

Planning, Building and Code Enforcement  
ROSALYNN HUGHEY, INTERIM DIRECTOR

**PUBLIC NOTICE  
INTENT TO ADOPT  
A MITIGATED NEGATIVE DECLARATION  
CITY OF SAN JOSÉ, CALIFORNIA**

File No.: H17-040

**Project Name:** Trojan Monterey Self-Storage Project

**Description:** A Site Development Permit from the City to construct a self-storage (ministorage) facility. The project consists of approximately 153,423 gross square feet of self-storage in three buildings with an office, a manager's unit, and courtyards on approximately 2.7 acres of the 7.5 acre site. The remaining 4.8 acres of the site will remain vacant, with the exception of a secondary fire access road connecting the project driveway to the southerly terminus of Montecito Vista Way.

**Project Location:** 2829 Monterey Road, San Jose.

**Council District:** 7

**Assessor's Parcel No.:** 455-39-009

**Applicant Contact Information:** Trojan Storage of San Jose II, LLC, (310) 372-8600.

The City has performed environmental review on the project. Environmental review examines the nature and extent of any adverse effects on the environment that could occur if a project is approved and implemented. Based on the review, the City has prepared a draft Mitigated Negative Declaration (MND) for this project. An MND is a statement by the City that the project will not have a significant effect on the environment if protective measures (mitigation measures) are included in the project.

The public is welcome to review and comment on the draft Mitigated Negative Declaration. The public comment period for this draft Mitigated Negative Declaration begins on **January 18, 2018, and ends on February 7, 2018.**

The draft Mitigated Negative Declaration, initial study, and reference documents are available online at: <http://www.sanjoseca.gov/index.aspx?nid=2165>. The documents are also available for review from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San Jose Department of Planning, Building & Code Enforcement, located at City Hall, 200 East Santa Clara Street; and at the Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street.

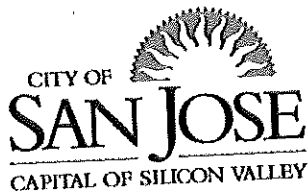
For additional information, please contact Thai-Chau Le at (408) 535-5658, or by e-mail at Thai-Chau.Le@sanjoseca.gov.

Rosalynn Hughey, Interim Director  
Planning, Building and Code Enforcement

1/18/18  
Date

Deputy

Circulation period: January 18, 2018 to February 7, 2018.



### MITIGATED NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

**NAME OF PROJECT:** Trojan Monterey Self-Storage Project

**PROJECT FILE NUMBER:** H17-040

**PROJECT DESCRIPTION:** A Site Development Permit from the City to construct a self-storage (ministorage) facility. The project consists of approximately 153,423 gross square feet of self-storage in three buildings with an office, a manager's unit, and courtyards on approximately 2.7 acres of the 7.5 acre site. The remaining 4.8 acres of the site will remain vacant, with the exception of a secondary fire access road connecting the project driveway to the southerly terminus of Montecito Vista Way.

**PROJECT LOCATION:** 2829 Monterey Road, San Jose.

**ASSESSORS PARCEL NO.:** 455-39-009

**COUNCIL DISTRICT:** 7

**APPLICANT CONTACT INFORMATION:** Trojan Storage of San Jose II, LLC, (310) 372-8600.

#### FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

#### MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

- A. **AESTHETICS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- B. **AGRICULTURE AND FOREST RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- C. **AIR QUALITY.**

**Impact AQ-1:** Cancer risk from construction activities would exceed the single-source significance threshold at nearby residential receptors, assuming infant exposure (i.e., greatest sensitivity) at the receptor sites.

**MM- AQ-1** For all diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously, the Project applicant shall ensure that, at a

minimum, equipment that meets U.S. EPA particulate matter emissions standards for Tier 4 engines is used on the site.

The Project applicant shall also implement other measures to minimize construction period diesel particulate matter (DPM) emissions to reduce the predicted cancer risk below regulatory agency thresholds. Such measures may include, but are not limited to, the use of alternative powered equipment (e.g., LPG-powered lifts), alternative fuels (e.g., biofuels), added exhaust devices, or a combination of measures. All measures shall be approved by the Supervising Environmental Planner prior to implementation of any measures and demonstrated to reduce community risk impacts to a less-than-significant level.

A construction plan shall be submitted to the Supervising Environmental Planner of the Department of Planning, Building and Code Enforcement prior to the issuance of grading or building permits, whichever is earlier. The construction plan shall include a list of construction equipment, specifications of equipment, and verification by an air quality expert on potential DPM emissions from the proposed construction equipment.

- D. BIOLOGICAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- E. CULTURAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- F. GEOLOGY AND SOILS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- G. GREENHOUSE GAS EMISSIONS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- H. HAZARDS AND HAZARDOUS MATERIALS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- I. HYDROLOGY AND WATER QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- J. LAND USE AND PLANNING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- K. MINERAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- L. NOISE** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- M. POPULATION AND HOUSING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- N. PUBLIC SERVICES** – The project will not have a significant impact on this resource, therefore no mitigation is required.

- O. **RECREATION** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- P. **TRANSPORTATION / TRAFFIC** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- Q. **UTILITIES AND SERVICE SYSTEMS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- R. **MANDATORY FINDINGS OF SIGNIFICANCE**

The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no mitigation is required.

**PUBLIC REVIEW PERIOD**

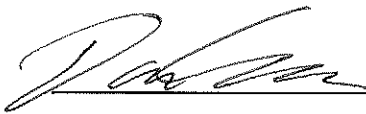
Before 5:00 p.m. on **Thursday February 7<sup>th</sup>, 2018** any person may:

1. Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or
2. Submit written comments regarding the information and analysis in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND.

Thai-Chau Le  
Environmental Project Manager

Rosalynn Hughey, Interim Director  
Planning, Building and Code Enforcement

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Date

  
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