



Specific Plan Amendment 23-02 and Conditional Use Permit 23-11/Reclamation Plan

Presented by:
Travis Martin
Principal Planner



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PROPOSED PROJECT:

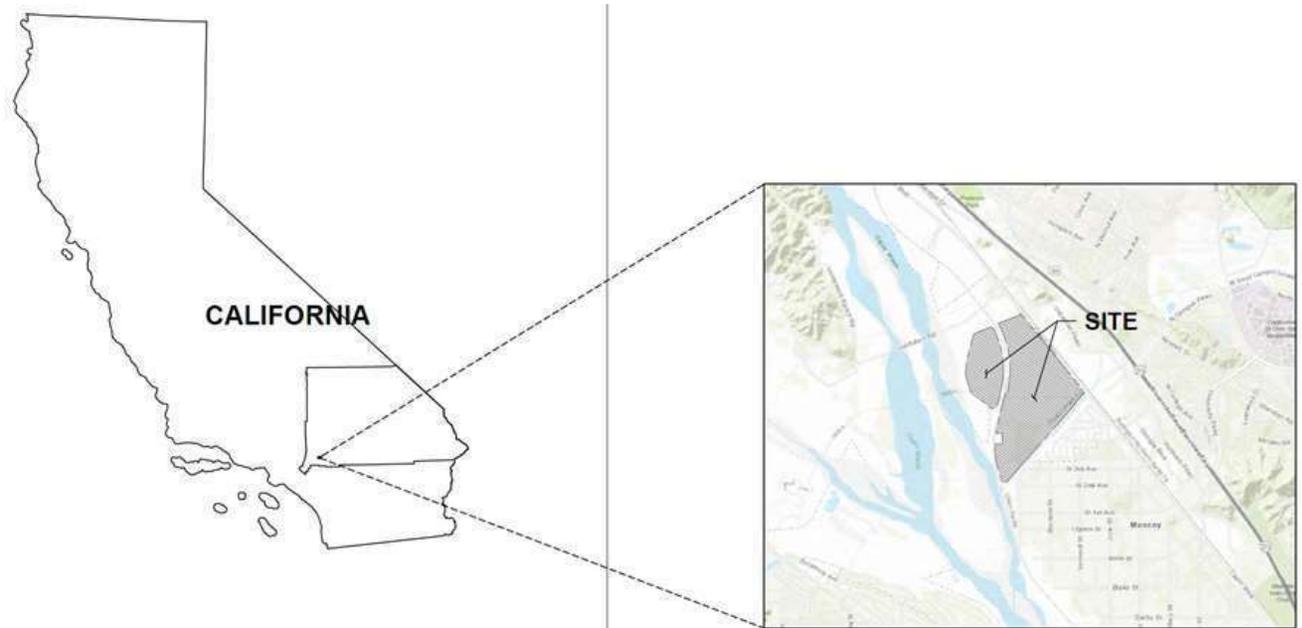
- Amend Conditional Use Permit 91-31/Reclamation Plan and the CalMat/Cajon Creek Specific Plan's Design Guidelines governing mining depths and areas
- Allow the consolidation of the City's and County's Reclamation Plans to allow the continuation of aggregate (sand and gravel) mining operation
- Southwest of Cajon Boulevard between Institution Road to the north and Devils Creek Diversion Channel to the south
- Specific Plan – CalMat/Cajon Creek Industrial Extractive and Industrial Light zones



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VICINITY MAP:

- In the Valley Region
- Portions are in the City & County
- Between Cajon Blvd to the Northeast & Cajon Creek Wash to the West
- Bordered by Devil Creek Diversion Channel to the South & Institution Road to the North

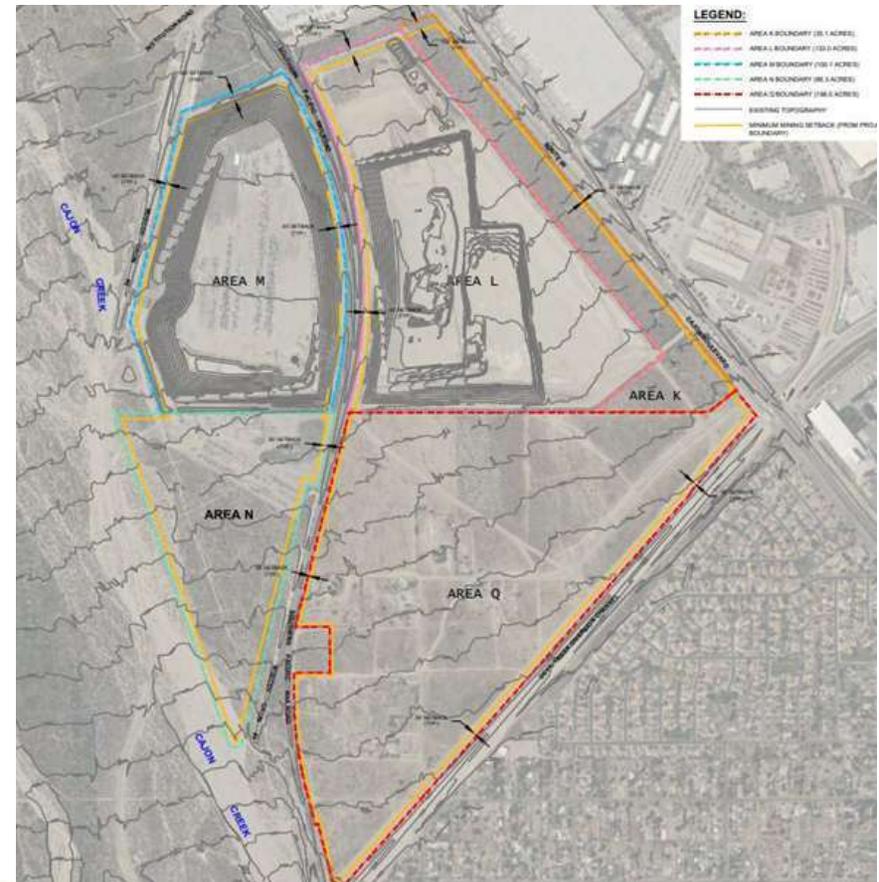




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AERIAL MAP:

- Vulcan operates 2 separate aggregate (sand & gravel) mining operations
 - Area K, L, M, and N in the City
 - Area Q in the County
- Both aggregate mining operations abut each other

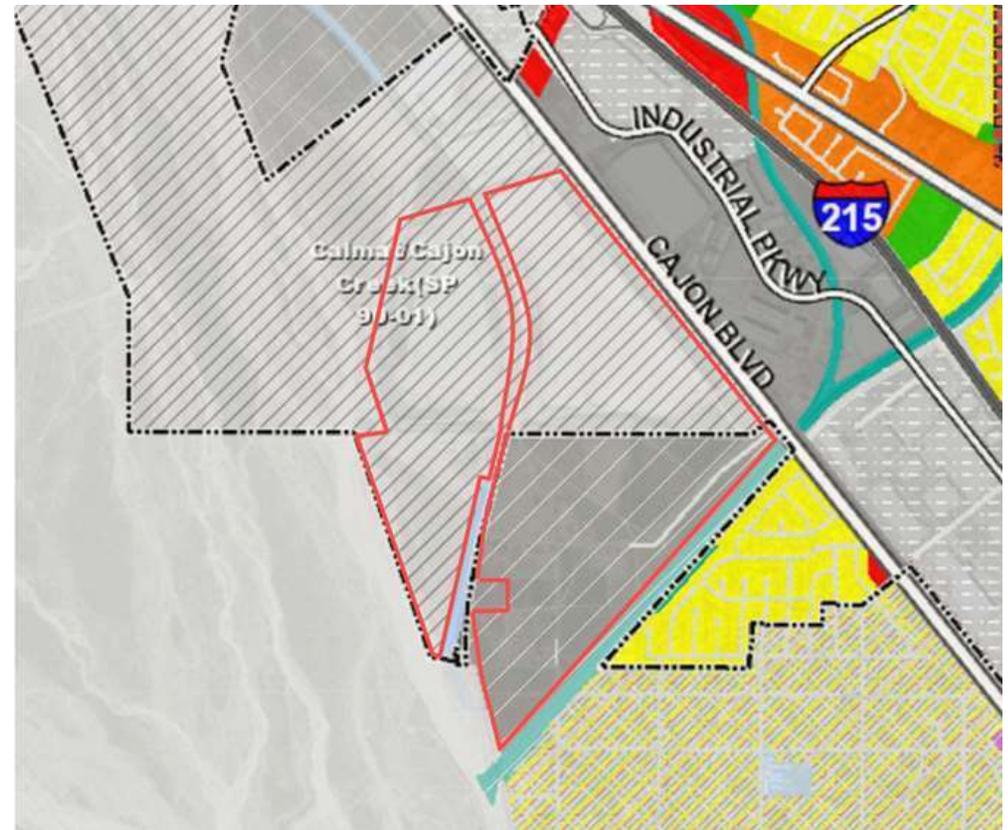




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LOCATION/ZONING MAP:

Site	City – SP-CC Industrial Extractive & Industrial Light County – Community Industrial
North	City – SP-CC Industrial Extractive & Industrial Light
South	County - MS/FW/Residential City - Residential Suburban
West	County - MS/RS-1/FW
East	City - Industrial Light





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PROJECT BACKGROUND:

- Cajon Creek Quarry (City of San Bernardino)
 - Approved in 1993 - Areas K, L, M, and N
 - Area K was to serve as a buffer development
 - Acres: 334.5
 - Approved Depth – 120 feet below ground surface (bgs)
- Area Q (County of San Bernardino)
 - Approved in 2020 – Area Q
 - Acres 196
 - Approved Depth – 120 feet below ground surface (bgs)
 - Project life – 30 years (pending commencement of mining activity)



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PROJECT ANALYSIS (PROJECT OBJECTIVES):

- Amend CalMat Cajon Creek Specific Plan
 - Mining Area K to a depth of 240 feet bgs
 - Mining in Areas L and M – increase mining depth from the permissible depth of 120 feet bgs to 240 feet bgs
 - Mining in the northern portion of Area N to a depth of 120 feet bgs
- Revise previously approved CUP 91-31 for Areas L, M, N reflecting the deepened mining operations
- Reclamation Plan
 - Reflect Consolidation of Areas K, L, and Q in one mining area, and M and N in another (creating 2 consolidated mining pits for efficient mineral resource recovery)
 - Extend life of the mine to 70 years, to approximately 2093



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PROJECT ANALYSIS (AGENCY ROLES):

MOU transferred Lead Agency Roles from the City to the County

- CEQA
- SMARA: Principal responsibility for review/approval of the reclamation plan; Financial Assurances; Mine Inspection; and SMARA Enforcement

CEQA Environmental Evaluation

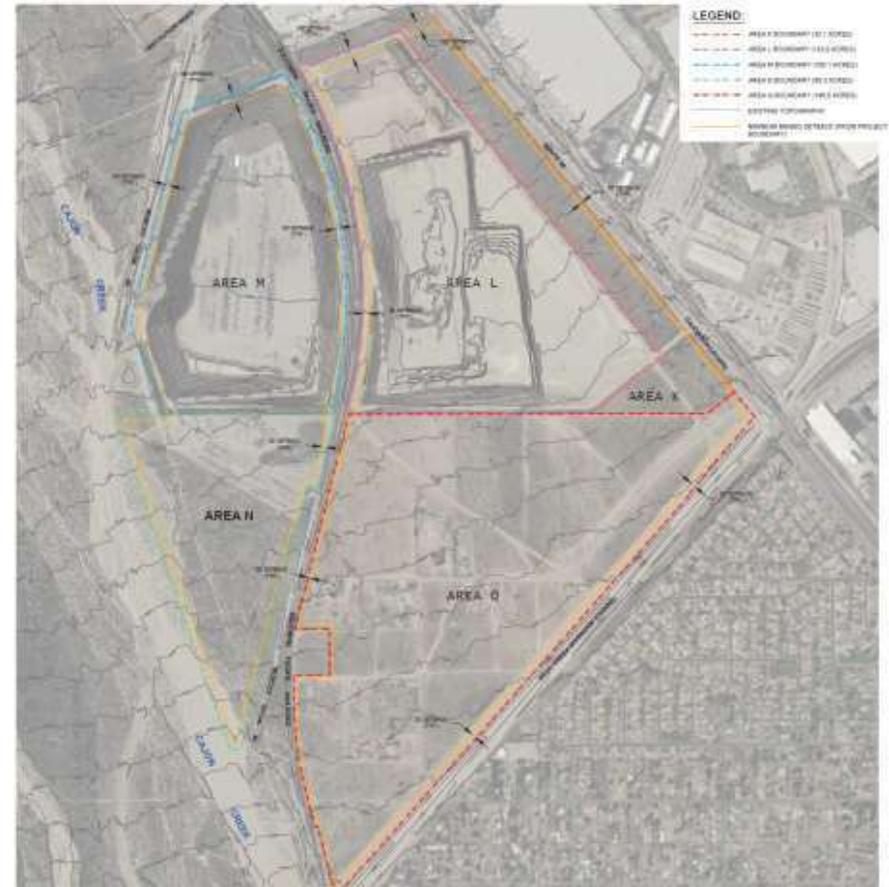
- Previously certified Environmental Impact Reports for 1993 Cajon Creek Quarry EIR and 2020 Area Q Quarry EIR
- The project does not involve any new significant environmental impacts or more severe environmental impacts that were not analyzed or mitigated in the previous EIRs
- An Addendum to both EIRs was prepared and adopted by the County of San Bernardino (as Lead Agency)
 - The City (as Responsible Agency) will continue to be the permitting authority for activities in the City



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PROJECT SITE PLAN:

- The Project will be divided by the RR that runs N/S through the site
- The Project will avoid disturbance of the channel via a 50' setback & 10' earth berm
- Setbacks from the RR, Diversion Channel & Cajon Wash are 50', along w/ setbacks of 30' from Cajon Blvd & 100' from the adjacent Industrial Parcels to the North





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CURRENT SITE CONDITIONS:

- North – Industrial Development
- South – Muscoy & Residential Community
- East – Industrial Facilities
- West – Undeveloped Land / Cajon Wash Lytle Creek
- Area K has an existing Berm along Cajon Blvd to be kept in place
- Areas L and M have active mining activity to the permissible depth of 120 feet bgs





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CURRENT SITE CONDITIONS FROM CAJON BLVD (EXISTING BERM):



FACING NORTHBOUND



FACING SOUTHBOUND



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CURRENT SITE CONDITIONS:



AREA L, FACING NORTHWEST



AREA M, FACING SOUTHEAST



Conclusion

Staff Recommendation:

- 1) Adopt Resolution No. 2024-XX of the Mayor and City Council of the City of San Bernardino, California, considering an Environmental Impact Report, making Responsible Agency Findings, and adopting a Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program, and an Addendum to the Environmental Impact Report; and
- 2) Introduce, read by title only, and waive further reading of Ordinance No. MC-XXXX of the Mayor and City Council of the City of San Bernardino, California, approving Specific Plan Amendment 23-02; and
- 3) Adopt Resolution No. 2024-XX of the Mayor and City Council of the City of San Bernardino, California, approving Conditional Use Permit Revision 23-11; and
- 4) Schedule the adoption of the Ordinance to the regularly scheduled meeting of the Mayor and City Council on September 4, 2024



Questions?