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Gregory P Priamos

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**Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, June 23, 2026**

Item Number: 1.31

MEETING DATE: 06/23/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PLANNING AND BUILDING - A. PRADO

1. Approve Amendment #3 with EMC Planning Group Inc., for an additional amount of \$8,098.00 for a total contract amount not to exceed \$68,716.75 to continue work on behalf of the County on the preparation of an Initial Study pursuant to the California Environmental Quality Act (CEQA) for the Travelers Station Conditional Use Permit Project (County Planning file PLN200017), located at the Southwest corner of U.S. Highway 101 and State Route 129 and bordered by Searle Road within unincorporated San Benito County (APN 012-030-023); and
 2. Authorize Chair, County Administrative Officer, or designee to sign the contract.
- SBC FILE NUMBER: 790

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

The Resource Management Agency received a Conditional Use Permit Amendment application (PLN200017) for a project located on a 2.6 acre site on the southwest corner of U.S. Highway 101 and State Route 129 and bordered by Searle Road within unincorporated San Benito County (APN 012-030-023). The project includes a 4,000 square foot convenience store, auto and truck fueling services, propane sales, electric vehicle charging stations and a San Benito County Informational Kiosk. The project will include 34 parking spots (four of which are for employees only) and the site has two entrances and one exit on Searle Road. The project will operate 24 hours a day. San Benito County prepared an initial study and mitigated negative declaration for the proposed project in April 2022, with the public circulation from April 1st through May 1st. Following circulation of the document, it was determined that the proposed project would result in potentially significant and unavoidable impacts to

the Juristac Tribal Cultural Landscape, which is a tribal cultural resource and additional environmental assessment would be needed.

On June 19, 2023, the County released a Request for Proposals and received two proposals. EMC Planning Group was selected based on their relevant experience, proposed project timeline, and cost efficiency. The original contract was executed on March 12, 2024 with EMC Planning Group Inc. in an amount not to exceed \$103,611.25, for the period of March 12, 2024, through March 31, 2025, to conduct the environmental analysis required by the California Environmental Quality Act (CEQA). The contract is fully funded by the project applicant through a reimbursement agreement established at the time of application submittal; no County General Fund dollars will be used for this environmental analysis.

An amendment to the original contract was requested and approved by the County Board of Supervisors on October 1, 2024, by the San Benito County Board of Supervisors to reduce the cost of the original contract due to a reduction in the scope of work to prepare the IS/MND and to extend the expiration date to October 31, 2025. A second amendment was requested and approved by the Board of Supervisors on April 14, 2025 to increase the cost to update the IS/MND by \$5,372.50, based upon proposed General Plan Amendment (result of Measure A) for a total contract of \$59,808.75 and to extend the expiration date to December 31, 2026.

The County circulated an Intent to Adopt a Mitigated Negative Declaration on September 26, 2025. The 30-day review period began on September 26, 2025, and concluded on October 27, 2025. Two comment letters were received.

A third contract amendment is now requested to increase the contract amount by \$8,908.00 due to the unanticipated amount of time spent responding to comment letters received during the public review period. The total contract amount would not exceed \$68,716.75.

Original Contract \$103,611.25 approved on March 12, 2024, by the San Benito County Board of Supervisors.

1st Amendment \$54,436.25 approved on October 1, 2024, by the San Benito County Board of Supervisors to reduce the cost of the original contract due to a reduction in the scope of work to prepare the IS/MND and to extend the expiration date to October 31, 2025

2nd Amendment (Contract ID: RMA-2025-AM006) \$5,372.50 approved on April 14, 2025, by the San Benito County Board of Supervisors to increase the cost to update the IS/MND based upon proposed General Plan Amendment (result of Measure A) for a total contract of \$59,808.75 and to extend the expiration date to December 31, 2026.

3rd Amendment (Contract ID: RMA-2026-000-24) \$8,908.00 to increase the cost due to the unanticipated amount of time spent responding to comment letters received during the public review period on the mitigated negative declaration for a total contract of \$68,716.75 to be paid by applicant through December 31, 2026.

Total: \$68,716.75.

Proposed Project:

The Resource Management Agency received a Conditional Use Permit Amendment application (PLN200017) from Salinas Valley Investment Company (owner) and Geary Coats, Geary Coats Consulting (applicant/agent). The proposed project (PLN200017) involves a General Plan amendment to change the existing General Plan designation and zoning of the site, Rangeland and Agricultural Rangeland, respectively, to Commercial Regional and Commercial Thoroughfare (C-1), respectively, to

accommodate the proposed uses. The proposed uses consist of a traveler's station comprised of a 4,000 square foot convenience store and fast-food building with a drive-thru, auto and truck fueling services, propane sales, electric vehicle charging stations, and a San Benito County informational kiosk, which plans to operate 24 hours a day. The project includes 34 vehicle parking spots (four of which are for employees only) as well as truck parking spots at the southside of the project site. The project includes the use of a new private septic system to be located at the northern end of the project site and a proposed storm detention pond on the southern end of the project site. The project will utilize the existing on-site well. The project will have two entrances and one exit on Searle Road. Frontage improvements on Searle Road are proposed including street widening, new striping, and increased driveway access. The project involves 2,450 cubic yards of cut and 2,370 cubic yards of fill, for a net export of 80 cubic yards of soil. No trees are proposed for removal on or off the project site.

The Resource Management Agency has contracted EMC Planning Group Inc. to conduct the environmental analysis required by the California Environmental Quality Act (CEQA). The contract covers preparation of an Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), addressing potential environmental impacts. The contract is fully funded by the project applicant through a reimbursement agreement established at the time of application submittal; no County General Fund dollars will be used for this environmental analysis. EMC Planning Group Inc.'s scope of work specifically includes all required environmental issues, and their analysis will comply with CEQA guidelines, identifying potential impacts, and feasible mitigation measures to minimize environmental effects.

RFP & BID History:

Planning staff distributed a detailed scope of work on June 19, 2023, to a selection of pre-qualified environmental consultants. Two responsive proposals were received by the submission deadline of July 14, 2023. Proposals were submitted by EMC Planning Group Inc. in the amount of \$101,341.25 and M Group in the amount of \$148,589. EMC Planning Group was selected based on their relevant experience, proposed project timeline, and cost efficiency.

EMC will prepare a revised Initial Study and as well as a Mitigation Monitoring and Reporting Program (MMRP) evaluating environmental impacts, specifically addressing critical areas such as juristic resources, agricultural resources, biological and cultural resources, hydrology, geology, air quality, greenhouse gas emissions, transportation, and energy use. The environmental review will comply with CEQA requirements and identify necessary mitigation measures to minimize potential impacts.

FISCAL IMPACT:

The third amendment is in the amount of \$8,908.00 for a total contract of \$68,716.75 to be paid by permit applicant; the contract term is through December 31, 2026. This contract will be paid out of Non- general fund, SBC Budget Line Item Number 639.70.7570.1000.619.222.

FISCAL IMPACT:

The third amendment (Contract ID: RMA-2026-000-24) is in the amount of \$8,908.00 for a total contract of \$68,716.75 to be paid by permit applicant; the contract term is through December 31, 2026. This contract will be paid out of Non- general fund, SBC Budget Line Item Number 639.70.7595.1000.619.222.

STAFF RECOMMENDATION:

1. Approve Amendment #3 with EMC Planning Group Inc., for an additional amount of \$8,098 for a total contract amount not to exceed \$68,716.75 to continue work on behalf of the County on the preparation of an Initial Study pursuant to the California Environmental Quality Act (CEQA) for the Travelers Station

Conditional Use Permit Project (County Planning file PLN200017), located at the Southwest corner of U.S. Highway 101 and State Route 129 and bordered by Searle Road within unincorporated San Benito County (APN 012-030-023); and

2. Authorize Chair, County Administrative Officer, or designee to sign the contract.

ATTACHMENTS:

[Agenda Fact Sheet -EMC Planning Group Inc. Amendment #3](#)

[Amendment #3 - EMC Planning Group - Travelers Station](#)