



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1
Vice-Chair

Kollin Kosmicki
District No. 2
Chair

Mindy Sotelo
District No. 3

Angela Curro
District No. 4

Ignacio Velazquez
District No. 5

Item Number: 1.26

MEETING DATE: 08/12/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Arielle Goodspeed

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY- A. PRADO, PLANNING AND BUILDING DIRECTOR

Approve Amendment #2 with Benchmark Resources for Stevens Creek Ranch 35 New Quarry Use Permit and Reclamation Plan application processing, and Environmental Impact Report, to address the revised site design and alternate access alignment, for an increase of \$232,550.00, with a not to exceed total of \$1,326,940.00, and authorize the Chair to sign it.

SBC FILE NUMBER: 790

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

Benchmark Resources is submitting this scope of work and cost estimate to support the County of San Benito (County) with application processing and environmental review of the proposed Ranch 35 Quarry mining project, as detailed in the December 2022 application submitted by Stevens Creek Quarry, Inc., (applicant). This scope of work and cost estimate includes staff support for application completeness review, peer review of applicant studies, preparation of environmental studies, preparation of California Environmental Quality Act (CEQA) documents, including a draft and final Environmental Impact Report (EIR), and other services associated with CEQA compliance and project review and processing as described herein.

Stevens Creek Quarry, Inc. (SCQ) is seeking entitlements to open the Ranch 35 Quarry, a new mining and processing operation on an approximately 271-acre parcel in northwestern San Benito County (County) (see Figure 1, "Regional Location," and Figure 2, "Site Location"). SCQ is a local

aggregate materials supply company doing business in the County, and the greater San Francisco Bay area, for over 80 years. SCQ currently operates the Williams Quarry (1275 Anzar Road), also in the northwestern portion of the County. SCQ has been supplying the San Benito community with a local source of construction aggregate materials for over 35 years. The Ranch 35 Quarry will include mining, processing, and materials recycle operations that would continue to provide the County with a reliable local aggregate source for maintenance of existing public infrastructure, development of new public infrastructure, and private development needs.

The Ranch 35 Quarry is in northwestern San Benito County approximately 2 miles northwest of the city of San Juan Bautista. The Ranch 35 Quarry would be located entirely within the boundaries of assessor parcel number 012-090-023 and accessed via a private driveway off State Highway 156. The parcel has a General Plan land use designation of Agriculture and a zoning designation of Agricultural Productive. The property currently supports cattle grazing. The property is bordered by Highway 101 to the north/northwest, State Highway 156 to the west/southwest, and grazing and agricultural operations to the east and south. The following are specific objectives of the project:

- Obtain a long-term, dependable source of high-quality aggregate to meet current and projected demand for construction materials in the region.
- Provide up to 50 local jobs with a living wage for skilled workers.
- Obtain entitlements to mine and produce a variety of aggregate and recycled material products and topsoil to support the region's demand for native and recycled materials.
- Provide for a maximum annual permitted sales level of 1 million tons of native aggregate.
- Support recycled aggregate needs, while diverting broken concrete and asphalt from landfills.
- Develop mining and processing facilities on a property that provides sufficient buffer lands, and intervening topography, to minimize potential land use incompatibilities with surrounding land uses.
- Primary project traffic related ingress/egress is off State Highway 156 thereby avoiding local roadways and intersections.
- Maintain historic grazing operations on surrounding buffer land and portions of the property not subject to surface disturbance.
- Minimize impacts to streams, ponds, and associated biological resources, through avoidance and stormwater detention facilities.
- Reclaim the project site to grazing and open space.

The Original Contract, as previously amended (Exhibit 1), is hereby further amended to include additional work necessary to address the revised site design and alternate access alignment. The additional services related to this amendment are described as below:

Task 3: Draft Project Description Following technical analysis of the proposed project, the applicant provided a revised site plan that shows a reduced quarry depth, reduced a stockpile area, and added a fill pad within the existing limits of surface disturbance. These minor changes will require modification to the project description text and graphics that have been previously prepared, circulated for review by the COUNTY and applicant team, and distributed to subconsultants for use in their technical studies.

Task 4: Preparation and Peer Review of Technical Studies CONTRACTOR and the subconsultant team will update the completed technical studies evaluating the proposed project to reflect changes in the site plan. The following technical studies will require some minor modification: aesthetics/visual resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, noise and vibration, and tribal cultural resources.

Task 5: Preparation of Administrative Draft EIR As noted above, some completed technical studies require an update to evaluate the project site plan changes, and this necessitates updating those administrative Draft EIR sections. The administrative Draft EIR sections will be updated upon completion of the technical study updates outlined in Task 4 to reflect any changes in impact evaluations and mitigation measures. Preliminarily, given the revised site plan largely reduces site disturbance, CONTRACTOR anticipates no new impacts or mitigation measures. In addition, the applicant has

recommended analysis of a different project access as a CEQA alternative. Based on preliminary traffic study, CONTRACTOR concurs this alternative access could potentially reduce project related traffic impacts and is an alternative consistent with the requirements of CEQA.

Task 11: General Activities Coordination The changes noted in the tasks above will require additional coordination with the COUNTY, applicant, and subconsultant team because of distribution and review of the revised site plan, coordinating with subconsultants updating the technical studies, and review of updated technical studies.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

No

CONTRACT NEEDED FOR THIS ITEM:

Yes

RFP AND BID HISTORY:

The Resource Management Agency solicited responses through a Request for Qualifications (RFQ) for SMARA compliance support services for San Benito County's (21) active and inactive mines located throughout the County. The RFP was issued July 22, 2019 and the responses was due August 20, 2019. Evaluation was based on experience, organization, size, and structure of respondent's firm, qualifications of staff to be assigned to this contract, respondent's work plan to complete the Scope of Services, value-added the scope of services, value-added service4 beyond the SMARA Compliance Support Services, quality of the response to the RFQ. Two firms submitted responses and were evaluated on technical expertise, knowledge, and related expensive providing SMARA compliance services for similar Counties. It was determined that Benchmark Resources was the most qualified responsive firm to perform the services requested of this contract. The County and Benchmark Resources first entered into contract on September 4, 2019. A separate contract was done for Ranch 35 Quarry project using the RFQ and same firm selected for all SMARA compliance services.

LAST CONTRACT AMOUNT OR N/A:

\$1,094,390.00

CONTRACT HISTORY (Describe all amendments and previous contracts):

Original Contract: \$849,940.00

1st Amendment: \$244,450.00

2nd Amendment: \$232,550.00

Total Contract: \$1,326,940.00.

The 2nd Amendment is hereby further amended to include additional work necessary to address the revised site design and alternate access alignment.

The 1st Amendment was for the following Modified Scope of Services:

Task 4, Preparation and Peer Review of Technical Studies, and Task 11, General Activities Coordination, of Paragraph A of Attachment A (Scope of Services) to the Original Contract (Exhibit 1) are hereby amended to add the following additional tasks:

Task 4.1: Amah Mutsun Tribe Coordination (including Ethnobiological Survey) (New Task)
Task 4.2: Baseline Conditions (New Task)
Task 4.3: Supplemental Biological Resources Technical Study (New Task)
Task 4.4: Supplemental Visual Simulations (New Task)
Task 11: General Activities Coordination (Amended)

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

No

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

No

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

BUDGETED:

Yes

BUDGET ADJUSTMENT NEEDED:

No

SOURCE OF FUNDING:

General Fund

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

1265.65.1285.1000.619.222

CURRENT FY COST:

\$500,000

STAFF RECOMMENDATION:

Staff respectfully recommends that the Board:

1. Approve Amendment #2 with Benchmark Resources for Stevens Creek Ranch 35 New Quarry Use Permit and Reclamation Plan application processing, and Environmental Impact Report, to address the revised site design and alternate access alignment, for an increase of \$232,550.00, with a not to exceed total of \$1,326,940.00; and
2. authorize the Chair to sign it.

ATTACHMENTS:

[Amendment #2 - Benchmark Resources - Ranch 35 Quarry](#)