



**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

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**Item Number: 1.27**

**MEETING DATE:** 08/12/2025

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Michael Kelly

**DEPT HEAD/DIRECTOR:** Abraham Prado

**SUBJECT:**

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

Approve contract with EMC Planning Group in an amount not to exceed \$78,315.25 for the period of August 12, 2025, through July 31, 2026, to analyze under the California Environmental Quality Act (CEQA) any environmental impacts of the 2751 San Juan Hollister Road Chapin/Gonzalez General Plan amendment, zoning map amendment, and use permit for a concrete-production facility (County Planning file PLN240034), and authorize Chair to sign said contract.

SBC FILE NUMBER: 790

**AGENDA SECTION:**

CONSENT AGENDA

**BACKGROUND/SUMMARY:**

The County Resource Management Agency has received an application for a General Plan map amendment, a zoning map amendment, a use permit, and grading for new concrete production located at 2751 San Juan Hollister Road. An initial study for review of the project's potential environmental effects will be necessary under the California Environmental Quality Act (CEQA). The County has prepared a contract with EMC Planning Group to produce this initial study at a cost of \$78,315.25, funded by the project applicant under an existing reimbursement agreement established upon application submittal. Other than the consultant's response to the County's request for services, the consultant has to date performed no work on this project.

The initial study would analyze these project components:

- **General Plan map amendment**—Redesignate the 43.92-acre project site from existing Industrial Light (IL) to Industrial Heavy (IH) land use.
- **Zoning map amendment**—From existing Light Industrial (M-1) to Heavy Industrial (M-2) zoning.
- **Use permit**—Concrete ready-mix batch plant that would be relocated from the business’s current site near the Route 25–Route 156 intersection site to this location; recycling to process waste asphalt and concrete into recycled aggregate products and to process soils into topsoil, bio-soils, and other usable products; precasting facility to precast concrete tanks, barrier rails, boxes, and similar precast concrete products; remodeling and repurposing the existing buildings on site to allow for their reuse; installing a new driveway entry point along San Juan Hollister Road at a point where better access and visibility is available; and constructing and reconstructing existing roadways for improved access to the site.
- **Grading**—Earthmoving in the amounts of 42,155 cubic yards cut and 97,805 cubic yards filled for the purpose of reshaping the proposed facility’s footprint near the hilltop in addition to improving and partially relocating the access drive.

**RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:**

No

**CONTRACT NEEDED FOR THIS ITEM:**

Yes

**RFP AND BID HISTORY:**

This is a new contract. Although the contract is between the consultant and the County, the project applicant is required under a reimbursement agreement to fund the contract cost.

Planning staff on May 9, 2025, distributed a work scope to its 13 prescreened CEQA-compliance consultants (prescreening described later) and asked for a response by 5 p.m. on May 28. Upon consultant request and to accommodate a greater selection of consultant responses, staff extended this deadline to 5 p.m. on May 30. Staff then received these four responses (listed in the order of time arrived):

	<b>Company Name</b>	<b>Amount</b>	<b>Comment</b>
1	RCH Group	\$73,500.00	
2	Ascent	\$189,589.00	
3	EMC Planning Group	\$78,315.25	Initial response showed a \$83,076.25 amount. Removal of a traffic collision analysis, considered by County Public Works staff to be unnecessary for the project type and setting, reduced cost to \$78,315.25.
4	CSG Consultants	\$83,745.00	Response proposed optional Air Quality and Greenhouse Gas Assessment at \$33,990 added cost.

Staff scored the responses on a combination of five factors—experience with similar project(s), understanding of this project, technical ability to achieve requested result, timeline to complete the requested work, and price. With RCH and EMC reaching equal scores, Planning staff presented these two responses to the applicant, who opted for EMC.

The prescreening of CEQA-compliance consultants took place in early 2023. Planning staff published a request for qualifications (RFQ), seeking to establish a list of 10 to 20 qualified environmental review

firms that could enter into on-call contracts with the County. The review and acceptance of responses resulted in a list 13 qualified consultants, and this list would remain effective for three years, through 2026. Evaluation of each consultant's proposal was based primarily on understanding of the work to be done, experience with similar kinds of work, and quality of staff for work to be done, with further consideration for capability of developing innovative or advanced techniques, familiarity with state and federal procedures, financial responsibility, and demonstrated technical ability. The on-call tasks expected of consultants included:

- Independent peer review of documents or reports submitted to the County. Such reports may be as varied as the subject matters included in the CEQA Checklist: Aesthetics, Agriculture Resources, Air Quality, Biological Resources, Cultural Resources, Forestry, Geology/Soils, Global Greenhouse Gasses, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Tribal Consultation, Utilities/Service Systems. This task may include peer review of other documents, reports or information as may be needed by the County.
- Preparation of Initial Studies and a determination whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Review (EIR) is necessary for CEQA compliance.
- Preparation of environmental impact reports and supporting documentation.
- Preparation of mitigation monitoring and reporting programs.
- Preparation of technical documents including but not limited to air quality/greenhouse gas modules, noise and vibration analysis, traffic studies, soil reports, biological surveys, geohydrology reports, septic suitability reports, geologic reports, cultural surveys, etc.

In addition to CEQA compliance, the RFQ further asked consultants for more complex professional County planning functions and assignments; developing of planning studies, environmental reviews, community design, and general plan preparation; housing element preparation; zoning and other county code updates; responsibility for the development, coordination, and completion of assigned planning projects; assisting with planning policy formulation and implementation; zoning enforcement; explanation of planning and zoning ordinances, regulations, and policies to the public; and related work as required.

**LAST CONTRACT AMOUNT OR N/A:**

N/A

**CONTRACT HISTORY (Describe all amendments and previous contracts):**

None.

**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**

Yes

**STRATEGIC PLAN GOALS: 5. Health & Safe Community**

Yes

**BUDGETED:**

Yes

**BUDGET ADJUSTMENT NEEDED:**

No

**SOURCE OF FUNDING:**

General Fund

**UNFUNDED MANDATE:**

No

**SBC BUDGET LINE ITEM NUMBER:**

101.65.1265.1000.619.222

**CURRENT FY COST:**

\$78,315.25

**STAFF RECOMMENDATION:**

Approve contract with EMC Planning Group for the period of August 12, 2025, through July 31, 2026, for environmental analysis of the 2751 San Juan Hollister Road Chapin/Gonzalez General Plan amendment, zoning map amendment, and use permit (County Planning file PLN240034) initial study/mitigated negative declaration in an amount not to exceed \$78,315.25, and authorize San Benito County Board of Supervisors Chair to sign said contract.

**ATTACHMENTS:**

[Contract - EMC Planning Group -2751 San Juan Hollister Road Chapin/Gonzale](#)