

# Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

TO:  Interested Individuals  
 San Benito County Clerk

FROM: San Benito County Resource Mgmt. Agency  
2301 Technology Parkway  
Hollister, CA 95023-2513

**Contact Person:** Arielle Goodspeed, Assistant Planner, 831 902-2547  
**Project File No.:** County Planning File PLN200025 (Use Permit)  
**Project Applicant:** Eric Edelson, Fireclay Tile Inc.  
**Project Location:** 521 Quarry Rd., near Aromas (Assessor's Parcel 011-390-006)

**NOTICE IS HEREBY GIVEN** that the Initial Study for County Planning File PLN200025 is available for public review and that the County as **LEAD AGENCY** intends to adopt a Mitigated Negative Declaration for this project, which finds that the project will not have a significant effect on the environment. The public review period in which comments will be accepted for the proposed Mitigated Negative Declaration begins **June 3, 2020**, and ends at 5 p.m. on **June 23, 2020**. The project's Initial Study, its proposed Mitigated Negative Declaration, and the documents referenced in the Initial Study and Mitigated Negative Declaration are available for review at the County Resource Management Agency at the above address and at County Website <http://www.cosb.us/>. Comments may be addressed to the contact person noted above, and written comments are preferred. Please reference the project file number in all communications. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for this project before the County Planning Commission is tentatively scheduled for 6 p.m., **July 1, 2020** (or as soon thereafter as the matter may be heard), in the Board of Supervisors Chambers of San Benito County, located at 481 Fourth Street, Hollister, California, at which time and place interested persons may appear and be heard thereon.



The proposed project consists of the expansion of the Fireclay Tile Factory at an existing industrial site. Fireclay Tile would be consolidating their existing facility in Gilroy, CA, into the existing facility in Aromas. The existing facility in Aromas consists of eight buildings totaling approximately 31,501 SF, of which, four buildings totaling approximately 18,069 SF would be demolished. The proposed expansion includes construction of two new production and storage buildings and an office building. The proposed project would consist of the construction of approximately 63,680 SF of new production, storage, and office space to replace the existing facility in Gilroy. The specific dimensions of each building are as follows:

- One 29,100 SF storage building;
- One 22,680 SF production building; and
- One 11,900 SF office building.

The existing facilities remaining after demolition (15,506 SF) and the proposed improvements (63,680 SF) would total approximately 79,186 SF. In addition, the project proposes site improvements include signage,

parking, and emergency vehicle access. The proposed project would have the same operating hours, and would have an increase of seven employees from the Gilroy facility (please refer to Operation discussion below).

The proposed project operations would remain unchanged: all months of the year with the hours of operation 24 hours of the day Monday through Friday, including some weekends. The intake of the Gilroy employees would result in a total of seven employees, resulting in a total of 114 employees. 1 Pick-up and delivery truck trips would be approximately two daily pickups and one daily drop off per day. In addition, visitors and other suppliers and partners would be in and out throughout the day, representing on average three more truck trips per day.

During construction and operation, the project site would be accessed via a private base rock driveway that runs through the property, which is accessible via Quarry Road. Parking would be available onsite for construction and operation. The project site consists of an existing parking lot along the front of the property; however, the proposed project proposes improvements to include 129 standard parking spaces and 6 accessible spaces. Additionally, a 20-foot wide access driveway would be constructed along the perimeter the property for semi-truck and emergency vehicle access. The width of the access driveway could potentially be expanded to 30 feet if required for adequate semi-truck access.

The project would require minimal grading to facilitate construction of the proposed buildings. The site is generally flat. Construction would result in approximately 9,202 cubic yards (CY) of cut and 10,325 CY of fill, a total of 1,123 CY of earthmoving. Imported fill would be required and would be sourced by the Granite Rock – A.R. Wilson Quarry approximately 1,000 feet to the northeast of the project site.

Potable water would be supplied by an onsite well at the northeast corner of the property site. A reverse osmosis (RO) system would be installed. Within the vicinity of the onsite well, there would be water storage for fire sprinklers with the capacity to hold 100,000 gallons of water.

The existing septic system would be expanded and relocated to maintain the required 100 feet from site drainage.

Two storm water mitigation bio swales are proposed on the western side of the new buildings.

The proposed expansion project would require additional exterior lighting. As lighting would be used for security purposes, nighttime lighting is proposed; however, all lighting will be downward facing and employ shades and other measures to protect surrounding parcels.

The project site has a San Benito County 2035 General Plan land use designation of Industrial Heavy (IH). The Industrial Heavy (IH) designation allows heavy industrial activities that are not suitable for urban areas due to their size, noise, dust, traffic, or safety concerns. The project site is zoned Heavy Industrial (M-2), which allows large-scale manufacturing, operations, mining and aggregate production facilities, recycling transfer centers, chemical and explosives manufacturing, or other similar uses.

*Arielle Goodspeed*

Signature

Assistant Planner

Title

6/3/20

Date