



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: September 22, 2015
Board Meeting Date: October 6, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: Agreement with Benchmark Resources for the Preparation of an Environmental Impact Report for the Guadalupe Valley Quarry Reclamation Plan Amendment

RECOMMENDATION:

Adopt a resolution authorizing an agreement with Benchmark Resources for the preparation of an Environmental Impact Report for the Guadalupe Valley Quarry Reclamation Plan Amendment, for the term October 6, 2015 through June 30, 2016, in an amount not to exceed \$269,000.

BACKGROUND:

The Planning and Building Department proposes to enter into a multi-phase agreement with Benchmark Resources for the preparation of a Draft Environmental Impact Report (EIR), a Final Environmental Impact Report, and a Mitigation Monitoring Reporting Program for a proposed amendment to the Guadalupe Valley Quarry's reclamation plan. This quarry is located at 1 Old Quarry Road in Brisbane.

The applicant proposes to amend its existing approvals to allow continued annual production of 100,000 to 500,000 tons of rock for construction aggregate uses. At current production levels, the resources would be depleted in approximately 15 years. The proposed amendment updates the 1994 Reclamation Plan and describes quarrying and reclamation activities that are expected to be completed over an approximate 22-year period. No changes in the area of operations are proposed. Approval of the project will not result in any change in production capability or intensity beyond currently permitted levels.

The project site will be reclaimed to a combination of open space and development pads. Quarry benches will be revegetated by application of growth medium and revegetated with a mixture of coastal scrub and coastal live oak woodland species. Other reclaimed slopes and pad surfaces will receive a seed mix composed of annual

grassland species to provide coverage and limit erosion. All areas of mining disturbance within the project site will be revegetated with the exception of the access roads, Pre-SMARA (Surface Mining and Reclamation Act) areas, near-vertical quarry faces between benches and any other areas where rock outcroppings exist.

The County Planning and Building Department proposes to contract with Benchmark Resources to provide environmental review services in support of the project for an amount not to exceed \$269,000.

DISCUSSION:

In October 2013, the County Planning and Building Department distributed a Request for Proposals (RFP) and received five responses. Based on evaluations of the written proposals and in-person interviews conducted by the Planning Department, staff recommends that the County contract with Benchmark Resources to prepare the EIR.

We recommend contracting with Benchmark Resources because this consultant has a clear understanding of the project site's constraints and issues surrounding the project proposal; a depth and breadth of prior experience; current involvement in related projects; a combination of technical expertise required to complete the EIR; and personal, public and managerial skills to interface with the community, appropriately represent the County, and manage the EIR effectively.

The services to be performed include the following:

1. Project scoping/public outreach to foster public involvement in the EIR process and solicit input on the EIR content.
2. Description of the environmental setting and evaluation of project impacts, focusing upon potential noise, transportation, vegetation/wildlife, air quality, geology, hydrology, and visual impacts.
3. Development of at least three project alternatives to be evaluated, including a No Project Alternative.
4. Delivery of a Draft EIR to be circulated for public review and comment.
5. Delivery of the Final EIR that includes responses to public comments.
6. Attendance at key public hearings.

The Planning and Building Department has negotiated a proposed agreement with Benchmark Resources to complete the tasks outlined in the project scope of work within approximately nine months, starting October 6, 2015 through June 30, 2016, at a total cost not to exceed \$269,000.

The resolution contains the County's standard provision allowing amendment by the department head of the County's fiscal obligations by a maximum of \$25,000 (in aggregate).

County Counsel and Risk Management have reviewed and approved the agreement as to form.

The proposed agreement contributes to the 2025 Shared Vision outcomes of a Livable and Environmentally Conscious Community by funding a contract that will provide sufficient information about potential impacts of this proposed reclamation plan amendment upon which to make an informed decision regarding this land use request.

CUMULATIVE PERFORMANCE MEASURE(S):

Measure	FY 2015-16 Projected
Percent of Compliance with California Environmental Quality Act Requirements	100%

FISCAL IMPACT:

The total cost for the term of the agreement is \$269,000, which will be paid by the applicant, E & F Financial Services, Inc. There is no net county cost impact associated with the proposed agreement.