



Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415

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NOTICE OF PREPARATION

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

TO: Interested Agencies, Organizations, and Individuals

DATE: January 27, 2020

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The County of San Bernardino (County), as the Lead Agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Vulcan Materials Company (Vulcan) Area Q Quarry Project. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

Project Title: Area Q Quarry

Project Number: PROJ-2019-00073

Project Applicant: Vulcan Material Company, Inc.

Assessor's Parcel Number(s): The Area Q site is comprised of portions of the following Assessor's Parcel Numbers (APN's): 0262-201-11-0000, 0262-201-12-0000, 0262-201-13-0000, 0262-201-14-0000, 0262-211-02-0000, 0262-211-03-0000, 0262-211-04-0000, 0262-211-05-0000, 0262-211-06-0000, 0262-221-03-0000, 0262-221-04-0000, 0262-221-05-0000, 0262-221-09-0000, 0262-221-10-0000, 0262-221-11-0000, 0262-221-12-0000, 0262-221-13-0000, 0262-221-17-0000, 0262-221-21-0000, 0262-221-23-0000, 0262-221-29-0000, 0262-221-30-0000, 0262-231-01-0000, 0262-241-13-0000, 0262-241-16-0000, 0262-241-26-0000.

Project Location: The Area Q Quarry is located in unincorporated San Bernardino County, east of Cajon Creek and north of the community of Muscoy. The site is located in a non-sectioned portion of Township 1 North, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the United States Geological Survey (USGS) San Bernardino North, California (1980) 7.5-

minute topographic quadrangle. The approximate site coordinates are at latitude 34.17° N and longitude 117.36° W.

Surrounding land uses near the Area Q Quarry include Vulcan's adjacent Cajon Creek Quarry and auxiliary facilities located to the north, as well as developed residential neighborhoods located to the south/southeast. The Devil Creek Diversion Channel runs down the southern boundary of the site, and the residential community of Muscoy is located directly south of this diversion channel. The site's western boundary is bordered by the Southern Pacific Railroad (SPRR) track, which lies between the site and the Lytle Creek/Cajon Creek drainage located to the west. The site is protected from surface flows in Cajon Creek through a series of groins (levees), including Muscoy Groin #3, which is located west of the site's western boundary. Industrial developments are located east of the site, across Cajon Boulevard.

The existing site is generally undeveloped and degraded, but has been subject to a variety of human-related disturbances. Disturbances include the presence of approximately fifteen (15) homes in poor condition and unauthorized dumped miscellaneous debris throughout the site.

The Project site and the Area Q property are the same, and include 196.0 acres. However, Project activities would take place within 187.6 acres of the 196.0-acre Area Q property/Project site. Extraction of aggregate would occur over a 182.1-acre area, with the balance of the 187.6 acres dedicated to setbacks and construction of a minimum 10-foot tall berm along the southern site boundary.

Project Background: Vulcan currently operates the Cajon Creek Quarry adjacent to the north of the proposed Area Q Quarry. Although Area Q is within the County's jurisdiction, Vulcan's Cajon Creek Quarry is located within the City and operates under City CUP No. 91-31/Specific Plan No. 90-01 and associated Reclamation Plan (CA Mine ID No. 91-36-0137), both approved by the City in 1993. Operations at Cajon Creek Quarry have been ongoing since 1995.

Upon completion of mining within the Cajon Creek Quarry, specifically Area L, Vulcan is proposing to relocate the mining operation to the adjacent Area Q Quarry.

Project Description: To allow for mining and reclamation operations in Area Q, a General Plan Amendment from MS/RS-1 (Muscoy Community Plan/Single Residential, 1-acre minimum) to MS/IC (Muscoy Community Plan/Community Industrial) is required, along with a Conditional Use Permit (CUP) and Surface Mining and Reclamation Plan, within the proposed 196.0-acre Area Q Quarry, including post-mining reclamation. Operations in Area Q would not involve any changes to Vulcan's existing mining or processing operations, other than installation of a new or modified conveyor and changing the location of material extraction from Area L to Area Q. There are no proposed changes to the existing mining methods, extraction rates or material processing rates. Aggregate extracted from Area Q would be transferred via a conveyor system to the existing conveyance infrastructure in place at Area L. Material would then be processed and shipped from Vulcan's existing and/or permitted locations. No on-road haul trucks would enter or leave the site onto public roads. Blasting would not be required to conduct the mining operations.

The mining operations would be typical of surface aggregate mining operations, and mining would involve the use of mobile equipment to excavate and load material onto a conveyor, that terminates at Area L to the north. The materials would then be transported to other Vulcan permitted facilities for processing. It is expected that approximately 40,000,000 tons of sand and gravel (i.e. aggregate) would be extracted over approximately 30-years, depending on market

demand and once mining in Area L is complete. The mine would provide a high-quality source of local aggregate materials to serve the regional market.

Mining in Area Q would be initiated once mining in Area L is complete, which is estimated to occur in 2023. The mining would be conducted in one (1) mining phase, with reclamation occurring concurrently, as feasible, as mining activities progress through the site. Prior to initiating mining, the existing debris and structures currently present at the site would be demolished and removed in accordance with local, state, and federal regulations. Topsoil and subsoil from Area Q would be used to construct a minimum 10-foot tall landscaped earthen berm along the entire southern site boundary adjacent to the residential neighborhoods in Muscoy. Topsoil and subsoil stored within the berm would be used as revegetation cover during reclamation. The vegetated berm has been designed to provide visual and noise screening between mining operations and public viewpoints to the south. Overburden would be handled and conveyed to the other Vulcan facilities in the same manner as the mined sand and gravel.

Once site preparation is completed (approximately 3 months), mining at the site would commence in the northeast corner of the site, reaching a final depth of 120-feet below ground surface (bgs). Groundwater is expected to occur at depths below 200-feet bgs. Therefore, mining activities would take place above groundwater and dewatering of the excavation would not be required.

The major components of the proposed Area Q mining operation include the following:

- Open-pit surface mine;
- Temporary stockpiles of excavated materials;
- Ancillary mining equipment;
- Various site improvements for access, safety, and other requirements; and
- Reclamation to open space.

Once mining operations are complete, the Area Q Quarry would be reclaimed back to open space, consistent with the approved end use for the Cajon Creek Quarry.

Potential Environmental Effects: An EIR will be prepared to evaluate the proposed Project's environmental impacts and analyze project alternatives. The topic areas anticipated to be analyzed in detail in the EIR include Aesthetics, Air Quality, Greenhouse Gas Emissions, Health Risks, Biological Resources, Cultural Resources, Geology and Soil, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Tribal Cultural Resources, and Wildfire.

Public Review Period: January 29, 2020 and ends on March 2, 2020

Responses and Comments: Please send your responses and comments by March 2, 2020 to Steven Valdez at Steven.Valdez@lus.sbcounty.gov or at the following address:

Steven Valdez, Senior Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Scoping Meeting: The County will hold a scoping meeting for the project to receive comments on the scope and content of the EIR at a later time. When the date and time for the Scoping Meeting is chosen, a Notice of Scoping Meeting will be sent to all agencies, interested parties, and to all property owners located within a 1,300-foot radius of the boundaries of the project site.

Agencies: In accordance with California Code Regulations, Title 14, Section 15082 (b), the County requests your agency's view on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

Document Availability:

This Notice of Preparation can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/valley.aspx>. The notice is also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
- Baker Family Learning Center, 2818 Macy Street, Muscoy, CA 92407; Library Hours: Monday – Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday.

If you have additional information please contact Steven Valdez, Senior Planner, at (909) 387-4421.