

**NOTICE OF PREPARATION (NOP) OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
GRANITEROCK CAPITOL SITE MODERNIZATION PLAN**

FILE NOS.: GP19-010, PDC20-023, PD20-013  
PROJECT APPLICANT: GRANITEROCK COMPANY  
APNs: 462-17-024 and 462-17-025

**Project Description:** The applicant proposes changes in operations at an existing 22.18-acre concrete and asphalt recycling, manufacturing, and distribution facility. To go forward with the modernization plan, the project proposes a General Plan Amendment to change the Land Use Designation from Combined Industrial/Commercial to Heavy Industrial and a General Plan Text Amendment to the Communications Hill Specific Plan to clarify height limitations. Additionally, a rezoning from Industrial Park IP and Industrial Park IP (PD) to Heavy Industrial HI (PD) is also proposed as part of this project. The proposed Planned Development Zoning District would facilitate the proposed modernization of the existing facility. A Planned Development Permit, filed concurrently with the General Plan Amendment and the Planned Development Zoning, would allow the demolition of an existing 12,800-square foot distribution facility, construction of a 40,000-square foot warehouse and storage facility, installation of truck wash system, and construction of a new quality assurance/quality control facility with office space.

**Location:** 120 Granite Rock Way in San José (northern terminus of Granite Rock Way)

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, the EIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and a brief summary of the probable environmental effects that will be analyzed in the EIR for the project are attached.

**An online joint community and environmental public scoping meeting for this project will be held:**

**When:** Monday, January 25, 2021 at 6:00 PM

**Where:** <https://sanjoseca.zoom.us/j/92690837388>

The live meeting will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom application to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants

who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function maybe limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.

Electronic Device Instructions

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/92690837388>. Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click \*9 to raise a hand to speak.

Telephone Device Instructions

For participants who would like to join via telephone please dial: +1 408 638 0968 or +1 213 338 8477 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free) and when prompted, enter meeting ID: **926 9083 7388**. You may also click \*9 to indicate you wish to speak.

Public Comments prior to meeting:

If you would like to submit your comments prior to the meeting, please e-mail [Maira.Blanco@sanjoseca.gov](mailto:Maira.Blanco@sanjoseca.gov). Comments submitted prior to this meeting will be considered as if you were present in the meeting.

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at [www.sanjoseca.gov/activeeirs](http://www.sanjoseca.gov/activeeirs), including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. If you have comments on this Notice of Preparation, please identify a contact person from your organization, and send your response to:

City of San José  
Department of Planning, Building and Code Enforcement  
Attn: Maira Blanco, Environmental Project Manager  
200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower  
San José CA 95113-1905  
Phone: (408) 535-7837, e-mail: [Maira.Blanco@sanjoseca.gov](mailto:Maira.Blanco@sanjoseca.gov)

Rosalynn Hughey, Director  
Director of Planning, Building and Code Enforcement

  
Deputy

01/12/2021  
Date

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**January 2021**

**A. INTRODUCTION**

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

**B. PROJECT LOCATION**

The approximately 22.18-acre project site is located at 120 Granite Rock Way in San José (Assessor's Parcel Numbers [APNs] 462-17-024 and 462-17-025). Regional, vicinity, and aerial maps of the project site are shown in Figures 1-3.

**C. DESCRIPTION OF THE PROJECT**

The applicant proposes changes in operations at an existing concrete and asphalt recycling, manufacturing, and distribution facility. Currently, aggregate is transported to the site via both rail and truck, with a majority of product transported by truck. Aggregate, concrete and asphalt products are then produced or recycled at the site and transported by truck to customers throughout the Bay Area and beyond.

The site is currently designated as Combined Industrial/Commercial (CIC) under the Envision San José 2040 General Plan, which allows for a Floor Area Ratio (FAR) of 1 to 12 (up to 24 stories) and

a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including manufacturing, in order to maintain an industrial character. The site has an IP Industrial Park Zoning District on the western portion of the site and a Planned Development (PD) Zoning District with a base Zoning District of IP Industrial Park on the eastern portion of the site, which is intended for a wide variety of industrial uses and which, in combination with a planned development permit, provides for more flexible development regulations consistent with the General Plan.

The project proposes a General Plan Amendment to change the Land Use Designation from Combined Industrial/Commercial to Heavy Industrial (HI) and a rezoning from IP/IP (PD) to the HI (PD). The proposed Planned Development Zoning District would facilitate the proposed modernization of the existing facility. The proposed HI base land use designation is intended for industrial users with nuisance or hazardous characteristics which for reasons of health, safety, environmental effects, or welfare are best segregated from other uses. Extractive and primary processing industries are typical of this category. The HI designation is applied only to areas where heavy industrial uses presently predominate. The HI land use designation has a maximum floor-area-ratio of up to 1.5, which is likely one to three stories in height.

The project also proposes a General Plan Text Amendment to the Communications Hill Specific Plan. The Specific Plan designates the project site with an Industrial/ Commercial planned land use which limits building height to two stories. The General Plan Text Amendment proposes a revision to clarify that height limits only apply to buildings with active uses and not accessory structures such as silos.

Consistent with the proposed HI land use and proposed zoning designation, the applicant proposes to expand, modernize, and streamline current operations at the existing facility. The proposed project consists of the following elements:

1. The existing rail infrastructure at the site would be lengthened, which would in turn provide for increased and more efficient rail distribution to and from the site, with a corresponding decrease in the number of truck trips from the quarry in Aromas to the San José market.
2. A new rail car offloading system and nine 120-foot tall silos would be constructed to enable aggregate to be offloaded, handled and stored in a fully enclosed environment, instead of the open piles which are utilized now. The project would also include air handling systems to abate dusting from the off-loading and storage operation. Aggregate customers would also be able to drive under the silos 24-hours per day and self-load product on demand.
3. Concrete and asphalt recycling would continue at the site.
4. A new concrete facility would be constructed to replace the existing facility. The new concrete facility would enable aggregate to be conveyed directly from the newly constructed silos so that all materials could be handled within an enclosed environment.

5. A modern concrete truck washout and reclaiming system would be installed to reclaim left-over concrete, sand and water for reuse.
6. A cementitious<sup>1</sup> rail car unloading, storage and distribution facility would be constructed. As with the aggregate operations, cementitious materials would be handled within a full enclosed system, combined with air abatement devices to mitigate air and noise emissions. The cementitious operation would be new to the site.
7. The project would seek approval for the construction of a new, modern asphalt facility. Depending upon future market conditions, this facility would be constructed in a later project phase. As with the concrete facility, aggregate would be conveyed directly from the newly constructed silos for the asphalt manufacturing operation, so that all materials would be handled within a fully enclosed environment.
8. Parking would be constructed to accommodate proposed site operations, including concrete mixer trucks, aggregate trucks and employees operating out of the site.
9. A new materials warehouse and storage facility would be constructed to support existing and proposed site operations.
10. A truck wash system would be installed to abate truck traffic dusting and track-out onto the streets.
11. A new quality assurance/quality control (QA/QC) facility with office space would be constructed to support existing and proposed site operations.
12. The existing maintenance shop and construction equipment storage would be relocated to an off-site location at an existing facility.

***Required Project Approvals:***

1. General Plan Amendment
2. Planned Development Rezoning
3. Planned Development Permit
4. Site Development Permit
5. Tentative Map
6. Demolition Permit(s)
7. Building Permit(s)
8. Public Works Clearances including Grading Permit(s)

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<sup>1</sup> Cementitious materials are various materials used in the production of concrete.

## **D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

The EIR will describe the existing environmental conditions on the project site and will identify the potentially significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The EIR will include a discussion of all impact areas required by the CEQA Guidelines, with a particular focus on the following specific environmental categories most relevant to the proposed project:

### **Aesthetics**

The EIR will describe the existing visual setting of the project area and will evaluate the aesthetic impacts of the proposed project, including proposed equipment, silos, and structures. Mitigation measures will be identified for significant impacts to aesthetics, if any.

### **Air Quality**

The proposed project would result in changes to the number of trucks and rail cars delivering materials to and from the site. The project would also change operations of existing facilities on-site and introduce new processing facilities. The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality according to the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds.

### **Biological Resources**

The project site is currently developed with an existing concrete and asphalt recycling, manufacturing, and distribution facility. Biological resources are limited to trees around the perimeter of the site. The EIR will address the loss of trees on site and the potential impact on birds and wildlife. Additionally, the EIR will describe the project's consistency with the Santa Clara County Habitat Conservation Plan.

### **Cultural Resources**

Based on the City's General Plan, the project site is not located within an archaeologically sensitive area. The EIR will address the impacts to unknown buried cultural resources on the project site, should they be encountered.

### **Energy**

Implementation of the proposed project will result in an increased demand for energy on-site. The EIR will address the increase in energy usage on-site and proposed design measures to reduce energy consumption.

### **Geology & Soils**

The project site is in a seismically active region. The EIR will discuss the potential geological impacts associated with seismic activity at the project site and the suitability of the proposed project for the existing soil conditions.

## **Greenhouse Gas Emissions**

The EIR will describe the project's greenhouse gas (GHG) emissions and address the project's consistency with the State's GHG reduction goals. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

## **Hazards and Hazardous Materials**

The EIR will summarize known hazardous materials conditions on the project site and the surrounding area and will address the potential for hazardous impacts to occur from implementation of the proposed project.

## **Hydrology and Water Quality**

Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps, the project site is located in Zone D, an area of low risk. The EIR will address the potential for flooding at the site and the effectiveness of the proposed storm drainage system. The EIR will also discuss project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

## **Land Use**

The EIR will describe the consistency of the project with the City's General Plan and zoning code and compatibility of the existing and proposed land uses in the project area.

## **Noise and Vibration**

The EIR will discuss noise and vibration that will result from operation of the proposed project, as well as temporary construction noise and vibration. Noise and vibration levels will be evaluated for consistency with applicable standards and guidelines in the City of San José.

## **Public Services**

The EIR will address the availability of public facilities and service systems and the potential for the project to require the construction of new facilities.

## **Transportation and Traffic**

The EIR will describe existing traffic conditions from incoming and outgoing trucks and address impacts associated with projected truck trip generation, site access and circulation, and bicycle, pedestrian, and transit facilities in the project area. The EIR will evaluate the project's transportation impacts pursuant to Senate Bill 743 and the City's Transportation Analysis Policy (Council Policy 5-1).

## **Tribal Cultural Resources**

The EIR will discuss the project's potential to impact tribal cultural resources.

## **Utilities**

The EIR will examine the impacts of the project on utilities such as sanitary systems, storm drains, water supply/demand, and solid waste management.

## **Wildfire**

The proposed project is located within an urbanized area of San José. The EIR will discuss if the proposed project would impact or exacerbate wildfire risk and/or impair emergency response.

## **Other Impact Areas**

The EIR will also address the project's impacts on agricultural resources, population and housing, and mineral resources. These discussions will be based on the City's General Plan Final EIR and other available technical data.

## **Cumulative Impacts**

In conformance with CEQA, this section will address the impacts of implementing the project in combination with other past, pending, and reasonably foreseeable future projects. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.

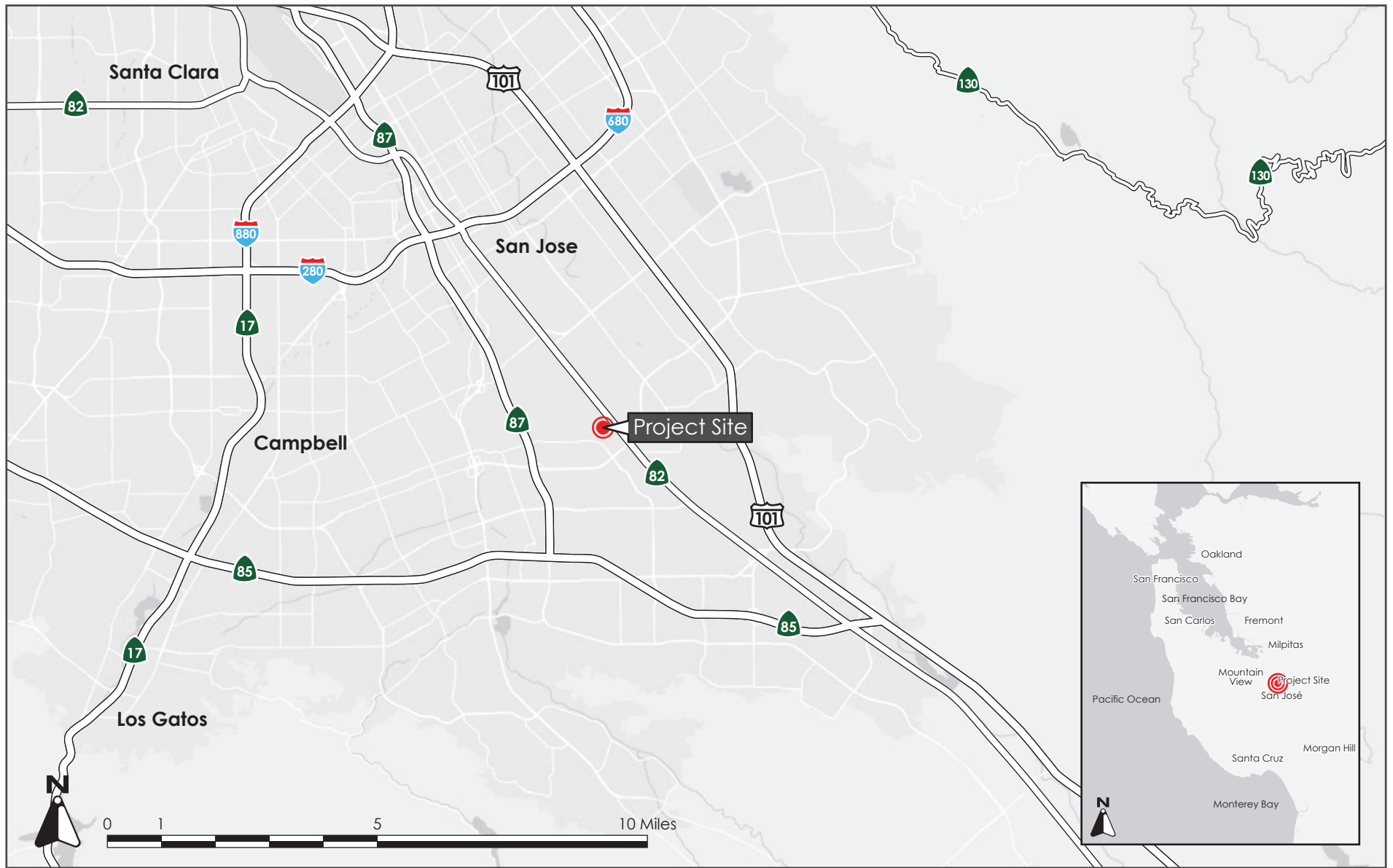
## **Alternatives to the Project**

Alternatives to the proposed project will be evaluated, including a "No Project" alternative. Other alternatives analyzed will be selected based on their ability to avoid or lessen one or more significant impacts while still meeting most of the basic objectives of the proposed project.

## **Other CEQA Sections**

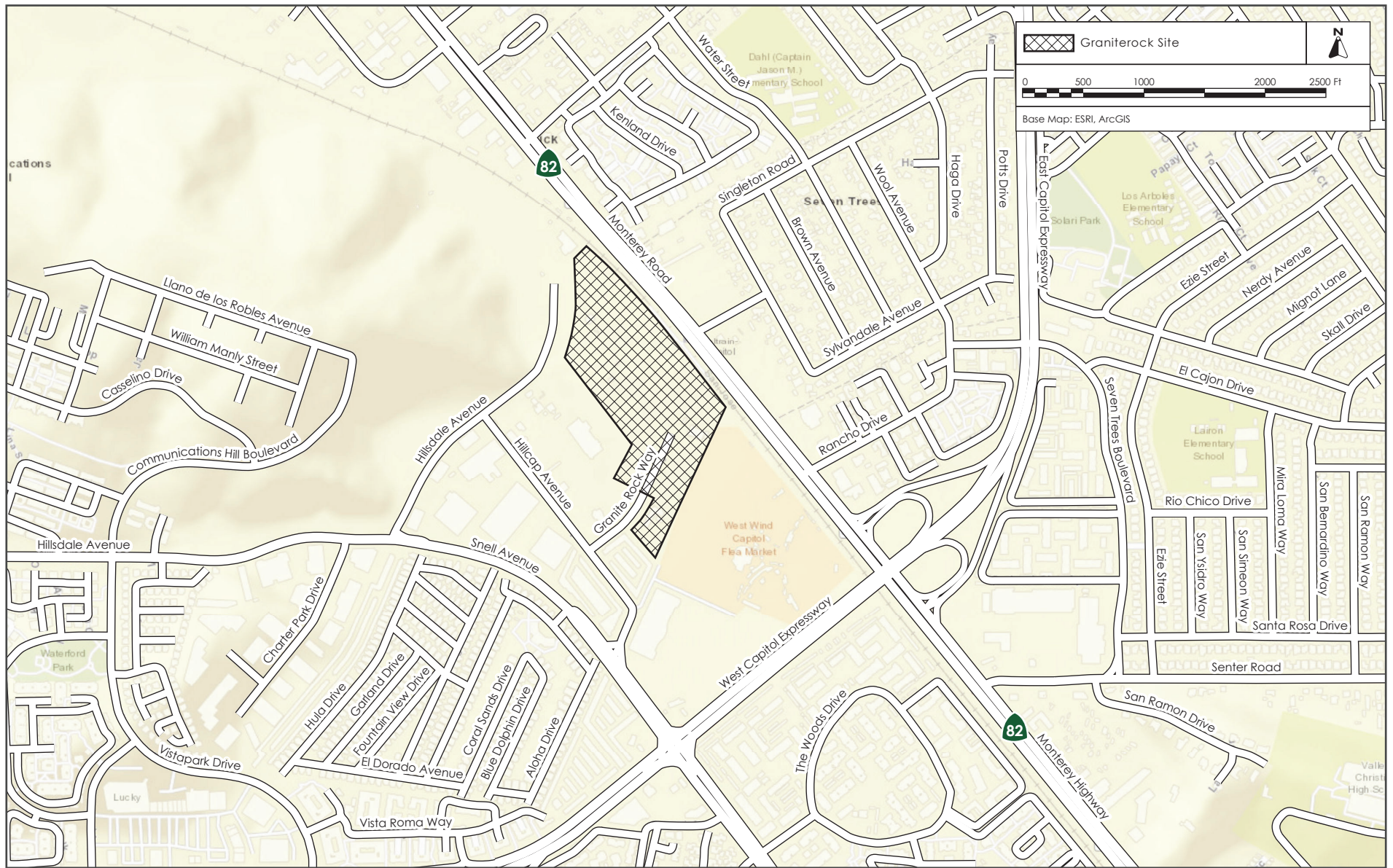
The EIR will include other sections required by CEQA, including Growth Inducing Impacts, Significant Unavoidable Impacts, Authors and Consultants, References, and Technical Appendices.





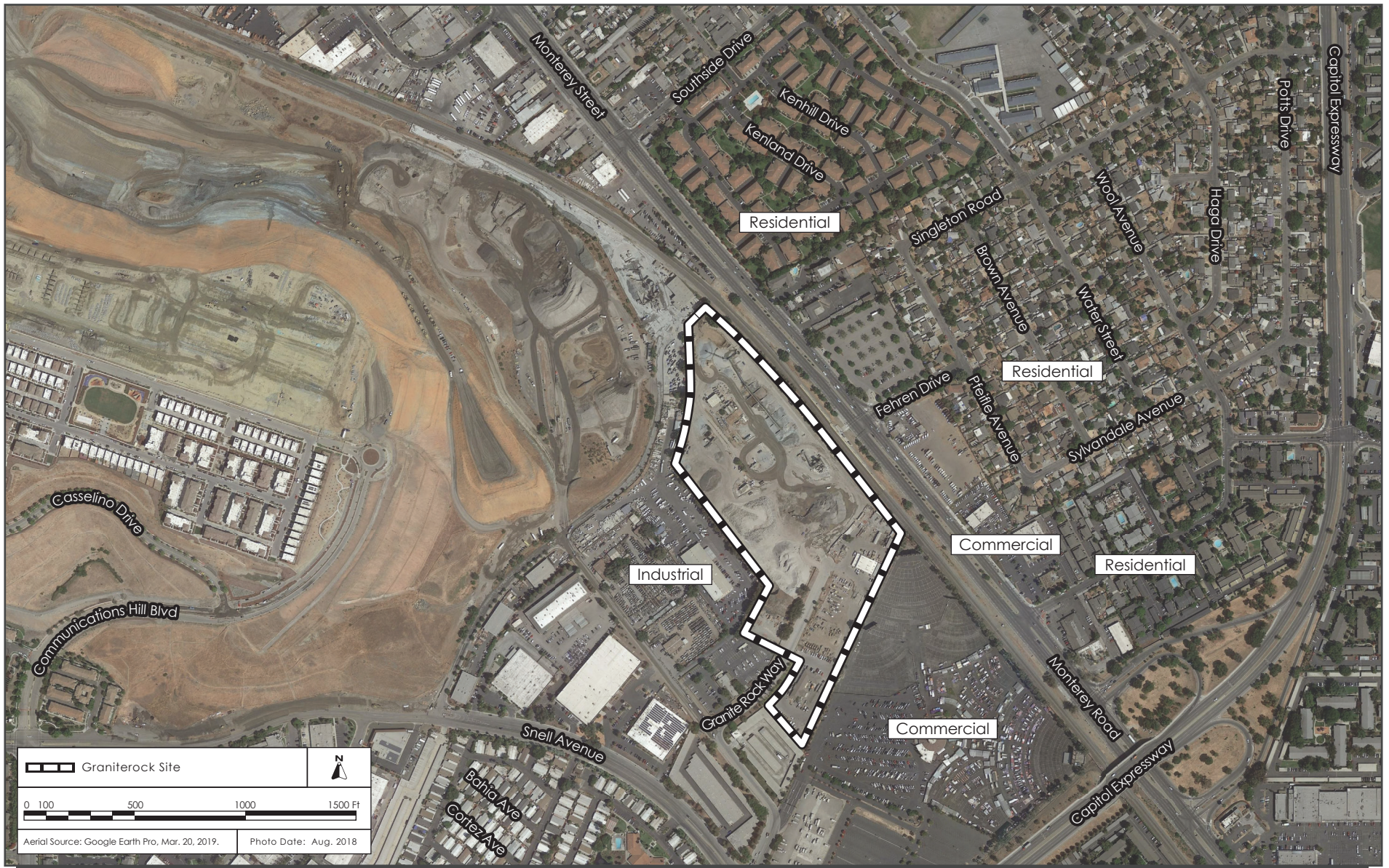
REGIONAL MAP

FIGURE 1



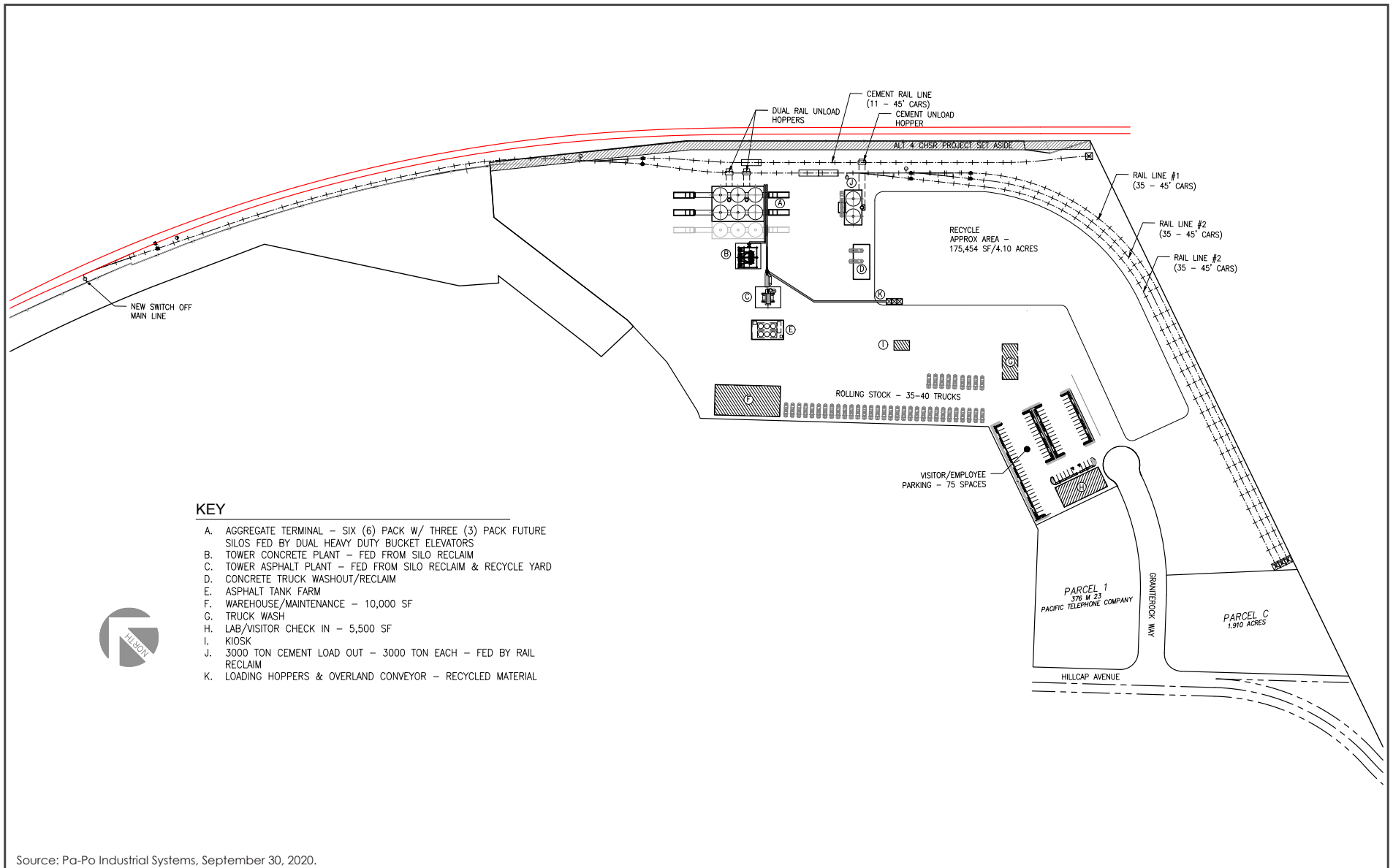
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



Source: Pa-Po Industrial Systems, September 30, 2020.

CONCEPTUAL SITE PLAN

FIGURE 4