

**ADDENDUM TO THE FINAL INITIAL STUDY AND MITIGATED NEGATIVE  
DECLARATION FOR THE  
645 HORNING STREET GAS STATION, FOOD, AND STORAGE PROJECT  
(RESOLUTION NO. 78579)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the Final Initial Study and Mitigated Negative Declaration for the 645 Horning Street Gas Station, Food, and Storage Project (PDC16-041, PD16-027, PT16-037), because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

**PDA16-027-02– 645 Horning Street Gas Station, Food, and Storage Project.** An Amendment to the Planned Development Permit (PD16-027) to construct a single three-story mini storage and increase the storage facility square footage from 92,116 square feet (sqft) by 58,515 square feet, totaling to 151,958 square feet. Circulation and location of the storage within the larger project remains the same.

**Location:** The project site is on the north side of Horning Street at the intersection with Oakland Road.

**Assessor's Parcel Number:** 235-18-023

**Council District:** 3

The environmental impacts of this project were addressed by the 645 Horning Street Gas Station, Food, and Storage Project Initial Study and Mitigated Negative Declaration adopted by City Council Resolution No. 78579 on May 8, 2018. The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that “A lead agency or responsible agency shall prepare an addendum to a previously certified EIR or Negative Declaration if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR or Negative Declaration have occurred.” Circumstances which would warrant a subsequent EIR or Negative Declaration include substantial changes in the project or new information of substantial importance which would require major revisions of the previous EIR or Negative Declaration due to the occurrence of new significant impacts and/or a substantial increase in the severity of previously identified significant effects.

The following impacts were reviewed and found to be adequately considered by the IS/MND cited above:

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology and Soils
Greenhouse Gas Emissions	Hazardous Materials	Hydrology & Water Quality
Land Use	Mineral Resources	Noise
Population and Housing	Public Services	Recreation
Transportation/Traffic	Utilities & Service Systems	Cumulative Impacts
Mandatory Findings of Sig.		

**BACKGROUND**

Approved Initial Study/Mitigated Negative Declaration for 645 Horning Street Gas Station, Food, and Storage Project (PDC16-041, PD16-027, PT16-037)

The previously approved project proposed to demolish an existing warehouse and other building structures to allow for the construction of a new retail store (3,814 square feet), a gasoline service station with six fuel dispensers and canopy (3,870 square feet), a drive-through carwash (1,341 square feet), a restaurant (2,494 square feet) with drive-through, and three mini-storage buildings (total of 92,116 square feet) on an

approximately 3.26-gross acre site. An ordinance rezoning certain real property located at the Northwest corner of Horning Street and Oakland Road (645 Horning Street) from the LI Light Industrial Zoning District to the CIC(PD) Planned Development Zoning District was approved, as was a resolution approving a Tentative Map to subdivide one parcel into three parcels.

This project was approved in May 2018 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 amended project would construct a single three-story storage facility at approximately 151,958 square feet, instead of the approved mini-storage buildings totaling 92,116 square feet. This would increase the floor space by 58,515 square feet. All other aspects of the project, including setbacks, lighting and equipment, noise controls, signage, landscaping, site improvements, the amount of commercial development, or site access and circulation remain as proposed and evaluated in the Horning Street IS/MND.

As analyzed in the attached Initial Study/Addendum (IS/Addendum), the project has provided updated analysis and disclose potential impacts for the revised project. The IS/Addendum also include additional analysis consistent with changes in regulatory settings since the approval of the IS/MND. The IS/addendum did not identify new impacts and is, therefore, consistent with the approved Horning Street IS/MND, the project will implement conditions and mitigation measures to reduce all potential impacts to a less than significant level. No new or more significant environmental impacts beyond those identified in the approved Horning Street IS/MND have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the Initial Study been identified. The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the Initial Study. For these reasons, a new Negative Declaration is not required and an Addendum to the approved Horning Street IS/MND, and addenda thereto has been prepared for the proposed project.

The attached Initial Study provides background on the project description, revised impacts, and the relationship between previous mitigation measures and the revised project. This addendum (including Initial Study) will not be circulated for public review but will be attached to the approved Initial Study/Mitigated Negative Declaration for the 645 Horning Street Gas Station, Food, and Storage Project pursuant of CEQA Guidelines §15164(c).

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Planning, Building and Code Enforcement

02/16/2021

Date

  
Deputy

Environmental Project Manager: Bethelhem Telahun