



San Bernardino County

Legislation Text

File #: 3206, Agenda Item #: 106

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO
AND RECORD OF ACTION**

November 17, 2020

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

Vulcan Area Q Quarry Project General Plan Amendment and Conditional Use Permit

RECOMMENDATION(S)

1. Conduct a public hearing for the Vulcan Area Q Quarry Project General Plan Amendment and Conditional Use Permit on 196 acres in unincorporated San Bernardino and adopt a declaration of intent to:
 - a. Approve the Water Supply Assessment.
 - b. Certify the Environmental Impact Report (SCH No. 2020010528).
 - c. Adopt the recommended California Environmental Quality Act (CEQA) Findings.
 - d. Adopt the Mitigation Monitoring and Reporting Program.
 - e. Adopt the General Plan Amendment to change the Land Use Zoning District from Muscoy Community Plan, Single Residential, 1-acre Minimum Parcel Size (MS/RS-1) to Muscoy Community Plan, Community Industrial (MS/IC) on 196 acres.
 - f. Adopt the recommended Findings for approval of the General Plan Amendment, Conditional Use Permit and Reclamation Plan.
 - g. Approve the Conditional Use Permit for a proposed mining operation of the Area Q Quarry, subject to the conditions of approval.
 - h. Approve the Reclamation Plan 2020M-01.
 - i. Direct the Clerk of the Board to file a Notice of Determination.
 - Applicant: Vulcan Materials - Western Division
 - Community: San Bernardino/5th Supervisorial District
 - Location: West of Cajon Boulevard and north of the Community of Muscoy
 2. Continue the item for final action with the Fourth Cycle General Plan Land Use Element Amendment for 2020.
- (Presenter: Heidi Duron, Planning Director, 387-4110)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services

Planning Division 2020-21 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

The applicant, Vulcan Materials - Western Division (Vulcan) is requesting four actions that collectively comprise the "Project": (1) certification of the Final Environmental Impact Report (FEIR); (2) Approval of a land use change to Community Industrial (MS/IC) on 196 acres; (3) Approval of a Conditional Use Permit (CUP) for the Area Q Quarry; and (4) Approval of the Water Supply Assessment and Reclamation Plan. Approval of the recommended actions will allow the applicant to mine 186.7 acres of a 196-acre site for 30 years.

Vulcan currently operates the Cajon Creek Quarry Area L adjacent to the site proposed as Area Q within the City of San Bernardino (City), under a CUP and reclamation plan approved by the City in 1993. The proposed Project would relocate mining operations from Area L to the proposed Area Q, to continue to supply high-quality local aggregates (sand and gravel) to serve the regional market.

The Project offers surface aggregate mining operations that will be conducted in the same manner as Area L and other quarry sites operated by Vulcan. The new operation in Area Q is expected to produce a total of approximately 40 million tons of sand and gravel over approximately 30 years, depending on market demand. Approval of the Project will ensure a local source of aggregates for development of infrastructure, housing and other community improvements.

A Final Environmental Impact Report (FEIR) was prepared for the Project in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and California Code of Regulations Title 14, Section 15000 et seq. (CEQA Guidelines). The FEIR concludes that with implementation of the recommended mitigation measures, the Project will not have a significant adverse impact on the environment. Therefore, the recommendation includes adoption of CEQA findings, a Mitigation Monitoring and Reporting Program and filing a Notice of Determination.

The San Bernardino County Code requires a recommendation from the Planning Commission for the Board of Supervisors consideration and final action on a General Plan Amendment. At the Planning Commission hearing on September 3, 2020, one resident of the Muscoy neighborhood expressed concerns about the proposed land use change, and asked that the Project be denied. Reasons for opposition included concerns about land use compatibility. Noting the staff recommendation based on separation of the Project site from nearby residential properties and consistency with the land use recommended in the Countywide Plan, the Planning Commission recommended approval of the Project by a vote of 5-0.

PROCUREMENT

Not Applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Bart Brizzee, Principal Assistant County Counsel, and Jason Searles, Deputy County Counsel, 387-5455) on October 30, 2020; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on October 29, 2020; County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on October 30, 2020.