



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

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**Item Number: 8.2**

**MEETING DATE:** 10/15/2025

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Stephanie Reck

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING - Hold a public hearing to consider approving PLN240081 to renew a Conditional Use Permit approved under PLN200021 to allow the continued short-term off-site stockpiling of approximately 80,000 cubic yards of native soils excavated from John Smith Road Landfill on an approximately 12.7-acre portion of an immediately adjacent parcel located at 2650 John Smith Road (APNs 025-190-011 and 025-190-072). SBC FILE NUMBER: 790**

**AGENDA SECTION:**

PUBLIC HEARING

**BACKGROUND/SUMMARY:**

On June 3, 2020, the County of San Benito Planning Commission granted a conditional use permit (Resolution 2020-06, Permit PLN200021) to allow Waste Solutions to stockpile approximately 350,000 cubic yards of soil at the project location and that use permit expired December 31, 2024.

On December 24, 2024, Waste Solutions submitted an application to renew the use permit and the application was deemed complete on June 20, 2025.

The proposed project includes the renewal of the use permit to allow the continued short-term stockpiling of the remaining approximately 80,000 cubic yards of native soils on approximately 12.7 acres of grazing land located outside of the permitted boundary of the JSRL. The source of the soil is from the excavation of the last waste disposal module within the permitted landfill boundary, which is an already approved activity at the landfill. The stockpiled soil would be used as a source for daily and intermediate landfill cover until it is depleted, which is expected to occur before December 31, 2035

The proposed project would continue to utilize the existing approximately one-acre stormwater detention basin to capture stormwater runoff from the soil stockpile as a component of erosion control. The existing detention pond is located directly southeast of the proposed soil stockpile, directly north of John Smith Road, and directly east of the permitted landfill boundary.

See Staff Report for additional information.

**STRATEGIC PLAN GOALS: 1. Operational Development & Excellence**

Yes

**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

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find that the project is exempt from CEQA under CEQA Guidelines sections 15301 and 15061;
2. Adopt the proposed Resolution and findings therein and approve Use Permit File No. PLN240081 with conditions as recommended by staff;
3. Find the Use Permit is consistent with the 2035 General Plan because the use is deemed essential or desirable to the public convenience or welfare;
4. Find the Use Permit is in harmony with the applicable elements or objectives of the General Plan and conditionally permitted by the Zoning Code; and

Find the Use Permit will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements; the proposed use complies with any design or development standards applicable to the zone or the use in question; and the site is suitable for the type, density, and intensity of the use being proposed.

**ATTACHMENTS:**

[Planning Commission Resolution](#)

[Staff Report](#)

[Planning Application](#)

[Lima Stockpile CUP Application - PLN240081 \(Resubmittal\)](#)

[Presentation](#)

[Free Lance Notice](#)