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## 3.10 - Mineral Resources

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### 3.10.1 - Introduction

This section describes the existing mineral resources and potential effects from Project implementation on the site and its surrounding area. This section evaluates the impacts of the Project on mineral resources. Section 15125 of the State CEQA Guidelines requires EIRs to include a description of the physical environmental conditions in the area of a project that exist at the time that the Notice of Preparation (NOP) is circulated. These environmental conditions normally constitute the baseline physical conditions relative to which the CEQA lead agency evaluates the change in conditions that would result from project implementation. The NOP for this Draft EIR was issued on February 27, 2009. Therefore, environmental conditions as of February 2009 represent the baseline for CEQA purposes. To evaluate the footprint impacts of the Proposed Action (e.g., effects on mineral resources), the conditions in 2009 are considered to be the baseline. Buildout of the Project is then added to existing conditions in order to determine whether Project implementation would substantially remove or impact the resources, thereby resulting in a significant impact on the environment. Data used to determine the baseline for mineral resources were derived from the following sources:

- City of Redlands General Plan (August 1995); and
- Mineral Land Classification of the Greater Los Angeles Area, Special Report 143, Part VII, Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Area. California Department of Conservation, Division of Mines and Geology 1987 (DOC 1987).

Therefore, data used to derive baseline conditions is based on existing conditions at the time of NOP issuance (February 27, 2009 through March 31, 2009) and are appropriate to use within the following analysis.

### 3.10.2 - Environmental Setting

#### Aggregate Resources

The Santa Ana River Wash is located along the northern edge of the City of Redlands, immediately south of the City of Highland. The Santa Ana Wash adjoining Redlands contains high quality construction aggregates that have been mined since the 1920s. Mining in the Santa Ana Wash is being conducted on both sides of the boundary between the Cities of Redlands and Highland. New areas are currently being proposed for mining along the northern Planning Area boundary by CEMEX Construction Materials and Robertsons Ready Mix. While approximately 90 percent of the land is owned by public agencies (Bureau of Land Management, San Bernardino County, City of Redlands, and San Bernardino Valley Water Conservation District), the land is leased to allow mining and (haul) roads.

In 1990, Redlands annexed the CEMEX Construction Materials (formerly C.L. Pharris Sand and Gravel Company's Orange Street Aggregates) processing plant built two years earlier under permits issued by San Bernardino County. The annexed area also included the Old Webster Quarry, which is being mined by Robertson Ready Mix under permits issued by the County of San Bernardino. Based on information presented in 1987, the California Division of Mines and Geology estimates 50-year aggregate needs in the San Bernardino Production-Consumption Region at 476 million tons vs. 10.45 billion tons potentially available as resources within the Santa Ana Wash area. According to the City of Redlands General Plan, the Project site is not located within a property owned or controlled by aggregate producers (Exhibit 3.10-1, Mineral Resource Areas in Redlands).

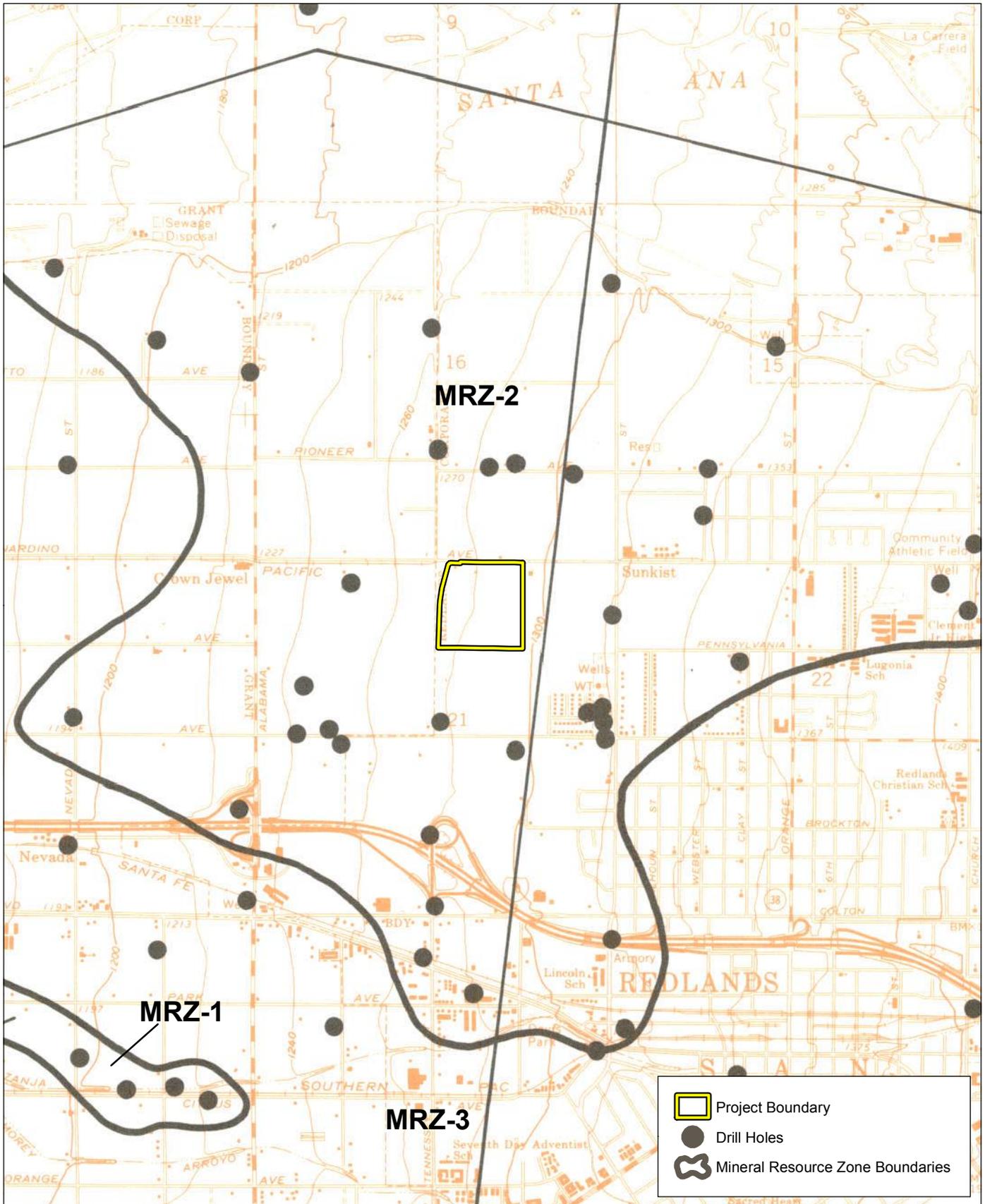
According to the California Department of Conservation's Mineral Land Classification report, the Project site occurs within an area that has been classified as MRZ-2 (Exhibit 3.10-2, Mineral Land Classification Map). Almost 116 square miles of land in the San Bernardino P-C Region has been classified MRZ-2. This represents about 14 percent of the total area classified. Many of the sand and gravel deposits contained within these MRZ-2 areas lie beneath already urbanized land. Some of the remaining unoccupied land is broken up into isolated properties by subdivisions, freeways, and other threads of urban expansion. Many of these isolated, unoccupied properties are too small to be considered for sand and gravel extraction.

To organize the volume calculations of the aggregate resources, and to inform the public about the resources within specific land-use areas, the State Geologist has utilized the concept of "sectors" to identify those MRZ-2 areas that meet the Board's guidelines as eligible to be considered for designation as having regional or Statewide significance. As shown on Exhibit 3.10-3, the Project site is located within Section F-26 of the Aggregate Resource Sector Map. It is calculated that there are over 4.6 billion tons of resource underlie Sector F.

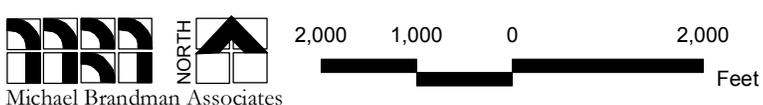
### **3.10.3 - Regulatory Framework**

#### **Surface Mining and Reclamation Act (SMARA)**

The State of California Legislature, through the passage of the Surface Mining and Reclamation Act (SMARA) in 1975, requires the State Geologist to research and prepare reports that designate mineral deposits of Statewide and regional significance in areas designated Production-Consumption (P-C) Regions. The designation of land areas and deposits is deduced by analysis of geologic reports and maps, field investigations, active sand and gravel mining operations, and analysis by geologists at the California Geological Survey (CGS) in the Department of Conservation (DOC). To that end, the CGS has published reports that designate areas of aggregate resources and the expected needs for such resources over the next 50 years. The San Bernardino Valley is a P-C region; with both high consumption of aggregate resources as well as significant production.

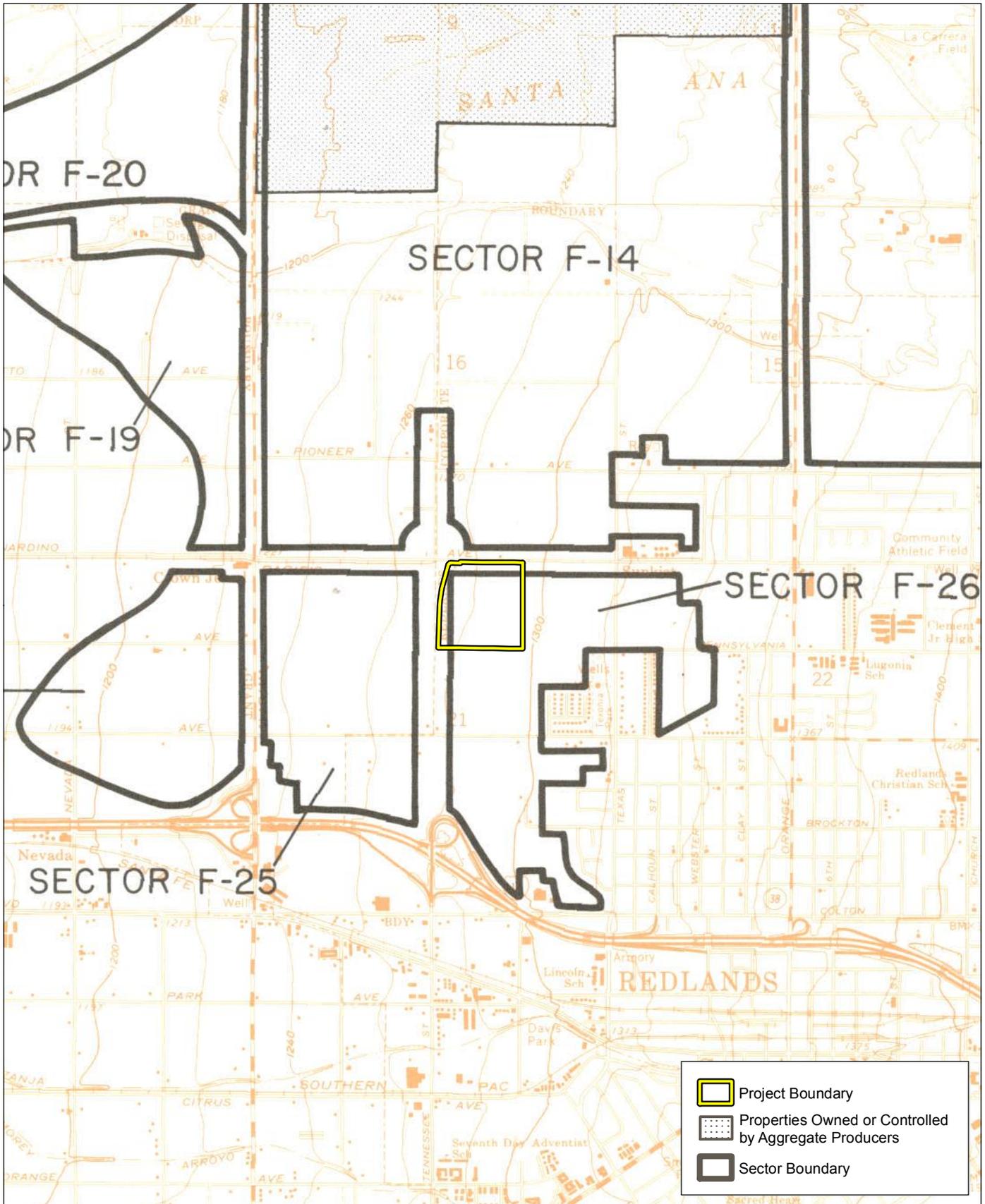


Source: Division of Mines and Geology & USGS Redlands 7.5' Quadrangle.

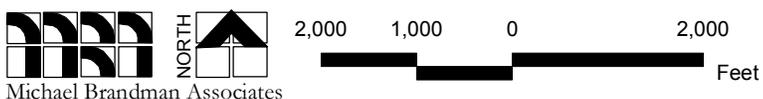


### Exhibit 3.10-1 Mineral Land Classification Map



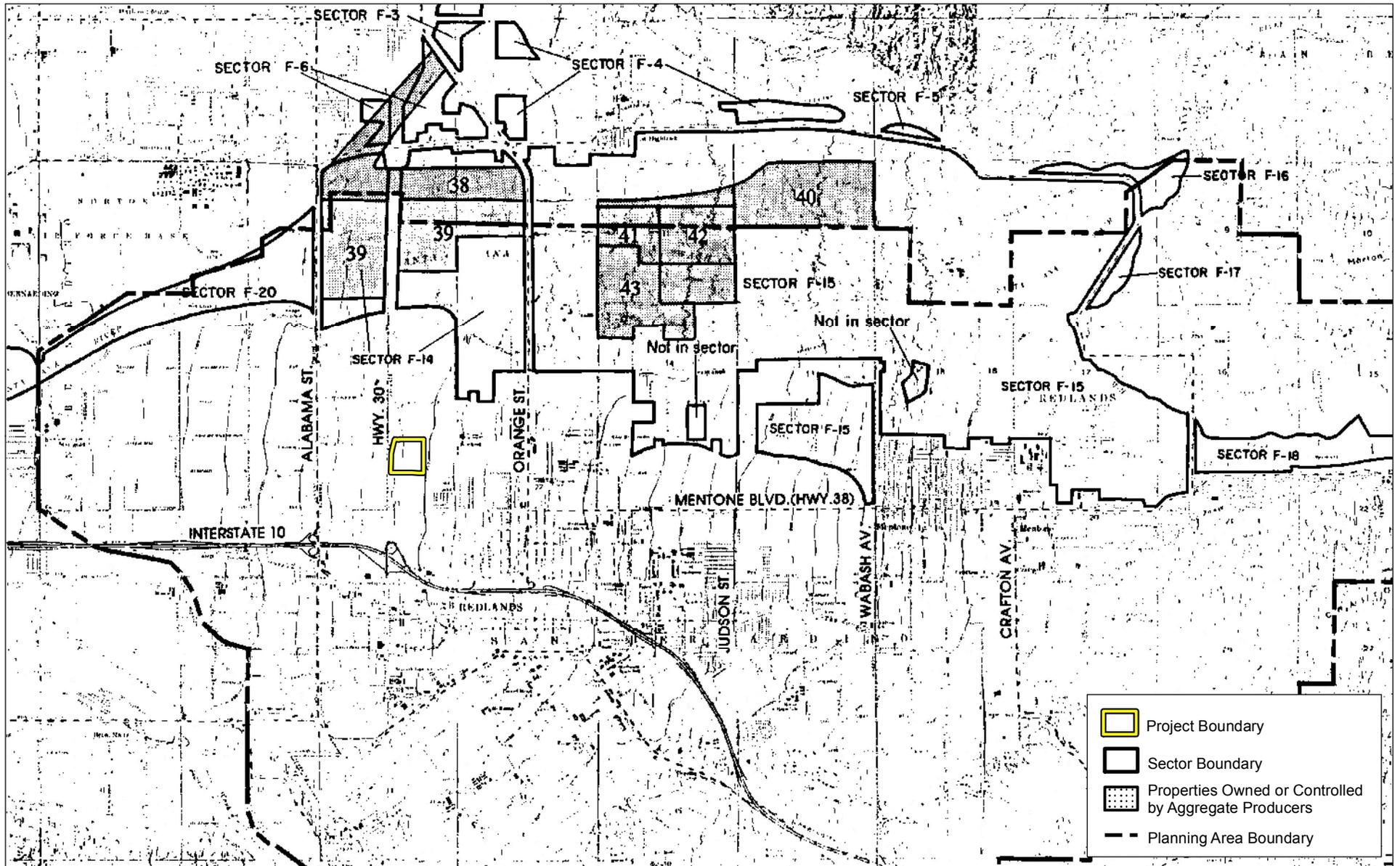


Source: Division of Mines and Geology (1983) & USGS Redlands 7.5' Quadrangle.



## Exhibit 3.10-2 Aggregate Resources Sectors





Source: State Mining and Geology Board.



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## Exhibit 3.10-3 Mineral Resource Areas in Redlands

REDLANDS CROSSING CENTER  
ENVIRONMENTAL IMPACT REPORT



The CGS has produced a report and a series of Mineral Land Classification Maps for the area that designate Mineral Resource Zones (MRZ) that define areas where important PCC-grade aggregate deposits occur (DOC 1987). MRZs are defined as follows:

- MRZ-1: Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence;
- MRZ-2: Areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists;
- MRZ-3: Areas containing mineral deposits, the significance of which cannot be evaluated from available data; and
- MRZ-4: Areas where available information is inadequate for assignment to any other MRZ zone.

### City of Redlands General Plan

Redlands is required by SMARA to adopt policies recognizing the importance of the identified mineral resources, clarifying the intent that this information is to be used when making land use decisions in areas designated to be of Statewide or regional significance, and emphasizing the conservation and development of identified mineral deposits.

The City's General Plan provides numerous goals and policies relative to mineral resources. Applicable measures are discussed below. These items can be found in Section 7.0, Open Space and Conservation Element, of Chapter 7.42, Construction Aggregates of the General Plan (August 1995).

- 7.42a Conserve sufficient aggregate resources to allow conversion of two 50-year supplies (approximately 2400 acres) of aggregate reserves to meet the Planning Area's contribution to future regional needs.
- 7.42b Manage aggregate resources to ensure that extraction results in the fewest environmental impacts. Require preparation and assured implementation of a reclamation plan for aggregate extraction sites as a condition of approval of mining.
- 7.42c Reserve designated MRZ areas outside the Santa Ana Wash for agricultural or urban use.
- 7.42d Clearly identify mineral resource areas, those areas targeted for conversion to reserves for possible future extraction, and areawide aggregate transportation routes. Policy 7.42c above indicates areas not suitable for future extraction.
- 7.42e Apply zoning regulations to areas identified in Policy 7.42d allowing aggregate extraction as a conditional use and prohibiting incompatible land uses in Regionally

Significant Construction Aggregate Resource Areas to be conserved. Zoning should cover sufficient area for two 50-year supplies of construction aggregate reserves and be reevaluated every 10 years per CDMG Guidelines.

- 7.42f Deny approval of surface mining permits at locations where unmitigated adverse impacts would be significantly greater than at alternative locations with the San Bernardino Production-Consumption Region.
- 7.42g Make issuance of a surface mining permit conditional upon approval of a reclamation plan and financial assurances for reclamation in accord with Public Resource Code Section 2770.

### 3.10.4 - Thresholds of Significance

According to the CEQA Guidelines' Appendix G Environmental Checklist, to determine whether mineral resource impacts are significant environmental effects, the following questions are analyzed and evaluated:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

### 3.10.5 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the Project and provides mitigation measures where appropriate.

#### Loss of Known Mineral Resource

<b>Impact MR-1</b>	<p><b>Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</b></p> <p><b>[CEQA Mineral Resource Threshold 11(a)]</b></p> <p><b>[CEQA Mineral Resource Threshold 11(b)]</b></p>
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#### **Impact Analysis**

Data from the State indicates the Project site is within an MRZ-2 classification. MRZ-2 classification are areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. Development of the Project could significantly impact 23.9 acres of prime mineral resources within the City of Redlands.

Although the Project site contains significant aggregate resources, the Mentone Dam places flood control within the Project area, also known as Sector F, and puts a question on the future availability

of much of the resource in this area. The MRZ-2 area designated as “F” is so large, that putting the Project site to use as commercial development will not result in the loss of availability of any resource or access to that resource. In addition, due to the water table and clay layers of this area, much of the younger sediments are not economical to mine for sand and gravel. Finally, as identified within Policy 7.42c of the City of Redlands General Plan, the City will reserve designated MRZ areas outside the Santa Ana Wash for agricultural or urban use. The Project is located outside of the Santa Ana Wash and will be consistent with designated land uses at the Project site (CP-4). Therefore, the City’s General Plan designation and zoning classification do not permit mining activities on the Project site. Consequently, potential impacts to these resources are considered to be less than significant.

***Level of Significance Before Mitigation***

Less than significant.

***Mitigation Measures***

No mitigation is required.

***Level of Significance After Mitigation***

Less than significant.

