

**File Numbers:** GP19-010,  
PDC20-023, PD20-013

- County Clerk-Recorder  
County of Santa Clara  
70 W. Hedding St., San José, CA, 95110
  
- Office of Planning and Research  
State of California  
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION  
FOR AN ENVIRONMENTAL IMPACT REPORT (GRANITEROCK CAPITOL SITE  
MODERNIZATION PROJECT, SCH #2021010280)**

**Lead Agency:** City of San José, Department of Planning, Building, and Code Enforcement

**Project Applicant:** Graniterock, 5225 Hellyer Avenue, Suite 220, San Jose, California 95138 (Attn: Pat Mapelli, 408-574-1479, pmapelli@graniterock.com)

**Project Title:** Graniterock Capitol Site Modernization Project

**Project Description:** The project consists of a General Plan Amendment, Planned Development Rezoning, and Planned Development Permit to facilitate proposed changes in operations at an existing Graniterock recycling, manufacturing, and distribution facility for aggregate, asphalt, concrete, and other construction materials. The project proposes an expansion of the current concrete plant, aggregate and other construction materials distribution facility, and recycle yard operations. The project also includes the addition of an asphalt plant and cementitious distribution facility. The existing equipment storage and maintenance yard would be removed from the site. In addition, the existing rail spur would be extended from a 25-railcar spur to accommodate 55 railcars with an increase in unloading capacity to 2,000 tons per hour. The expanded facility would operate 24 hours per day, seven days per week. Development of the project would also result in the removal of 47 trees on the site, 43 of which are ordinance-size trees.

**Location:** The approximately 22-acre project site is located at 120 Granite Rock Way in San José.

**Assessor's Parcel No:** 462-17-024, 462-17-025

**Council District:** 7

The City prepared an Environmental Impact Report (EIR) for this project in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The EIR evaluated the nature and extent of any adverse effects on the environment that could occur if the project is approved and

implemented. The evaluation determined that the project would not have a significant and unavoidable impact with the implementation of mitigation measures. Significant impacts were identified for biological resources, cultural resources, greenhouse gas emissions, and hazards and hazardous materials.

This is to advise that on **April 11, 2023**, the City Council of the City of San José approved the following actions related to the above-described project:

1. Adoption of a resolution certifying the Graniterock Capitol Site Modernization Project Environmental Impact Report and adopting a Mitigation Monitoring and Reporting Program, in accordance with the California Environmental Quality Act.
2. Adoption of a resolution approving the General Plan Amendment to amend the Envision San Jose 2040 General Plan Land Use/Transportation Demand land use designation from Combined Industrial Commercial to Heavy Industrial.
3. Approve an ordinance rezoning an approximately 22.36-gross-acre site from the IP Industrial Park and IP(PD) Planned Development Zoning Districts to an HI(PD) Planned Development Zoning District.
4. Adopt a resolution approving, subject to conditions, a Planned Development Permit to allow the demolition of four buildings totaling approximately 15,072 square feet and the removal of 30 trees (9 ordinance-size, 21 non-ordinance-size, and 35 replacement trees) to allow the expansion and modernization of the existing Graniterock facility, including lengthening the existing on-stie rail infrastructure, continuation of the concrete and aggregate recycling use, installation of a concrete truck washout and reclaiming system, installation of a truck wash system o abate truck traffic dusting, vehicle and truck parking to accommodate site operations, relocation of an existing maintenance shop and construction equipment storage facility, and construction of the following on an approximately 22.36-gross-acre site:
  - a. A new rail car offloading system
  - b. Nine 120-foot-high aggregate silos
  - c. A new concrete facility
  - d. A cementitious rail car unloading, storage and distribution facility
  - e. A new asphalt facility
  - f. A new warehouse and storage facility; and
  - g. A quality assurance/quality control facility with office space.

Furthermore, the City Council of the City of San José has made the following determinations regarding such project:

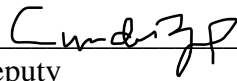
1. An Environmental Impact Report was prepared and certified for this project pursuant to and in compliance with the provisions of CEQA.
2. The City Council has independently reviewed and analyzed the EIR and other information in the record and has considered the information contained therein, prior to acting upon or approving the project.
3. The EIR represents the independent judgment and analysis of the City of San José as the lead agency for the project.
4. Mitigation measures were made a condition of approval of the project.
5. A Mitigation Monitoring and Reporting Program was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

7. No statement of overriding considerations were adopted for the project as no significant, unavoidable impacts were identified.

The EIR, Mitigation Monitoring and Reporting Program, and the record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director  
Planning, Building and Code Enforcement

Date: 4/12/23

  
Deputy

Environmental Project Manager: Maira Blanco