

## Legislation Text

---

**File #: 23-504, Version: 1**

---

**GP19-010, PDC20-023, PD20-013 & ER20-236 - General Plan Amendment, Planned Development Zoning and a Planned Development Permit on Certain Real Property Located at 120 Granite Rock Way.**

(a) Adopt a resolution certifying the Graniterock Capitol Site Modernization Project Environmental Impact Report, and making certain findings related to significant impacts, mitigation measures, alternatives, and adopt a Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA).

(b) Adopt a resolution amending the Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation from Combined Industrial Commercial to Heavy Industrial on an approximately 22.36-gross acre site.

(c) Approve an ordinance rezoning certain real property of approximately 22.36-gross acres located at 120 Granite Rock Way from the IP Industrial Park and IP(PD) Zoning Districts to a HI(PD) Planned Development Zoning District.

(d) 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 (nine 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-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, and construction of the following on an approximately 22.36-gross acre site:

- (1) A new rail car offloading system;
- (2) Nine 120-foot-high aggregate silos;
- (3) A new concrete facility;
- (4) A cementitious rail car unloading, storage and distribution facility;
- (5) A new asphalt facility;
- (6) A new warehouse and storage facility; and
- (7) A quality assurance/quality control facility with office space.

CEQA: Graniterock Capitol Site Modernization Project Environmental Impact Report. Planning Commission recommended approval [Item 8.b., Planning Commission Agenda 3/22/2023 (8-0-1; Casey absent)]. Council District 7. (Planning, Building and Code Enforcement)