Item 10.3

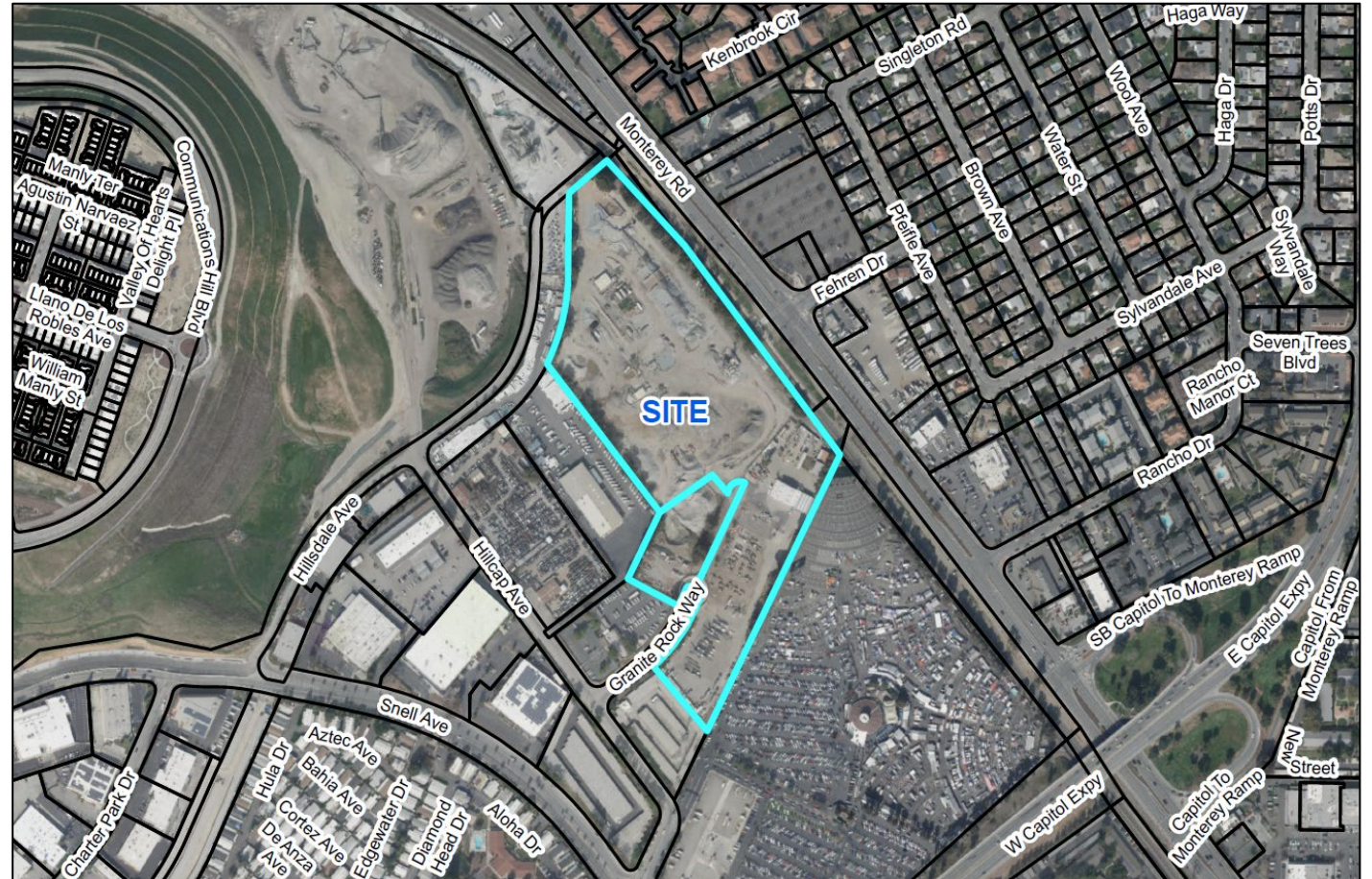**Graniterock Capitol Site Modernization Project**

(File Nos. GP19-010, PDC20-023 & PD20-013)
April 11, 2023

Presenter: Christopher Burton, PBCE Director

Project Components

- <u>General Plan Amendment</u> to amend the General Plan land use designation from Combined Industrial/Commercial to Heavy Industrial
- <u>Planned Development Zoning</u> to rezone the site from the IP(PD) and IP Zoning Districts to an HI(PD) Planned Development Zoning District
- <u>Planned Development Permit</u> to allow the demolition of four buildings totaling 15,072 square feet and the removal of 30 trees for the expansion and modernization of the existing Graniterock Facility.

Proposed Site Work

- Lengthening the existing on-site 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 to abate truck traffic dusting

- Vehicle and truck parking to accommodate site operations

- Relocation of an existing maintenance shop and construction equipment storage facility
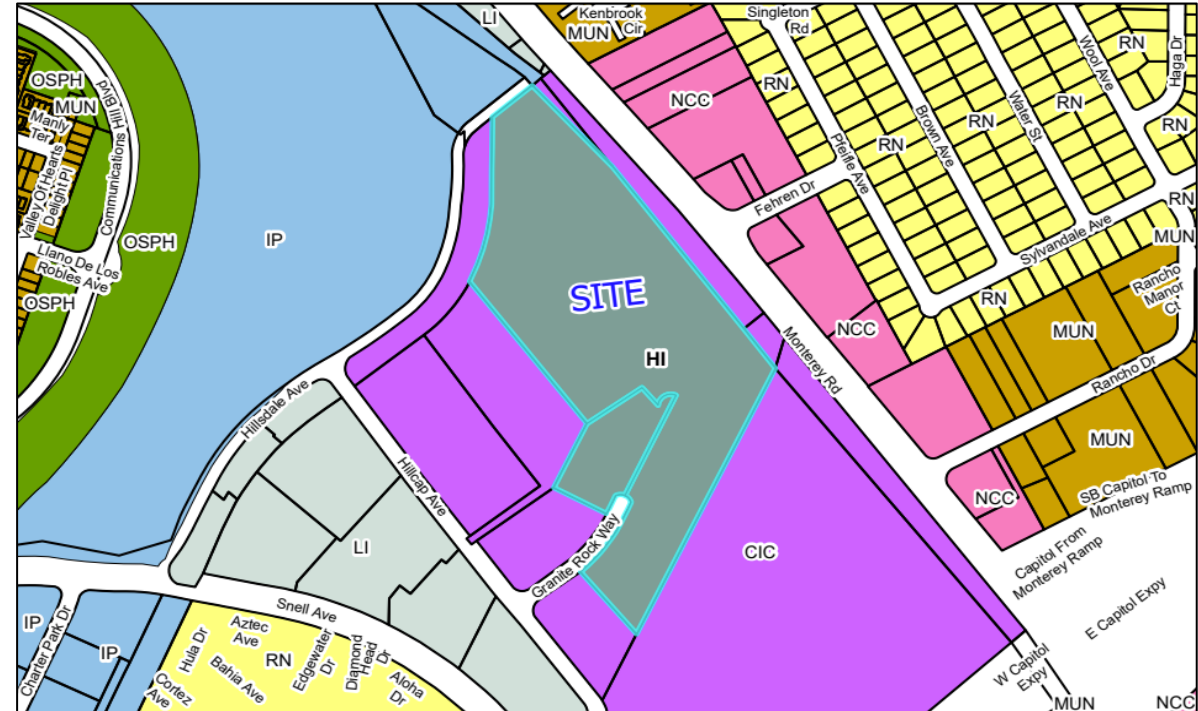
- Construction of the following :
  - A new rail car offloading system,
  - Nine 120-foot-high aggregate silos,
  - A new concrete facility,
  - A cementitious rail car unloading, storage and distribution facility,
  - A new asphalt facility,
  - A new warehouse and storage facility, and
  - A quality assurance/quality control facility with office space.

General Plan

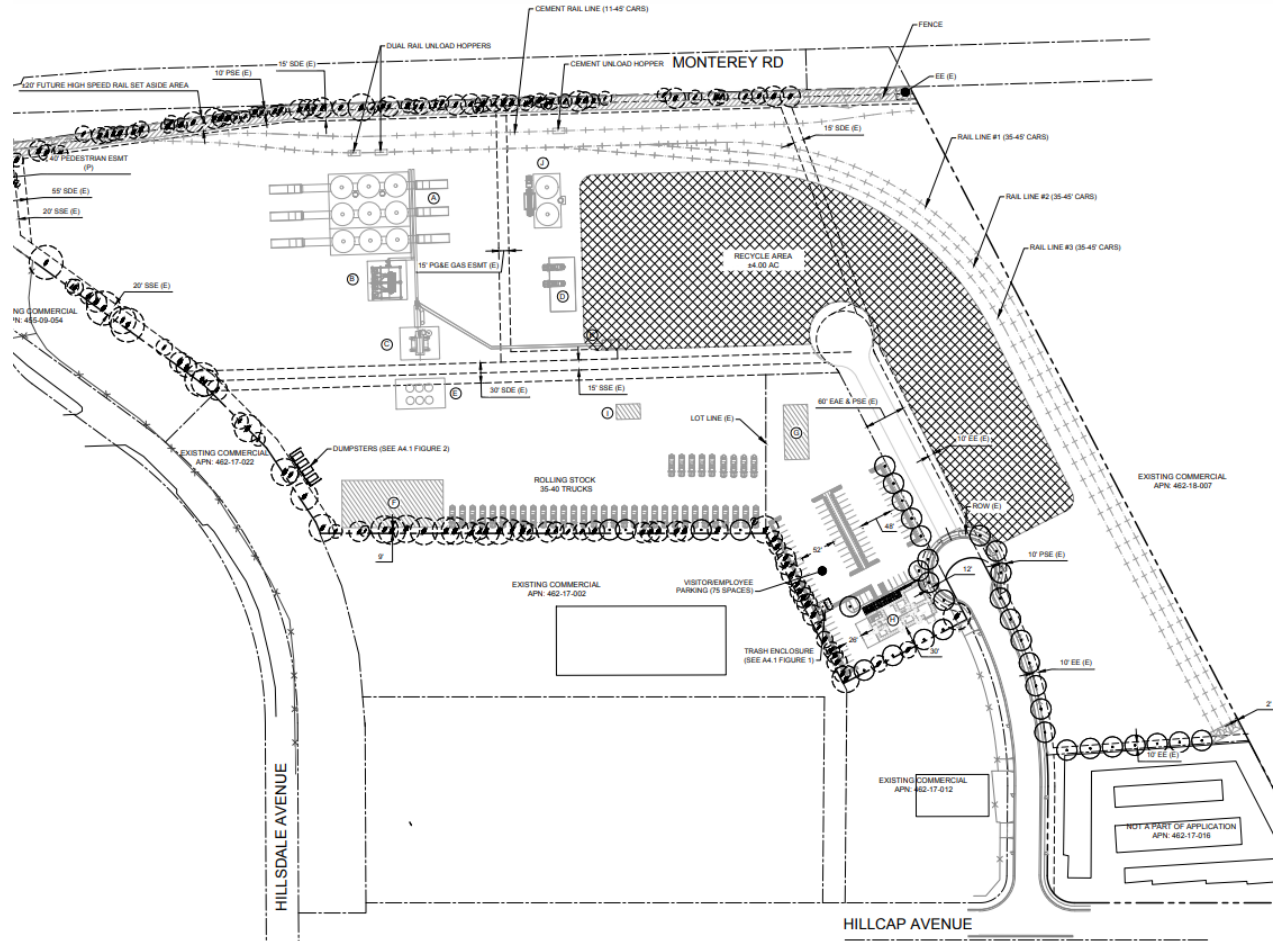**Existing General Plan Designation:** Combined Industrial/Commercial

Proposed General Plan Designation: Heavy Industrial

Zoning

Existing Zoning: IP(PD) and IP Industrial Park

Proposed Zoning District: HI(PD)

Project Review

Project Reviewed for Conformance with:

- Envision San José 2040 General Plan
- Municipal Code
- Industrial Design Guidelines
- City Council Policy 6-30: Public Outreach
- California Environmental Quality Act (CEQA)

Environmental Review

- Draft Environmental Impact Report (EIR) – circulated for 45 days from September 20, 2022 to November 4, 2022.
- EIR identified relevant mitigation measures for potential impacts to biological resources, cultural resources, greenhouse gas emissions, and hazards and hazardous materials. The mitigation measures are included in the Mitigation Monitoring and Reporting Program (MMRP).
- Eleven public comments received on Draft EIR. Comments included concerns related to air quality, transportation, hazards and hazardous materials, project description, and cultural resources and tribal cultural resources.
- First Amendment to the Draft EIR (Response to Comments) – posted to City's website on March 14, 2023. Based on comments received, no re-circulation of EIR necessary.
- Errata memorandum published on March 21, 2023.

Staff Recommendation

Recommend that the City Council take the following actions:

1. Adopt a resolution certifying the Graniterock Capitol Site Modernization Project Environmental Impact Report and adopt a Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA).

2. Adopt a resolution approving the General Plan Amendment to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram 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) Zoning Districts to a 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 on an approximately 22.36-gross acre site.

Q&A / Discussion

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Graniterock Capitol Site Modernization Project

(File Nos. GP19-010, PDC20-023 & PD20-013)

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