a Mitigated Negative Declaration for the West Capitol Expressway Public Storage Project received on November 20, 2019.

The proposed project location is not located adjacent to any Valley Water facility or right of way. Therefore, according to the District Water Resources Protection Ordinance, a Valley Water permit is not required for the proposed project.

We appreciate the opportunity to review this document. If you have any questions, you may reach me at (408) 630-2479, or by e-mail at LBrancatelli@valleywater.org. Please reference District File No. 31211 on future correspondence regarding this project.

Thank you,
Lisa

LISA BRANCATELLI

ASSISTANT ENGINEER II (CIVIL)
Community Projects Review Unit
Tel. (408) 630-2479 / CPRU Hotline: (408) 630-2650

Santa Clara Valley Water District is now known as:



Clean Water • Healthy Environment • Flood Protection

5750 Almaden Expressway, San Jose CA 95118
www.valleywater.org

L-2-1

Response to Comment Letter L-2

SANTA CLARA VALLEY WATER DISTRICT

December 10, 2009

Response to Comment L-2-1

The comment states that the Santa Clara Valley Water District (Valley Water) reviewed the Intent to Adopt a Mitigated Negative Declaration for the proposed Project and determined that a Valley Water permit is not required for the proposed Project. Contact information is provided for the Valley Water staff who reviewed the document. This does not contain any substantive comments or questions about the environmental analysis or conclusions contained in the Initial Study/Mitigated Negative Declaration (IS/MND). No further response is required.