

**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. 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, 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, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-7837, e-mail: Maira.Blanco@sanjoseca.gov

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


Deputy

01/12/2021
Date

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GRANITEROCK CAPITOL SITE MODERNIZATION PLAN**

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 cementitious¹ 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)

¹ 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

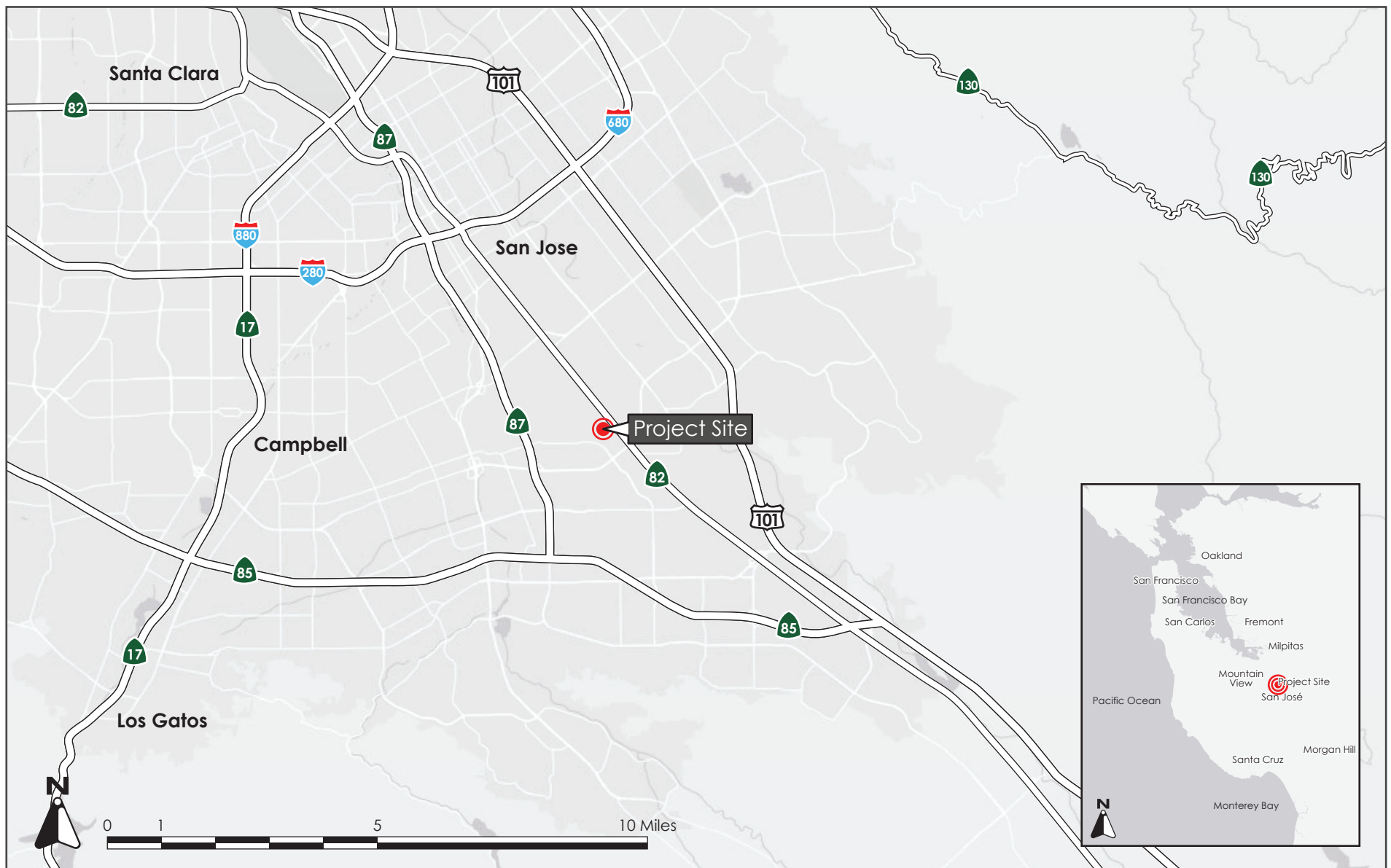
In conformance with CEQA, this section will address the impacts of implementing the project in combination with other past, pending, and reasonably foreseeable future projects. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.

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.

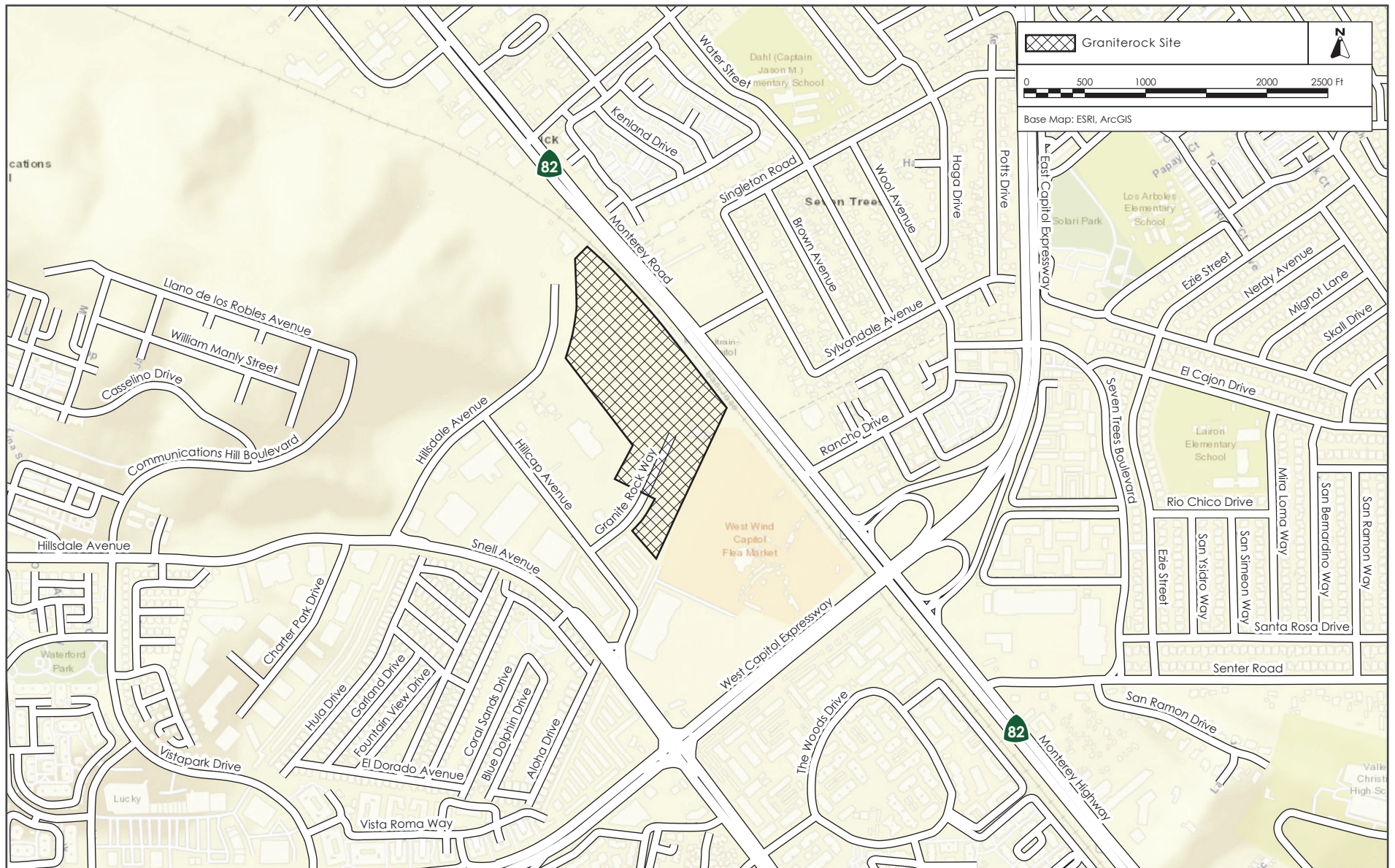
Other CEQA Sections

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



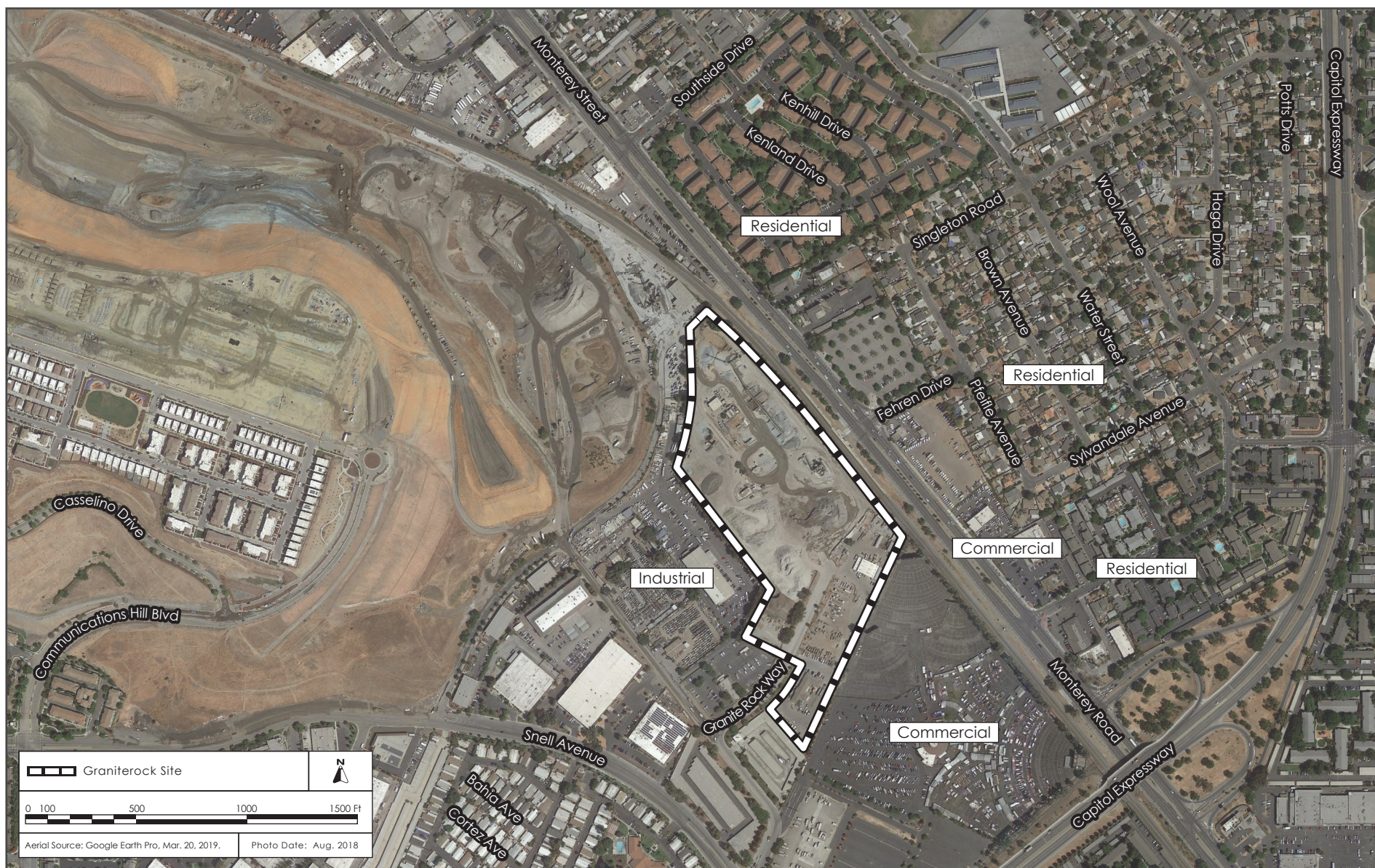
REGIONAL MAP

FIGURE 1



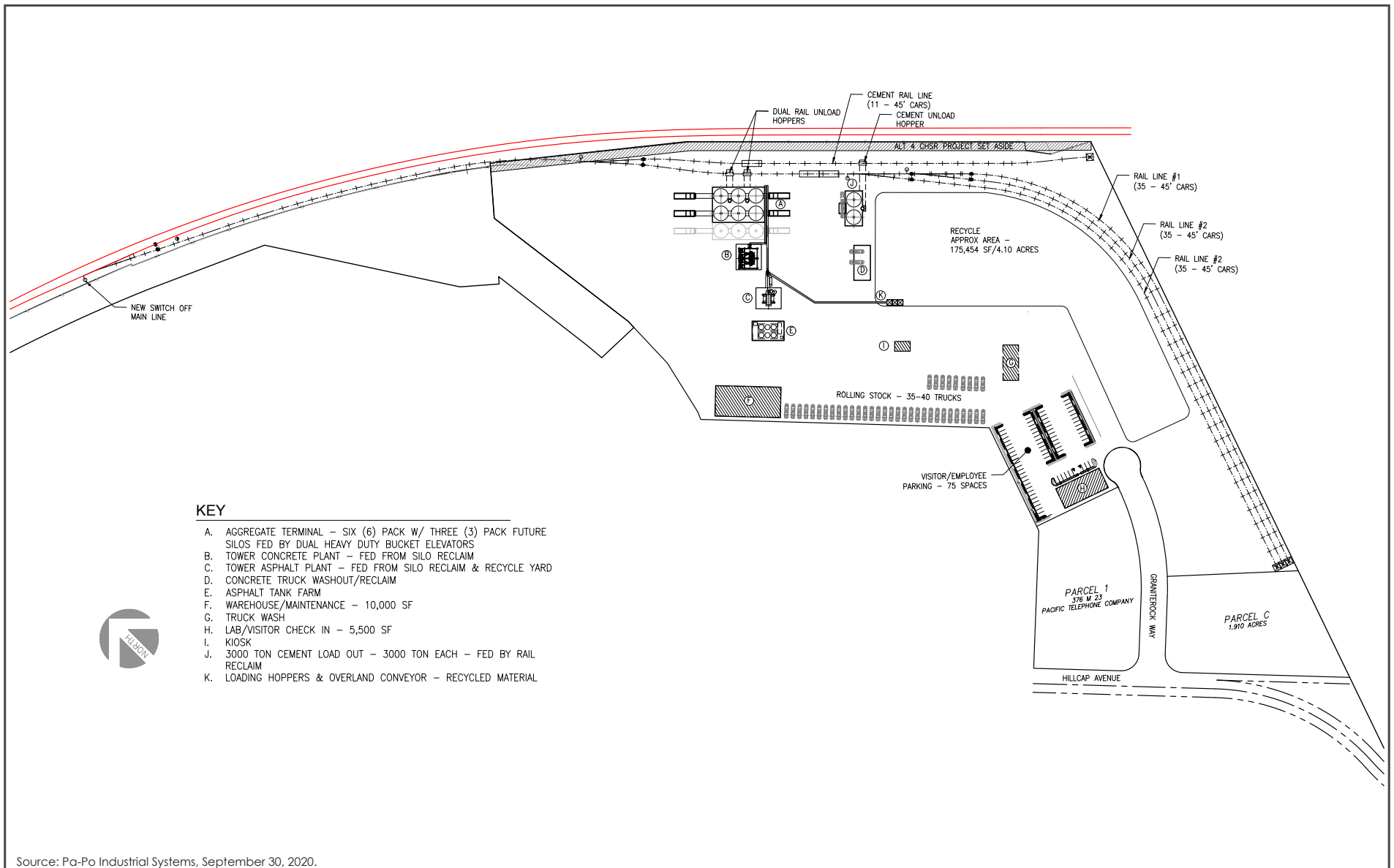
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

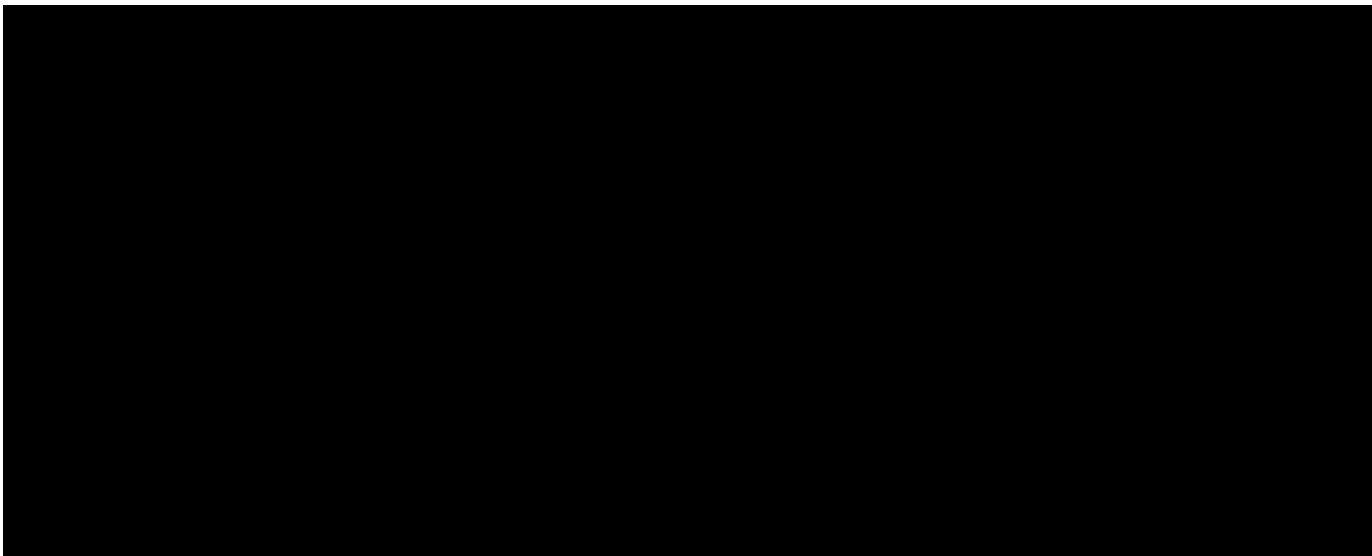
FIGURE 3



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

CONCEPTUAL SITE PLAN

FIGURE 4



From: Jon Bringhurst [REDACTED]
Sent: Monday, January 18, 2021 12:50 AM
To: Blanco, Maira <Maira.Blanco@sanjoseca.gov>
Subject: Comments regarding the "GRANITEROCK CAPITOL SITE MODERNIZATION PLAN"

[External Email]

Hello Maira!

I recently became aware of the following plan:

PUBLIC REVIEW DRAFT EIR: GRANITEROCK CAPITOL SITE
MODERNIZATION PLAN

I would like to comment on the plan as I know it so far. I currently oppose the expanded operations the plan proposes for the following reasons:

1. Two of the largest parcels directly adjacent to the plan parcel are the SCQ Avezedo Plant (55 Hillside) and the drive in (at 3630 Hillcap). The former is expected to become an office park (as noted in several documents on [1]). The latter is

expected to become a shopping center (as noted on [2]). The proposed rezoning to heavy industrial appears to be incompatible with the planned use cases for multiple neighboring parcels.

2. The proposed project will be next to the proposed pedestrian crossing to the Capitol Caltrain station from the nearby residential Communication Hill (As noted under "ADP Improvement 8" in the specific plan). Having a major pedestrian connection next to the project does not appear to be compatible. The project may also complicate efforts to complete "ADP Improvement 8".

3. A public park (the "Hillsdale Fitness Park") is planned to be built less than a half mile away from the proposed project. The proposed project does not appear to be compatible with a public park.

[1] <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/projects-of-high-interest/approved-under-construction/communications-hill>

[2] <https://www.sywest.com/land-inventory/california-northern/3630-hillcap-ave>

Thank you for your time,
Jon Bringhurst

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



From: CPRU-Dropbox [REDACTED]

Sent: Wednesday, January 27, 2021 5:40 PM

To: Blanco, Maira <Maira.Blanco@sanjoseca.gov>

Subject: RE: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Graniterock Capitol Site Modernization Project (GP19-010, PDC20-023, PD20-013)

[External Email]

Hi Maira,

Valley Water has reviewed the NOP of a DEIR for the Graniterock Capital Site Modernization Project. Valley Water records show two wells located at the site. These wells need to be protected from damage during construction if they are to remain. If they are to be modified or no longer needed the applicant needs to be obtain a permit from Valley Water in accordance with Valley Water Ordinance 90-1 for modification or destruction of the well(s).

If you have any questions please let me know.
thanks

Colleen Haggerty, PE

Associate Civil Engineer

Community Projects Review Unit

Santa Clara Valley Water District

5750 Almaden Expressway, San Jose, CA 95118

(408) 630-2322 direct | (408)265-2600 main | chaggerty@valleywater.org | www.valleywater.org

* Mailing address for FedEx, UPS, Golden State, etc.

Winfield Warehouse-5905 Winfield Blvd. San Jose, CA 95123-2428





February 19, 2021

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Connect with the
Bay Area Air District:



Maira Blanco, Environmental Project Manager
Department of Planning, Building and Code Enforcement
City of San Jose
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113-1905

RE: Graniterock Capitol Site Modernization Plan EIR – Notice of Preparation

Dear Ms. Blanco,

Bay Area Air Quality Management District (Air District) staff has reviewed the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Graniterock Capitol Site Modernization Plan (Project). The Project applicant proposes changes in operations at an existing 22.18-acre concrete and asphalt recycling, manufacturing, and distribution facility. The proposed modernization of the existing facility 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.

Although the NOP contains many details about the project, the project description does not identify other critical information about the project, such as the parts of the existing facility that are proposed for expansion, replacement or enclosure, imported materials that would be processed, or the anticipated truck and rail activity associated with these activities. Air District staff recommends that the project description include this information and conduct a robust air quality and greenhouse gas (GHG) analysis within the EIR.

Air District staff recommends the EIR include the following information and analysis:

- **As identified by the Air District's Community Air Risk Evaluation program and Community Health Protection Program, the city of San Jose community is currently cumulatively impacted with air pollution, making any additional air pollution a potentially significant localized impact.** We recommend that the EIR use a conservative significance threshold to identify, evaluate, and mitigate any potential adverse air quality impacts that could occur from all phases of the project and all air pollution sources related to the Project.

- **The EIR should estimate and evaluate the potential health risk to sensitive populations within and surrounding the Project area from toxic air contaminants (TACs) and fine particulate matter (PM_{2.5}) as a result of the Project's construction and operations.** Air District staff recommends that the EIR evaluate potential cumulative health risk impacts of TACs and PM_{2.5} emissions on current and future sensitive receptors including several residential neighborhoods that are located to the north, south, east, and west of the Project area. Additionally, State Route 82 (SR 82) is east of the Project and should be included in the cumulative assessment.
- **Quantify and characterize the Project's potential construction and operational impacts to local and regional air quality.** The analysis should evaluate whether the Project will have a cumulatively considerable net increase for construction and/or operational emissions from all pollutants including GHGs
- **The EIR should evaluate all feasible mitigation measures, both onsite and offsite, for air quality and GHG impacts.** The EIR should first prioritize onsite mitigation measures, followed by offsite mitigation measures, within the Project area. Examples of potential emission reduction measures that should be evaluated and considered include, but are not limited to:
 - Prohibit or minimize the use of diesel fuel, consistent with the Air District's Diesel Free By '33 initiative (<http://dieselfree33.baaqmd.gov/>).
 - Require construction equipment to be zero-emission when available, operate on renewable fuel or, at a minimum, use the highest tier engines commercially available.
 - Implement green infrastructure and fossil fuel alternatives in the development and operation of the Project, such as solar photovoltaic (PV) panels, renewable diesel, electric heat pump water heaters, and solar PV back-up generators with battery storage capacity.
 - Require zero-emission trucks for all facility operations, on-site and offsite, as early as feasible.
 - Provide funding to expand and improve access to transit, employment, and major activity centers for workers.
- **Include all appendices or technical documents in the EIR that relate to air quality, TACs and GHG analyses, such as emissions assessment calculations and the health risk assessment files.** Without all the supporting air quality documentation, the public may be unable to effectively review all air quality and GHG analyses in a timely manner and engage during the public review period.

-
- **The EIR should evaluate the Project's consistency with the Air District's 2017 Clean Air Plan (2017 CAP).** The EIR should discuss 2017 CAP measures relevant to the Project and show the Project's consistency with the measures. The 2017 CAP can be found on the Air District's website: <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>.
 - **The GHG impact analysis should include an evaluation of the Project's consistency with the most recent draft of the AB 32 Scoping Plan by the California Air Resources Board and with the State's 2030 and 2050 climate goals.** The Air District's current CEQA Guidelines recommended GHG thresholds which were based on the State's 2020 GHG targets and are now superseded by the 2030 GHG targets established in SB 32. The EIR should demonstrate how the Project will be consistent with the most recent Scoping Plan.
 - **The EIR should evaluate the Project's consistency with the City of San Jose's most recently adopted Climate Action Plan.** The 2018 update can be found at this link: <https://www.sanjoseca.gov/home/showdocument?id=32171>
 - **The Air District's CEQA website contains several tools and resources to assist lead agencies in analyzing air quality and GHG impacts.** These tools include guidance on quantifying local emissions and exposure impacts. The tools can be found on the Air District's website: <http://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/ceqa-tools>. If the Project requires a site-specific analysis, please contact Air District staff to obtain more recent data.
 - **Certain aspects of the Project may require a permit from the Air District including, but not limited to:**
 - Modifications to the existing railcar infrastructure and operation,
 - New aggregate storage silos and any associated abatement devices,
 - Cementitious material operation, and
 - Asphaltic material operation

Please contact Barry Young, Senior Advanced Projects Advisor, at (415) 749-4721 or byoung@baaqmd.gov to discuss permit requirements. Any applicable permit requirements should be discussed in the EIR.

We encourage the City to contact Air District staff with any questions and/or to request assistance during the environmental review process. If you have any questions regarding these comments, please contact Matthew Hanson, Environmental Planner at 415-749-8733 mhanson@baaqmd.gov, or Alesia Hsiao, Senior Environmental Planner 415-749-8419 ahsiao@baaqmd.gov.

Sincerely,



Greg Nudd

Deputy Air Pollution Control Officer

cc: BAAQMD Chair Cindy Chavez
BAAQMD Director Margaret Abe-Koga
BAAQMD Director Rich Constantine
BAAQMD Director Rob Rennie