



PUBLIC HEARING

City of San Bernardino Request for Council Action

Date: August 21, 2024

To: Honorable Mayor and City Council Members

From: Rochelle Clayton, Acting City Manager;
Gabriel Elliott, Director of Community Development & Housing

Department: Community Development & Housing

Subject: **Specific Plan Amendment 23-02 and Conditional Use Permit Revision 23-11 (Ward 6)**

Recommendation:

It is recommended that the Mayor and City Council of the City of San Bernardino, California:

1. Adopt Resolution No. 2024-183 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 (Attachment 1); and
2. Introduce, read by title only, and waive further reading of Ordinance No. MC-1641 of the Mayor and City Council of the City of San Bernardino, California, approving Specific Plan Amendment 23-02 amending the CalMat/Cajon Creek Specific Plan Design Guidelines governing mining depths and areas within the City of San Bernardino Areas K, L, M, and N (Attachment 6); and
3. Adopt Resolution No. 2024-184 of the Mayor and City Council of the City of San Bernardino, California, approving Conditional Use Permit Revision 23-11 amending Conditional Use Permit 91-31/Reclamation Plan allowing the consolidation of the City's Reclamation Plan with an updated Amended Reclamation Plan to allow for the continuation of an aggregate mining operation within the San Bernardino County Area Q and City of San Bernardino Areas K, L, M, and N on a project site containing approximately 530.5 acres located southwest of Cajon Boulevard between Institution Road to the north and Devils Creek Diversion Channel to the south within Specific Plan – CalMat/Cajon Creek Industrial Extractive and Industrial Light zone designations (Attachment 8); and
4. Schedule the adoption of the Ordinance for the regularly scheduled meeting of the Mayor and City Council on September 4, 2024.

Executive Summary

With respect to the proposal for Specific Plan Amendment 23-02 and Conditional Use Permit Revision 23-11, the proposed project will maintain and allow the continuation of an existing authorized aggregate (sand and gravel) mining operation within the City and County of San Bernardino's jurisdictions in accordance with the Surface Mining and Reclamation Act (SMARA).

Background

On May 10, 1993, the City of San Bernardino approved the CalMat/Cajon Creek Specific Plan 90-01 that is a comprehensive planning and zoning document encompassing approximately 1,392 acres that authorized aggregate (sand and gravel) mining and related uses, industrial uses and open space; and Conditional Use Permit 91-31/Reclamation Plan that authorized mining and processing operations at the Cajon Creek Quarry on approximately 298 acres comprised of Areas L, M, and N, certified an Environmental Impact Report (California State Clearinghouse No. 1990020908/1993104312) for the CalMat/Cajon Creek Specific Plan and adopted the Mitigation Monitoring and Reporting Program.

On January 22, 1998, the City of San Bernardino approved the sequential development of the aggregate plant and the hot-mix asphalt plant under Development Permit Type II 97-24.

On September 3, 2020, the County of San Bernardino approved a Zone Change, Conditional Use Permit and Reclamation Plan (PROJ-2019-00073) for mineral extraction in the area immediately south of the Cajon Creek Quarry known as Area Q to provide additional materials for ongoing operations at the Cajon Creek Quarry, certified an Environmental Impact Report (California State Clearinghouse No. 2020010528) for Area Q, and adopted the Mitigation Monitoring and Reporting Program.

On November 15, 2023, the City of San Bernardino, County of San Bernardino and Vulcan Materials Company – Western Division entered into a Memorandum of Understanding to agree and concur that the County of San Bernardino shall act as the Surface Mining and Reclamation (SMARA) and California Environmental Quality Act (CEQA) Lead Agency in accordance with State Law for the purposes of facilitating the processing of their independent entitlements, and consolidation of two (2) existing surface mining and processing operations under a single reclamation plan.

On May 23, 2024, the County of San Bernardino adopted the Addendum to the 1993 Cajon Creek Quarry Environmental Impact Report (EIR) and the 2020 Area Q EIR, and approved revision to the Area Q Quarry Mining Conditional Use Permit and combine and amend the Cajon Creek Quarry Reclamation Plan for Areas K, L, M, and N (MMRA-202300002).

On June 12, 2024, the Development and Environment Review Committee (DERC) of the City of San Bernardino recommended that Specific Plan Amendment 23-02 and

Conditional Use Permit Revision 23-11 move to the Planning Commission for consideration.

On July 9, 2024, the Planning Commission, by a vote of 9-0, adopted Resolution No. 2024-024 forwarding a recommendation that the Mayor and City Council (Attachment 10):

1. Approval of Specific Plan Amendment 23-02 and Conditional Use Permit Revision 91-31/Reclamation Plan and the CalMat/Cajon Creek Specific Plan's Design Guidelines governing mining depths and areas; and, allow the consolidation of the City's Reclamation Plan with an updated amended Reclamation Plan allowing for the continuation of aggregate mining operation within the San Bernardino County Area Q and the City of San Bernardino County Areas K, L, M, and N on a project site containing approximately 530.5 acres located southwest of Cajon Boulevard between Institution Road to the North and Devils Creek Diversion Channel to the South within the Specific Plan – CalMat/Cajon Creek Industrial Extractive and Industrial Light zone; and
2. Consider the Addendum to the Final Environmental Impact Report.

On August 9, 2024, a notice of the August 21, 2024 public hearing for the Mayor and City Council's consideration of this proposed Ordinance was published in The San Bernardino Sun newspaper on August 9, 2024, and was mailed to property owners and occupants of property within a 1,000 foot radius of the project site and interested parties in accordance with Development Code Chapter 19.52 (Hearings and Appeals) (Attachment 14).

Discussion

General Plan Goals and Policies

The City of San Bernardino General Plan includes goals and policies to guide future development within the City. The proposed project is in compliance with General Plan Element Chapter 12 (Natural Resources and Conservation) where the following goal and policies align with mineral resources and extraction of those resources to meet the needs of the area:

- ✓ General Plan Goal 12.4 - Properly manage designated areas for mineral extraction to meet the needs of the area.
- ✓ General Plan Policies 12.4.1 - Continue to document current extraction sites, including sand and gravel quarries, including the status and duration of existing permits and approvals.
- ✓ General Plan Policies 12.4.5 - Require that the operation and reclamation of surface mines be consistent with the State Surface Mining and Reclamation Act (SMARA) and the Development Code.

With respect to the proposal for Specific Plan Amendment 23-02 and Conditional Use Permit Revision 23-11, the proposed project will maintain the existing mining operation and utilize the significant amount of on-site mineral resources that have been

designated by the State, in such a manner as to be compatible with adjacent land uses. Through the incorporation of mitigation measures and conditions of approval that will protect the existing operation and surrounding land uses, mineral extraction and processing activities will continue to be regulated and maintained in accordance with SMARA. Therefore, the proposed project is in compliance with the Specific Plan and Development Code requirements, and the City's General Plan goals and policies.

Setting & Site Characteristics

The project site is southwest of Cajon Boulevard between Institution Road to the north and Devils Creek Diversion Channel to the south. The general project vicinity consists of industrial developments, undeveloped land, and residential neighborhood (Attachments 12 and 13).

The project site consists of the currently active Cajon Creek Quarry in Areas L, M, and N, and vacant land (to be developed for mining) in areas K and Q. The site currently includes existing mine pits and mining operations, aggregate and hot-mix asphalt processing plants, and associated infrastructure (e.g., conveyors, internal haul roads, perimeter berms, etc.). The site is located on a broad alluvial fan with a gentle southeastern slope that extends southeast from the base of the San Bernardino Mountains and is underlain by alluvial fan deposits and older wash deposits. Disturbances on-site are primarily due to the historic mining activities, and residential developments. Hydrologically, the project site is within the upper Santa Ana River drainage basin. Runoff from the San Bernardino Mountains flows in several small streams, Lytle Creek, Cajon Creek and the Santa Ana River. Subsurface conditions at the Cajon Creek quarry are alluvial wash sediments consisting of predominantly dense silty sands and gravels. The existing topography immediately surrounding the Quarry is generally flat. Foothills of the San Bernardino Mountains are located approximately 3.0 miles to the northeast, and foothills of the San Gabriel Mountains are located approximately 4.0 miles to the northwest of the Quarry. The undeveloped Cajon Creek and Lytle Washes are located just west of the Quarry. Elevation on-site ranges from approximately 1,654-feet above mean sea level (amsl) near street grade to 1,495-feet amsl at the bottom of the quarries.

Table 1 below provides a summary of the surrounding land use characteristics of the subject site and surrounding properties.

LOCATION	LAND USE	ZONE	GENERAL PLAN DESIGNATION
Site	Mining, Vacant Land, and Residential	City of San Bernardino Specific Plan – CalMat/Cajon Creek (SP-CC) Industrial Extractive County of San Bernardino – Community Industrial	City of San Bernardino Specific Plan County of San Bernardino General Industrial
North	Undeveloped Land and Industrial Development	City of San Bernardino SP-CC	City of San Bernardino Specific Plan

South	Muscoy/Residential Neighborhoods	County of San Bernardino MS/FW/Residential (MS/RS-1), City of San Bernardino Residential Suburban	County of San Bernardino Public Facility – PF/Very Low Density Residential VLDR/ City of San Bernardino Residential
West	Undeveloped Land/Cajon Wash/Lytle Creek	County of San Bernardino MS/RS-1/FW	Public Facility
East	Industrial Facilities	Industrial Light	Industrial

Analysis

The City's portion of the proposed project is located within the CalMat Cajon Creek Specific Plan (SP-CC) Industrial Extractive zone. In accordance with Chapter 19.68 (Surface Mining and Land Reclamation), the SP-CC allows for extraction of mineral resources subject to the approval of a Conditional Use Permit and Reclamation Plan. Project-specific Conditions of Approval, and a Mitigation Monitoring and Reporting Program (MMRP) have been included as part of the proposed project.

The project applicant and operator (Vulcan Materials Company – Western Division) currently operates two (2) separate and adjacent aggregate surface mining and processing operations. The existing Cajon Creek Quarry, comprised of operational Areas K, L, M, and N lies entirely within the City of San Bernardino's CalMat/Cajon Creek Specific Plan (SP-CC), and the Area Q Quarry is located within the unincorporated portion of San Bernardino County. The applicant has operated these adjacent facilities under two (2) separate entitlements and reclamation plans, one approved by the City in 1993 for the Cajon Creek Quarry (Areas L, M and N), and the other approved by the County in 2020 for the Area Q Quarry.

Vulcan now seeks amendments to the mining entitlements and to consolidate the Cajon Creek Quarry and the Area Q Quarry into one surface mining operation, referred to as the Cajon Creek Consolidated Quarry, under a single Reclamation Plan as recommended by the State Department of Conservation. The City and County of San Bernardino have agreed that the County will act as the lead agency pursuant to the Surface Mining and Reclamation Act (SMARA) for purposes of the consolidated and amended reclamation plan and lead agency under the California Environmental Quality Act (CEQA), while each jurisdiction maintains permitting authority for the proposed amendments to the existing operations and entitlements within its respective jurisdiction.

Therefore, the proposed project proposes changes to the existing operations and entitlement including the following:

1. Mining in Area K, currently designated for light industrial use, to a depth of 240 feet below ground surface ("bgs");
2. Mining in Areas L, M and Q to a depth of 240 feet bgs, an increase from the currently permitted 120 feet bgs;

3. Mining in the northern portion of Area N, currently designated for mineral processing, to a depth of 120 feet bgs, followed by mineral processing in Area N as Area M is mined to the 240-foot bgs depth; and
4. Mining the resources located between Areas K, L, and Q in one mining area, and M and N in another, creating two consolidated mining pits for efficient mineral resource recovery

Mining

Mining operations are proposed to take place on approximately 410.2 acres of the 530.5-acre parcel. No excavation of material, topsoil or subsoil will take place within 25- to 50-feet of any adjacent public right-of-way (e.g., Southern Pacific Railroad tracks [SPRR], Cajon Boulevard, etc.) or within 50-feet from other property lines adjacent to property not owned by Vulcan as previously approved. Excavation will also be setback a minimum of 50-feet from Devil Creek Diversion Channel to the south. There are existing topsoil/subsoil and overburden storage berms along the eastern boundary of Area K and along the southern boundary of Area Q. These berms act as buffers between existing mining areas and the Devil Creek Diversion Channel/residential community of Muscoy the south, as well as Cajon Boulevard and industrial areas to the east. These existing berms, which have been constructed within the existing setback areas, will remain throughout the life of the mining operations to act as noise and visual barriers/buffers.

The mined material will continue to be processed and shipped from Vulcan's existing permitted locations, including the Area M aggregate plant and the Area N hot-mix asphalt plant. Initially, the existing and ongoing mining at Cajon Creek Quarry will continue to progress in Area L down to the target depth of 240-feet below ground surface (bgs), followed by mining in adjoining Area K in the same manner to the same depth. After the material extraction in Area L and Area K is completed (i.e., reaches the target depth of 240-feet bgs), consistent with the existing Specific Plan/City approvals, import and filling of certain portions of the existing excavation pits with clean/inert fill may occur. Following mining in Areas K and L, mining operations would continue to be conducted by extracting materials in the remaining pits, with overall progression from the consolidated pit formed by Area L, K and Q, followed by mining in Areas M and N. The area between Areas K, L, and Q would be mined. In the combined Area K, L, and Q pit, mining would take place as product demand and material quality dictates. An estimated 1.3 to 3.1 million tons/year of aggregates would be excavated annually with an estimated total of 144.1 million tons of aggregate mined over the course of the 70-year life of the mine.

Excavators and scrapers would be used to advance the pit floor downward to the final depth of 240-feet bgs, while maintaining the appropriate side slope configuration, with final reclaimed side slopes of a maximum 2H:1V (horizontal to vertical) gradient or flatter. Similarly, the area between Areas M and N east of the SPRR tracks would be mined to form a single pit combining Areas M and N. The combined Area M and Area N pit would also be excavated to a final depth of 240-feet bgs in Area M, while the northern portion of Area N would only be mined to a depth of approximately 120-feet bgs, leaving a partial interior cut slope between the common boundary with Area M.

The processing plant will remain in the Area M pit floor until other reserves have been exhausted in Areas K, L, Q, and N. At this point, the processing plant(s) would be dismantled and removed from Area M, so that the material located beneath the processing plant(s) can be accessed and excavated. The existing hot-mix asphalt plant currently within Area N would also be dismantled and removed from the site prior to mining Area N. Finally, a portable processing plant would also be installed in Area N pit such that the material from beneath the current processing plant(s) in Area M can be extracted and processed onsite. The finished reclaimed slopes will be at a profile of 2H:1V (horizontal to vertical) or flatter.

As part of final reclamation, once surface grading is complete, the topsoil and subsoil stored in the perimeter/buffer berms will be moved and spread out onto the finished back-fill surface to aid in reestablishment of the topsoil profile in preparation for revegetation. Hours of operation will remain the same as they currently are at the Cajon Creek and Area Q quarries. Additionally, the number of onsite employees will remain consistent with the existing number of employees; however, consistent with existing operations, the exact number of onsite employees may fluctuate slightly with seasonal demand.

Reclamation

The Cajon Creek Consolidated Quarry Mine Reclamation Plan (Attachment 11) details the methods and procedures to be employed to reclaim all mining-related disturbed areas (478.2 acres) as shown in the Reclamation Plan Map. As with all surface mines subject to California's Surface Mining and Reclamation Act of 1975, Public Resources Code Section (PRC) 2710 et seq. and California Code of Regulations Section 3500 et seq. (SMARA), a monitoring program and financial assurances will be required to ensure reclamation is completed in accordance with the approved Cajon Creek Consolidated Quarry Reclamation Plan. Reclamation is designed to diminish environmental impacts from mining operations by reclaiming the site into a beneficial, usable, post-mining condition. End uses include open space/habitat or re-establishing the prior land use. Mining features and all disturbed areas will be reshaped and revegetated to minimize aesthetic and biological impacts and to eliminate hazards to public health and safety.

Reclamation of the Cajon Creek Consolidated Quarry will be undertaken at the completion of mining operations. The Cajon Creek Consolidated Quarry Reclamation Plan is based on the proposed final reclamation design of 120-feet to 240-feet bgs mining pit floors, and stable side slopes with a maximum gradient of 2:1 (H:V), for use as open space. An updated Geotechnical Evaluation of the site was performed by Haley & Aldrich in 2022, which analyzed the mining/reclamation design of the consolidated pits (Haley & Aldrich, 2022). It is estimated that mining activities will terminate by (approximately) the end of 2093, depending upon market demand. Final site reclamation and revegetation is estimated to take approximately two years to complete following termination of mining (i.e., estimated to be completed by 2095). Revegetation monitoring is anticipated to require an additional three (3) years, with final site reclamation completed around 2098.

Once mining operations are complete, the final reclaimed site will remain 120- to 240-foot pits with stable 2H:1V side-slopes. As necessary to achieve the design 2H:1V pit wall reclaimed slopes, and to prepare the site for revegetation, minimal regrading/re-contouring may be required. The reclaimed side-slopes will be stabilized through revegetation via hydroseeding to reestablish native vegetation within the reclaimed site. Following cessation of mining and processing operations, the aggregates processing plant and hot-mix asphalt plant, along with ancillary structures and equipment, would be decommissioned and removed from the site. Additionally, other temporary structures, such as the conveyor system connecting to processing plant(s) and ancillary facilities or a portable plant that would be used periodically within Areas M and N, will also be dismantled and removed during final reclamation. All onsite mobile equipment (e.g., loaders, dozers, scrapers, water truck, etc.) will be removed following the completion of reclamation activities. Any residual wastes (debris, revegetation materials, etc.) will also be removed and properly disposed of in accordance with applicable health and safety regulations and/or local ordinances. Any stockpiles or process fines or tailings remaining onsite would be spread throughout the reclamation areas prior to revegetation.

Revegetation Plan

The revegetation plan is based on proposed final reclamation for the eastern pit comprised of Areas K, L, and Q, and the western pit comprised of Areas M and N, which have respective 240-foot-deep mining pit floors, except for the northern portion of Area N which would be excavated to a target depth of 120-feet bgs, and stable side slopes. Both pits will have final reclaimed side slope gradients of 2H:1V or flatter. The proposed final reclamation design for the site will create land suitable for a proposed end use as open space. The proposed revegetation seed mix includes a large percentage of native grassland species. Following completion of mining operations, the following typical sequence of revegetation activities will be undertaken:

- Re-contouring of planting areas, if necessary;
- Control of invasive weeds;
- Placement of topsoil and subsoil;
- Installation of temporary irrigation systems, if necessary;
- Installation of erosion control devices;
- Planting and seeding;
- Maintenance and monitoring; and
- Reporting.

Revegetation of the Cajon Creek Consolidated Quarry would be achieved by using a combination of site preparations, seeding activities, and ongoing maintenance procedures. The revegetation plan prepared for the site, which is presented below, generally addresses and defines the following components: description of planting zones, timing, soil preparation, weed control, planting, seeding materials and techniques, maintenance, implementation monitoring, establishment maintenance, horticultural monitoring, and biological monitoring. Revegetation activities will be conducted under the supervision of an experienced revegetation specialist. The

revegetation specialist will work closely with Vulcan operations personnel to assure that revegetation is accomplished according to applicable plans (e.g., City and County Conditions of Approval, this Reclamation Plan, etc.) and is consistent with revegetation efforts previously implemented within Area M. Any deviation from the applicable revegetation plans will be approved by the revegetation specialist prior to implementation. The revegetation specialist will be onsite during initiation of each revegetation task (e.g., site preparation, plant installation, seeding, etc.), and work will be monitored on a regular basis. The revegetation specialist will be required to keep activity logs to document the work accomplished and any issues encountered. These logs will be reviewed with the revegetation specialist on a weekly basis. The revegetation specialist will also prepare field memos to document the progress of revegetation.

The soils in the areas to be reclaimed will consist of placed layers of topsoil and subsoil, which will serve as the growing medium for revegetation. The objectives of the soil preparation are to loosen the soil surface to prepare a seedbed for hydroseeding. Prior to hydroseeding, the revegetation specialist will review the final contours, hydrology, and soils composition of the revegetation areas to determine the best locations for the plantings and to make any appropriate modifications to the overall revegetation plan. Most of the topsoil and subsoil found onsite has already been removed and is currently stored within the perimeter berms located along the southern boundary of Area Q and the eastern boundary of Area K. Materials currently stored within the berms will be placed onto disturbed areas once mining is complete, to support revegetation. As such, prior to revegetation, the perimeter berms will be deconstructed, and topsoil/subsoil spread throughout the areas to be reclaimed and revegetated. Seeds will be sown by hydroseeding using the same methods currently approved for the Cajon Creek and Area Q quarries. Hydroseeding will consist of a hydraulic application of a homogeneous slurry mixture consisting of water, organic soil stabilizer, cellulose wood fiber, and seed. Once hydroseeded, the revegetation areas will be watered as needed with a watering truck and/or by hand. Once the plants are established, further artificial irrigation will not be necessary and will be discontinued. In general, hydroseeding in revegetation areas will be performed and completed between November 30th and January 30th of any given calendar year. All efforts will be made to plant during the time when beneficial temperatures and soil moisture will promote germination, establishment and growth of seeds and container plants. To ensure that weed species competition is controlled, the site will be inspected prior to revegetation implementation by the revegetation specialist. The revegetation specialist will also determine the most effective treatments for control of invasive species. If weed control activities are necessary, they will likely include a combination of treatments such as herbicide application, hand removal, and soil solarization. All weed control activities will be observed by the revegetation specialist. The revegetation specialist will instruct the weed eradication personnel in identification of native and weed species.

Mine Waste

Because the majority of the site is an existing and active aggregate mine, the majority

of topsoil/subsoil has already been removed and is stored in stockpiles and perimeter berms for future use during reclamation. Any topsoil and subsoil remaining within undisturbed areas will be removed as a separate layer prior to mining and stored within the existing stockpiles and berms, consistent with the current entitlements. Excavated materials not otherwise used for the production of aggregate products (e.g., tailings, overburden, sediment, unusable rock), would be handled onsite and placed into the pits, with exception of minimal topsoil/subsoil stored within the berms, which would be spread over disturbed areas as a revegetation growth medium. Any stockpiles or process fines or tailings remaining onsite would be spread throughout the reclamation areas prior to revegetation.

Consistent with the existing land use approvals, importing and filling certain portions of the existing excavation pits with clean/inert fill could raise portions of the final in-pit grade. Additionally, process fines or other unusable materials may also be placed back into the excavation areas as needed in support of reclamation. Lastly, the existing bermed material is anticipated to be spread across the excavation areas to help facilitate revegetation efforts. Vulcan would continue to utilize the established import materials screening protocol to ensure any materials placed back into the excavation pits meet quality criteria.

Ore Processing

Aggregate will continue to be mined using existing onsite mobile equipment (excavators, loaders, dozers, etc.). Extracted materials will continue to be transferred via the existing onsite conveyor infrastructure. The mined material will continue to be processed and shipped from Vulcan's existing permitted locations, including the Area M aggregate plant and the Area N hot-mix asphalt plant currently approved under Conditional Use Permit 91-31 and Development Permit Type II 97-24. Mine materials extracted from the Cajon Creek Consolidated Quarry will continue to be transported via onsite conveyors to Vulcan's permitted processing facilities. From there, the processed aggregate and asphalt would continue to be loaded into on-road haul trucks and transported offsite to Vulcan's other facilities or customers throughout the San Bernardino County region.

Truck Traffic and Dust Control

Vehicles will continue to access the Cajon Creek Consolidated Quarry using the existing access roads off Institution Road and Cajon Boulevard. These access points will continue to serve as the ingress and egress points for employees, haul trucks, and other work vehicles; however, other than local third-party deliveries, haul trucks would not enter or exit the site via Cajon Boulevard. Existing security gates with the required signage will continue to be maintained on the access roads at the boundary of the site and locked during non-working hours. Furthermore, the City's Traffic Engineer reviewed the project and determined that further analysis was not required due to the fact that the project was previously analyzed, will maintain existing mitigation measures as outlined in the MMRP, and will maintain primary circulation within the existing internal roadways of the project site.

The Project is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD Rule 403 (Fugitive Dust) and Rule 1157 (PM10 Emission Reductions from Aggregate and Related Operations) prescribe measures for the management of windblown dust and are incorporated in the project's Conditions of Approval.

Noise and Vibration

The existing berms have been allowed to naturally revegetate and will continue to provide visual screening/noise buffers between mining operations and nearby residential and industrial developments throughout the life of operations at the Cajon Creek Consolidated Quarry.

Aesthetics

The large size of the pit and slope, along with revegetation requirements will have an end result with minimal aesthetic disturbance upon reclamation sign-off.

Water Production

During operations, water will continue to primarily be utilized for dust control, and for material washing within the aggregate plant. As needed, minimal quantities will also continue to be used to irrigate existing perimeter landscaping. The existing water well and 15,000-gallon water tank, both located within Area M, will continue to supply water to the site. An additional water supply well that would draw from the Bunker Hill Subbasin may also be drilled onsite at a future date. Water for dust suppression and landscaping will continue to be transported throughout the site via a mobile water truck. The quantity of water to be used at the consolidated site is expected to remain the same as what is currently used as part of Vulcan's existing onsite operations. Because the annual production rate and footprint of the existing site would not change or increase, there also will be no change in annual water use as a result of the consolidation of the Cajon Creek and Area Q quarries. Water from the existing Area M well and future supply well will continue to be used for materials washing, dust control, landscaping, and reclamation activities.

Hours of Operation

Site operations will be conducted as needed intermittently primarily from 6:00 a.m. until 10:00 p.m., Monday through Saturday, consistent with the existing entitlements approved previously by the City and County. Onsite operations will continue to be limited to a 12-hour period within the applicable hours of operation. All refuse shall continue to be disposed of into approved trash bins and removed by the operator or a commercial vendor.

California Environmental Quality Act (CEQA)

On May 10, 1993, the Mayor and City Council certified the Final Environmental Impact Report (California State Clearinghouse No. 1990020908 and 1993104312) and adopted the Mitigation Monitoring and Reporting Program for the CalMat/Cajon Creek Specific Plan that included mining (Specific Plan 90-01 and Conditional Use Permit 91-31/Reclamation Plan). Subsequently, on September 3, 2020, the County of San

Bernardino certified the Final Environmental Impact Report (California State Clearinghouse No. 2020010528) and the Mitigation Monitoring and Reporting Program for Area Q, allowing mining. In accordance with Section 15164 (Addendum to an EIR) of CEQA, an Addendum was prepared to re-evaluate the potential environmental impacts (Attachment 1). The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous 1993 and 2020 Final EIRs (Attachment 1), and all mitigation measures previously adopted, Mitigation Monitoring and Reporting Program, and the Addendum are included for this project.

2021-2025 Strategic Targets and Goals

Specific Plan Amendment 23-02 and Conditional Use Permit Revision 23-11 aligns with Key Strategic Goal 4, Economic Growth and Development. Mineral deposits are important to many industries, including construction and transportation. The value of mineral deposits is enhanced by their close proximity to urban areas. However, these mineral deposits are endangered by the same urbanization that enhances their value. The non-renewable characteristic of mineral deposits necessitates careful and efficient development to prevent the unnecessary waste of these deposits due to careless exploitation and uncontrolled urbanization. Management of these mineral resources will protect not only future development of mineral deposit areas but will also guide the exploitation of mineral deposits so that adverse impacts caused by mineral extraction will be reduced or eliminated. Mineral extraction is an important component of San Bernardino's economy. In 1975, the State legislature adopted the Surface Mining and Reclamation Act (SMARA). The proposed project site is one of those areas designated as having a significant mineral deposit that meets the State criteria for value and marketability. The proposed project will aim at ensuring that the mineral deposits are extracted to provide a resource for future development and ensure that such deposits are extracted safely.

Fiscal Impact

There is no financial impact associated with this item.

Conclusion

It is recommended that the Mayor and City Council of the City of San Bernardino, California:

1. Adopt Resolution No. 2024-183 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 (Attachment 1); and
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4. Schedule the adoption of the Ordinance for the regularly scheduled meeting of the Mayor and City Council on September 4, 2024.

Attachments

Attachment 1	Resolution No. 2024-183 (Responsible Agency Action)
Attachment 2	Resolution No. 2024-183 (Responsible Agency Action), Exhibit A – Addendum to the Final Environmental Impact Report
Attachment 3	Resolution No. 2024-183 (Responsible Agency Action), Exhibit B - Environmental Impact Report CalMat/Cajon Creek Specific Plan Project California State Clearinghouse No. 1990020908/1993104312)
Attachment 4	Resolution No. 2024-183 (Responsible Agency Action), Exhibit C – Environmental Impact Report for Area Q California State Clearinghouse No. 2020010528)
Attachment 5	Resolution No. 2024-183 (Responsible Agency Action), Exhibit D – Environmental Findings and Mitigation Monitoring and Reporting Program
Attachment 6	Ordinance No. MC-1641 (Approving Specific Plan Amendment 23-02)
Attachment 7	Ordinance No. MC-1641 (Approving Specific Plan Amendment 23-02), Exhibit A – Plans
Attachment 8	Resolution No. 2024-184 (Approving Conditional Use Permit Revision 23
Attachment 9	Resolution No. 2024-184 (Approving Conditional Use Permit Revision 23-11, Exhibit A – Plans
Attachment 10	Planning Commission Resolution No 2024-024 (Ratified Resolution)
Attachment 11	Cajon Creek Consolidated Quarry Mine Reclamation Plan
Attachment 12	Aerial Map
Attachment 13	Location/Zoning Map
Attachment 14	Newspaper Publication
Attachment 15	Power Point

Ward:

Sixth Ward

Synopsis of Previous Council Actions:

None