



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1

Kollin Kosmicki
District No. 2

Mindy Sotelo
District No. 3
Chair

Angela Curro
District No. 4
Vice-Chair

Bea Gonzales
District No. 5

Item Number: 1.21

MEETING DATE: 05/23/2023

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 contract with Benchmark Resources for Stevens Creek Ranch 35 New Quarry Use Permit and Reclamation Plan application processing, and Environmental Impact Report, in an amount not to exceed \$849,940.00.

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.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

No

CONTRACT NEEDED FOR THIS ITEM:

Yes

CONTRACT AND RFP HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

STATE IF THIS IS A NEW CONTRACT/ HOW MANY PAST AMENDED CONTRACTS/ OR N/A:

New Contract.

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:

No

BUDGET ADJUSTMENT NEEDED:

No

SOURCE OF FUNDING:

Non-general Fund

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

1265.65.1285.1000.619.222

CURRENT FY COST:

\$100,000

STAFF RECOMMENDATION:

Staff respectfully recommends that the Board:

1. Approve contract with Benchmark Resources for Stevens Creek Ranch 35 New Quarry Use Permit and Reclamation Plan application processing, and Environmental Impact Report , in an amount not to exceed \$849,940.00 and authorize the Chair to sign it.

BOARD ACTION RESULTS:

Approved contract per staff recommendation. (5/0 vote)

ATTACHMENTS:

Benchmark Resources - Ranch 35 Quarry

Fully Executed Benchmark Land Use Group, Inc Contract