

## FW: APRIL 11th AGENDA: Item 10.3 - Graniterock Capitol Site Modernization Project

City Clerk <city.clerk@sanjoseca.gov>

Fri 4/7/2023 1:37 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

1 attachments (604 KB)

Graniterock - MCBA Support Letter.pdf;

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**From:** Erik Schoennauer [REDACTED]

**Sent:** Friday, April 7, 2023 11:33 AM

**To:** Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>

**Cc:** Atienza, Manuel <Alec.Atienza@sanjoseca.gov>

**Subject:** APRIL 11th AGENDA: Item 10.3 - Graniterock Capitol Site Modernization Project

[External Email]

Dear Mayor and City Council:

I represent Graniterock on this project, which will invest in operational efficiency and environmental upgrades to this existing construction materials industrial facility. The project conforms to all City zoning, design, and environmental standards, thus **the Planning Staff and the unanimous Planning Commission recommend approval of the project.**

Below are the key features of the project that we hope you will consider.

1) **Long History At This Rail-Served Industrial Site:** The site has been a construction materials industrial facility for 141 years. In 1882, the San Jose Brick Company was established on this site. Bricks were manufactured, providing a key construction material at that time. The facility was strategically located on the railroad line, in order to ship bricks all over the Bay Area. Graniterock purchased the site in 1971 and has been providing aggregate, concrete, and asphalt to construction projects throughout the Bay Area for the past 52 years. The connection to the Bay Area railroad network is critical to the operations.

2) **Providing Critical Construction Materials to San Jose & Silicon Valley:**

These locally produced construction materials are critical for local construction projects.

Graniterock's construction materials and crews have been used on major construction projects throughout San Jose & Silicon Valley.

Here are some well-known examples:

- Berryessa BART Station (concrete)
- San Jose Mineta International Airport (concrete & asphalt)
- SJSU Interdisciplinary Science Building & Sparta Student Housing (concrete)
- Capitol Expressway VTA Light Rail (concrete & asphalt)
- Levi Stadium (concrete)
- Laurel Curve Wildlife Undercrossing at Highway 17 (concrete & asphalt)
- Santa Clara Unified New North San Jose School Campuses (concrete & asphalt)
- VTA BRT Station at City Hall (concrete)

3) **The Project Will Implement Improved Environmental Operations:** The Graniterock Capitol Site Modernization Project will upgrade the site operations and implement environmentally beneficial improvements to reduce dust and noise, such as:

- Shipping more aggregate by railroad will take 100's of heavy trucks off Highway 101 & city streets.
- Most materials will now be offloaded and transferred in fully enclosed conveyor systems, instead of open piles and tractor loading.
- Most materials will be stored in enclosed silos, instead of open piles.

- Air handling systems will abate dust from off-loading, conveyor, and storage operations.
- The entire site will be fully paved to reduce dust and manage stormwater.
- A modern concrete truck washout and reclaiming system will be installed to reclaim left-over concrete, sand, and water for reuse.
- A truck washing system will be installed to reduce dust tracking onto city streets.
- Best Management Practices will be implemented to minimize stormwater pollution.
- The facility will increase the recycling and reuse of demolished construction materials.

4) **The Monterey Corridor Business Association (MCBA) Supports The Project:** Please find attached and below the letter of support from the MCBA, which is a network of 1,500 businesses of all types along Monterey Road in central and south San Jose.

For all of the reasons above, we hope that you find the project worthy of your support.

Thank you for your consideration. Please email or call if you have questions.

Best Regards,

ERIK

March 9, 2023

City of San Jose Planning Commission  
200 East Santa Clara Street  
San Jose, CA 95113

RE: Support for Graniterock Zoning and General Plan Amendment

Dear Chair Oliverio and Planning Commission Members:

Monterey Corridor Business Association (MCBA) is a network of 1,500 businesses of all types within a geographic area of San Jose's District 7, bounded by Arns Avenue (North), Senter Road (East), Almaden Expressway (West) and running South to Capital Expressway. Our network came together out of the need to influence how the City land use, code enforcement, SJPD, and other agency policies impact the economic prospects of our businesses.

Graniterock has been an industrial leader in San Jose for over 60 years. Family and locally owned, the company produces much of the base materials our region needs to grow and thrive. The MCBA Board of Directors unanimously supports this project as it conforms with the responsible, future proofing growth we envision on and around the Monterey corridor.

The site has been used for industrial operations for nearly 150 years. Prior to Graniterock's purchase in the early 1970's, San Jose Brick Yard began production there in the late 1800's. Currently, the 22-acre site operates as a multi-purpose facility for mobile equipment maintenance, equipment storage, concrete and asphalt recycling, rubber unloading, aggregate storage, and a concrete production plant. We understand this plan as the Capital Site Modernization Plan which will add silos for aggregate storage, state of the art concrete plant, cementitious storage, and install of a modern asphalt plant. Moreover, we appreciate that by paving the site, fugitive dust reduction will significantly lower Graniterock's water consumption.

After discussing the plan directly with the owner's representative, we appreciate the investment and the intent to upgrade the facility to not only increase capacity, but to make it cleaner, more efficient, and take 2.5 million truck miles off Hwy 101 annually.

This level of commitment from our heavy industrial partners in the corridor is exactly what the MCBA expects in order to get our support. Graniterock's vision for the corridor and their commitment to upgrade in order to protect it should allow them to operate successfully for many years to come.

Sincerely,

Jill Roddy  
Board Chair, Monterey Corridor Business Association

Erik E. Schoennauer

**THE SCHOENNAUER COMPANY**

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

**From:** Jill Rodby [REDACTED]  
**Sent:** Thursday, March 9, 2023 9:02 AM  
**To:** PlanningSupportStaff <PlanningSupportStaff@sanjoseca.gov>; Planning Commission 5 <PlanningCom5@sanjoseca.gov>; Planning Commission 6 <PlanningCom6@sanjoseca.gov>; Planning Commission CW <PlanningComCW@sanjoseca.gov>; Planning Commission 3 <PlanningCom3@sanjoseca.gov>; Planning Commission 9 <PlanningCom9@sanjoseca.gov>; Planning Commission 7 <PlanningCom7@sanjoseca.gov>; Planning Commission 10 <PlanningCom10@sanjoseca.gov>; Planning Commission 4 <PlanningCom4@sanjoseca.gov>  
**Cc:** Doan, Bien <Bien.Doan@sanjoseca.gov>; Nathan Ulsh [REDACTED]  
Dave Lujan [REDACTED]  
**Subject:** Support for Graniterock Zoning and General Plan Amendment

[External Email]

Dear Chair Oliverio and Planning Commissioners – please find attached a letter of support from the Monterey Corridor Business Assoc. for Graniterock’s upgrade plans. Thank you. Jill Rodby

**Jill Rodby**  
Sims Metal  
West Region - PR & Government Affairs Manager

[REDACTED] – office  
[REDACTED] – cell  
[REDACTED]

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March 9, 2023

City of San Jose Planning Commission  
200 East Santa Clara Street  
San José, CA 95113

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Sincerely,



Jill Rodby  
Board Chair, Monterey Corridor Business Association