



**SAN BENITO COUNTY
PLANNING COMMISSION**

Rodney Bianchi District No. 1	Richard Way District No. 2	Robert Scagliotti District No. 3 - Vice-Chair	Robert Gibson District No. 4 - Chair	Celeste Toledo- Bocanegra District No. 5
---	--------------------------------------	--	---	--

Board of Supervisors Chambers 481 Fourth Street, Hollister, CA 95023

**PLANNING COMMISSION - SPECIAL SESSION-
AUGUST 2, 2023
6:00 PM**

NOTICE OF TEMPORARY PROCEDURES FOR PLANNING COMMISSION MEETINGS

The meeting will be available through Zoom, YouTube, and Peak Agenda for those who wish to join or require accommodations

Members of the public may participate remotely via zoom at the following link <https://zoom.us/join> with the following Webinar ID and Password:

Webinar ID: 836 9291 6890

Webinar Password: 136452

*Those participating by phone who would like to make a comment can use the “raise hand” feature by dialing “*9”. In order to receive the full zoom experience, please make sure your application is up to date.*

Remote zoom participation for members of the public is provided for convenience only. In the event that the zoom connection malfunctions for any reason, the board of supervisors reserves the right to conduct the meeting without remote access.

Remote Viewing:

Members of the public who wish to watch the meeting can view a livestream of the meeting online through either the:

A. Community Media Access Partnership (CMAP) YouTube

Page: https://www.youtube.com/channel/UCLj3iW3_dsDzbYqnY1KdCvA.

B. Peak Agenda Page: https://cosb.granicus.com/ViewPublisher.php?view_id=1

Written Comments & Email Public Comment

Members of the public may submit comments via email by 5:00 PM on the Monday prior to Planning Commission meeting to the Resource Management Agency at sbcplan@cosb.us.

Public Comment Guidelines

A. The San Benito County Board of Supervisor's welcomes your comments.

B. If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.

C. Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.

D. Speakers are encouraged to keep your comments, brief and to the point, and not to repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact the Resource Management Agency at sbcplan@cosb.us.

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 CONSENT AGENDA

These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.

If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

4.1. [RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-Acknowledge the certificate of posting and Freelance Proof.](#)

[Certificate of Posting 2023-08-02.pdf](#)

[Freelance Proof- Ranch 35 Scoping Meeting.pdf](#)

5 REGULAR AGENDA

5.1. [RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-Receive an informational presentation on the Notice of Preparation of an Environmental Impact Report for the Ranch 35 Quarry Project. SBC FILE NUMBER:790](#)

[Ranch 35 NOP](#)

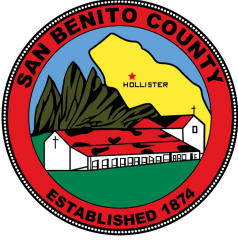
6 ADJOURNMENT

NOTE: A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at www.cosb.us. All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description.

As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning Department, 2301 Technology Parkway, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning Department.

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 2301 Technology Parkway, Hollister.

NOTE: In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

**Rodney
Bianchi**
District No. 1

**Richard
Way**
District No. 2

**Robert
Scagliotti**
District No. 3
- Vice-Chair

**Robert
Gibson**
District No. 4
- Chair

**Celeste Toledo-
Bocanegra**
District No. 5

Item Number: 4.1

MEETING DATE: 08/02/2023

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-
Acknowledge the certificate of posting and Freelance Proof.**

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

N/A

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

Yes

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

No

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

No

STAFF RECOMMENDATION:

Acknowledge the certificate of posting.

ATTACHMENTS:

[Certificate of Posting 2023-08-02.pdf](#)

[Freelance Proof- Ranch 35 Scoping Meeting.pdf](#)

*San Benito County Planning Commission
2301 Technology Parkway
Hollister, CA 95023*



CERTIFICATE OF AGENDA POSTING

Pursuant to Government Code §59454.2(a), I, Stephanie Reck, certify that the **SPECIAL MEETING AGENDA** for the **SAN BENITO COUNTY PLANNING COMMISSION MEETING** scheduled for August 02, 2023 was posted at the following locations, freely accessible to the public, on this day of July 28, 2023:

The bulletin board outside the front entrance of the San Benito County Planning Department, 2301 Technology Parkway, Hollister, CA

AND

The bulletin board outside the front entrance of the San Benito County Administration Building, 481 Fourth Street, Hollister, CA

AND

On The San Benito County website <https://www.cosb.us/> in the Events Calendar.

Stephanie Reck
Assistant Planner
County of San Benito

**PROOF OF PUBLICATION
(2015.5 C.C.P.)
STATE OF CALIFORNIA
County of San Benito**

I am a resident of the State of California and over the age of eighteen years, and not a party to or interested in the above entitled matter.

I am the principal clerk of the publisher of the Free Lance, published in the city of Hollister, County of San Benito, State of California, **Friday, and on line** for which said newspaper has been adjudicated a newspaper of general circulation by the **Superior Court of the County of San Benito, State of California, under the date of June 19, 1952, Action Number 5330**, that the notice of which the annexed is a printed copy had been published in each issue thereof and not in any supplement on the following date(s):

July 21, 2023.

I, under penalty of perjury, that the foregoing is true and correct. This declaration has been executed **on July 21, 2023.**

**HOLLISTER FREE LANCE
615 San Benito Street, Suite 210
Hollister, CA 95023**



/s/ Juliana B. Pulcrano /
Legal Publications Specialist
Hollister Free Lance,
Gilroy Dispatch, Morgan Hill Times

Phone # (408) 709 3952
E-mail: jpulcrano@newsmedia.com
Website: www.sanbenito.com

County of San Benito

NOTICE OF EIR SCOPING MEETING

COUNTY OF SAN BENITO

August 2, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that the County of San Benito will hold a public meeting on the scope of the environmental analysis to be commenced for the Ranch 35 Quarry Project in the San Benito County Board of Supervisors Chambers located at 481 Fourth Street, Hollister, California, on **Wednesday, August 2, 2023 at 6:00 PM.**

Location:
Administration - Board of Supervisors Chambers
481 Fourth Street, 1st Floor
Hollister, California 95023

Zoom Info:
The public may also join this meeting using Zoom by visiting the web address <https://us06web.zoom.us/j/83692916890?pwd=Vmt3bWc4UTdJL25ZTmZlZTldKN2Fydz09> or dialing one of the following telephone numbers:
+1 408 638 0968 US (San Jose)
or **+1 669 900 6833** US (San Jose).

To access the meeting, please enter the Webinar ID and Passcode:
Webinar ID: 836 9291 6890
Passcode: 136452

Purpose:
San Benito County (County Resource Management Agency (RMA) is the lead agency responsible for the preparation of an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Ranch 35 Quarry Project (proposed project) described below. The purpose of the EIR scoping meeting is to describe the proposed project, the environmental review and planning process, and obtain community input on the issues to be discussed in the EIR analysis. This EIR scoping meeting will be held in compliance with County policy and procedures and CEQA. Public input on the scope of the EIR is encouraged so that the review addresses all relevant and applicable environmental issues.

The Notice of Preparation (NOP) for the EIR and the project application materials are available for public review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at the County RMA office located at 2301 Technology Parkway, Hollister, CA or online at the County's Planning Division web page under the section called "Current Major Planning Projects" (www.cosb.us/departments/resource-management-agency/planning-and-land-use-division/current-major-planning-projects).

www.cosb.us/departments/resource-management-agency/planning-and-land-use-division/current-major-planning-projects

Ranch 35 Quarry Project:

The proposed project site is located at 991 San Juan Highway in San Juan Batista, California. The site is located immediately east of the U.S. 101/Highway 156 interchange and two miles northwest of the City of San Juan Batista in unincorporated, northwestern San Benito County. The project site is identified as assessor's parcel number (APN) 012-090-023 and has a general plan designation of Agricultural (A) and zoning designation of AP (Agriculture Productive).

The Applicant, Stevens Creek Quarry, Inc. (SCQ), is seeking approval of a use permit and reclamation plan from the County. The proposed project seeks entitlements to develop, operate, and ultimately reclaim the Ranch 35 Quarry, a new aggregate mining and processing operation. SCQ currently operates the Williams Quarry (1275 Anzar Road), located just northeast of the proposed project site. Operations at the Williams Quarry have been ongoing for over 35 years. The proposed project is intended to ultimately replace the existing Williams Quarry where aggregate reserves are now diminished. Proposed project operations would include mining, processing, and materials recycling operations. Mining would occur in phases over an anticipated 75-year period with maximum annual sales not to exceed 1 million tons. Upon completion of the proposed mining, all mining equipment and ancillary structures would be removed, and the site would be reclaimed as grazing land.

Project Applicant:
Stevens Creek Quarry, Inc., 12100 Stevens Canyon Road, Cupertino, CA 95014

Contact:
Comments and questions regarding the scope of the EIR should be sent to Arielle Goodspeed, Principal Planner at agoodspeed@cosb.us.

Dated:
July 14, 2023

PUBLISHED: July 21, 2023, ~
Hollister Free Lance
(Pub HF 7/21)



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

**Rodney
Bianchi**
District No. 1

**Richard
Way**
District No. 2

**Robert
Scagliotti**
District No. 3
- Vice-Chair

**Robert
Gibson**
District No. 4
- Chair

**Celeste Toledo-
Bocanegra**
District No. 5

Item Number: 5.1

MEETING DATE: 08/02/2023

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Arielle Goodspeed

SUBJECT:

**RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING-
Receive an informational presentation on the Notice of Preparation of an Environmental Impact
Report for the Ranch 35 Quarry Project.**
SBC FILE NUMBER:790

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

San Benito County (County) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) in preparing an Environmental Impact Report (EIR) for the Proposed Ranch 35 Quarry Project submitted to the County by Stevens Creek Quarry, Inc. (Applicant). In accordance with CEQA Guidelines Section 15082, the County has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties information about the Project, advise of the County's intent to prepare an EIR for the Project, and invite agencies and interested parties to provide input to the County on the scope of issues to be addressed in the EIR. Responsible and trustee agencies will need to use the EIR prepared by the County when considering issuance of permits or other approvals for the Project, and the County is requesting input on the scope and content of the environmental information germane to each commenting agency's statutory responsibilities in connection with the Project. For additional information please see attached NOP or please visit our website at <https://www.cosb.us/departments/resource-management-agency/planning-and-land-use-division/ranch-35>.

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

STAFF RECOMMENDATION:

Receive an informational presentation on the Notice of Preparation of an Environmental Impact Report for the Ranch 35 Quarry Project.

ATTACHMENTS:

[Ranch 35 NOP](#)



COUNTY OF SAN BENITO
RESOURCE MANAGEMENT AGENCY
NOTICE OF PREPARATION

Date: July 21, 2023
To: Responsible Agencies, Trustee Agencies, and Other Interested Parties
Subject: Notice of Preparation of an Environmental Impact Report for the Ranch 35 Quarry Project
Lead Agency: San Benito County
From: San Benito County Resource Management Agency
Attn.: Arielle Goodspeed, Principal Planner
2301 Technology Parkway
Hollister, CA 95023

NOTICE IS HEREBY GIVEN that San Benito County (County) will serve as the Lead Agency under the California Environmental Quality Act (CEQA) in preparing an Environmental Impact Report (EIR) for the proposed Ranch 35 Quarry Project (Project) submitted to the County by Stevens Creek Quarry, Inc. (Applicant).

In accordance with CEQA Guidelines Section 15082, the County has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties information about the Project, advise of the County's intent to prepare an EIR for the Project, and invite agencies and interested parties to provide input to the County on the scope of issues to be addressed in the EIR. Responsible and trustee agencies will need to use the EIR prepared by the County when considering issuance of permits or other approvals for the Project, and the County is requesting input on the scope and content of the environmental information germane to each commenting agency's statutory responsibilities in connection with the Project.

PUBLIC REVIEW PERIOD: Pursuant to CEQA Guidelines Section 15082(b), this NOP is available for a 30-day public review and comment period during which the County will receive comments on the scope of the EIR. The review and comment period begins **July 21, 2023**, and ends on **August 21, 2023**. Responses must be sent at the earliest possible date, but no later than the end of the 30-day comment period. Comment submittal information is provided at the end of this NOP.

PUBLIC SCOPING MEETING: The County Resource Management Agency (RMA) and the County Planning Commission will hold a public scoping meeting for the Project on **Wednesday, August 2, 2023, at 6 PM**. The scoping meeting will include a presentation providing an overview of the Project and environmental review process and will invite public input on the scope of the EIR analysis. Responsible agencies, trustee agencies, and members of the public are invited to attend the meeting and provide oral comments on the scope of the EIR.

Date and Time: August 2, 2023, at 6 PM

Location: Administration - Board of Supervisors Chambers
481 Fourth Street, 1st Floor
Hollister, California 95023

Virtual Participation: The public may also join this meeting using Zoom by visiting the web address:

<https://us06web.zoom.us/j/83692916890?pwd=Vmt3bWc4UTdjL25ZTml2TldKN2Fydz09>

or dialing one of the following telephone numbers:

+1 408 638 0968 US (San Jose) or +1 669 900 6833 US (San Jose).

To access the meeting, please enter the Webinar ID and Passcode:

Webinar ID: 836 9291 6890

Passcode: 136452

PROJECT LOCATION: The Project site is located at 991 San Juan Highway in San Juan Batista, California. As shown in the attached location figure, the site is located immediately east of the U.S. 101/Highway 156 interchange and two miles northwest of the City of San Juan Batista in unincorporated, northwestern San Benito County. The Project site is identified as assessor's parcel number 012-090-023 and has a general plan designation of Agricultural and zoning designation of Agriculture Productive.

PROJECT DESCRIPTION: The Applicant is seeking approval of a use permit and reclamation plan from the County. The Project seeks entitlements to develop, operate, and ultimately reclaim the Ranch 35 Quarry, a new aggregate mining and processing operation. SCQ currently operates the Williams Quarry (1275 Anzar Road), located just northeast of the Project site. Operations at the Williams Quarry have been ongoing for over 35 years. The Project is intended to ultimately replace the existing Williams Quarry where aggregate reserves are now diminished.

Project operations would include mining, processing, and materials recycling operations. Mining would occur in phases over an anticipated 75-year period with maximum annual sales not to exceed 1 million tons. Site operations would involve development of the quarry area, installation of processing plant facilities, and gradual development of topsoil, overburden, and long-term material stockpiles on an approximately 204 acres of the 271-acre parcel. The primary quarry area would be located within the central, southern, and northern portions of the parcel. Mining operations would involve vegetation removal, stripping and stockpiling of topsoil and overburden, and aggregate removal. Aggregate removal would use mobile equipment to create a working bench which is extended laterally to the proposed mining limit. Successive vertical benches would then be developed as the quarry mines downward. Drilling and blasting to break up aggregate material for excavation is not proposed.

After excavation, mined aggregate would be loaded into haul trucks and transported to the processing plant south of the active pit via an internal access road. Processing of aggregate would include the use of crushers, screens, and conveyors to reduce the size of the aggregate material and sort and stockpile the processed aggregate. In addition, recycle materials generated from local infrastructure and general construction demolition sites would be trucked into the site. A recycle plant capable of crushing asphalt concrete, broken Portland Cement Concrete, and a combination of asphalt and Portland Cement Concrete would be located in the processing plant area. The Project does not propose construction and operation of an asphalt plant or ready-mix concrete plant.

Portable buildings and structures that provide ancillary support to ongoing mining and processing activities would include an office, truck scale, scale house, equipment yard, maintenance building,

and storage. Site operations would employ approximately 25 people. Table 1, “Hours of Operation,” provides the sites operating hours based on activity.

Table 1–Hours of Operation

Site Activity	Hours/Days of Operation
Quarry Mining	6:30 am – 5 pm, Monday–Saturday
Processing Plant	6:30 am – 5 pm, Monday–Saturday
Truck Queuing and Material Load-Out	4:00 am – 5 pm, Monday–Saturday

To accommodate Caltrans and other public agency projects, the truck queuing and material load out could temporarily extend to 24 hours a day, 7 days a week for specific public infrastructure and emergency/time sensitive construction projects.

Traffic would enter and exit the Project site via a private access road connecting with State Highway 156. Access to the property would be controlled by a gate at the entrance point and closed and locked whenever the quarry is not in active operation.

Upon completion of the proposed mining, all mining equipment and ancillary structures would be removed, and the site would be reclaimed as grazing land. The quarry may be partially backfilled with fill materials and revegetated. Revegetation would include reseeding the site using a grazing seed mix consistent with the undisturbed vegetative cover surrounding the site. The primary access road from the southern boundary into the processing plant area, and internal access road from the processing plant area to the quarry, would remain for post-mining land use access.

ENVIRONMENTAL ISSUES: In preparing the EIR, the County will assess the potential for the Project to result in significant impacts associated with the resources and subtopics identified in Appendix G, “Environmental Checklist,” of CEQA Guidelines as well as other issues of environmental concern that may be identified during scoping and preparation of the EIR.

The EIR will include evaluation of potential impacts associated with the following resource topics:

- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Wildfire

At this time, the County anticipates the Project will not have a significant impact on the resource topics listed below and will include a brief explanation of this conclusion. The EIR will include a full evaluation of one or more of these resource topics if a potential significant impact is identified in the course of preparing the EIR.

- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems

COMMENTING ON THE SCOPE OF THE EIR

The County is requesting input from agencies and other interested parties on the scope and content of the environmental information appropriate to each agency's statutory responsibilities or of interest to an individual or organization. Specifically, the County is requesting the following:

1. Identify significant environmental effects and mitigation measures that you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be significant;
2. Describe technical studies and other information that you believe are necessary for the County to analyze the potential significant environmental effects, alternatives, and mitigation measures you have identified;
3. For public agencies that provide infrastructure and public services, identify any facilities or improvements that will be required to provide services to the Project;
4. Indicate whether staff from your agency would like to meet with County staff to discuss the scope and content of the EIR's environmental documentation;
5. Provide the name, title, and contact information for the designated person from your agency or organization that we can contact regarding your comments; and
6. Identify alternatives that you believe need to be explored in further detail in the EIR.

Following the scoping period, the County will perform environmental analyses and prepare a draft EIR that will be circulated for review and comment. Following the draft EIR review process, the County will respond to comments on the draft EIR and prepare a final EIR for consideration by County decisionmakers. County decisionmakers will consider certification of the final EIR at a public hearing and, after certification of the EIR, may take action on the Project.

The County welcomes all comments pertaining to the potential environmental impacts of the Project. All comments will be considered in the preparation of the EIR. Written comments will be accepted through **5:00 PM on August 21, 2023**. Comments may be submitted: (1) by U.S. mail; (2) by electronic mail (email); and/or (3) by attending and providing oral comments at the public scoping meeting.

Comments provided by email should include "Ranch 35 Quarry Scoping Comments" in the subject line, and the name and physical address of the commenter should be contained in the body of the email. Please email comments to Arielle Goodspeed at: agoodspeed@cosb.us.

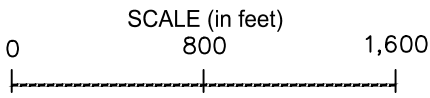
Comment submitted via U.S. mail should be sent to:

San Benito County Resource Management Agency
Attn: Arielle Goodspeed, Principal Planner
2301 Technology Parkway
Hollister, California 95023



AERIAL IMAGE SOURCE: Bing Images (2023)

--- Site Boundary



Ranch 35 Quarry

D:\OutDrive - Benchmark Resources\CURRENT PROJECTS\465 - Ranch 35 Quarry\465 - Figures\465 - N00