



Protection of Aggregate Sites and Resources

The State of Arizona SB 1598 requires General Plans to identify current and potential sources of aggregate material from maps that are available from state agencies and to provide policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses.

The City of Avondale has provided the locations of existing and potential future aggregate sites on its Land Use Map as required by State law, as well as generally described these properties in this Land Use Element text. Every reasonable effort has been made to assure the accuracy of the maps and related information contained herein. However, these maps and information reflect limited data available through the Arizona State Mine Inspector, Flood Control District of Maricopa County, and Arizona Geological Survey at the time of this General Plan Update. Avondale assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such. Furthermore, while aggregate sites have been identified for future mining operations on the General Plan's Land Use Map, aggregate activities may not occur by right at these locations. The Zoning Ordinance contains the Special Use Overlay District that is available for an aggregate site to expand its operations beyond their existing boundaries should the City and the property owners agree that this is a viable option. The owners of parcels that contain aggregate resources may apply for the Special Use District (SUD) Overlay as part of the development review to mine and capture the aggregate resources prior to grading the site and future development. There is no guarantee via this document that approval of additional aggregate mining facilities through the SUD will be granted.

Aggregate mining operations exceeding five acres in area are required by Arizona statute to file "Reclamation Plans" with the Arizona State Mine Inspector. These plans detail the total acreage of the mining site, the disturbed (i.e. mined) acreage, and the manner in which the owner/operator will restore the site once mining activity has ceased. Reclamation Plans have been filed with the Arizona State Mine Inspector for the following sites located within the City of Avondale's planning boundary (listed in order of northernmost sites to southernmost sites):

- ▶ **CEMEX West Quarry Mine Site:** This approximately 617 acre site is located east of the Agua Fria River at Thomas Road, extending north past Camelback Road with approximately two-thirds of the site located outside of Avondale's jurisdiction. Activities occurring on the site include unconsolidated aggregate mining and concrete manufacturing. Based upon 2010 aerial photographs, staff estimates approximately 260 of the 617 acres have been disturbed. The reclamation plan calls for areas of the site to be backfilled after mining and others to be converted to naturalized open space and designated for agricultural or recreational purposes. Mining operations are expected to continue through at least 2030; however, the narrative states that some areas of the site may be reclaimed concurrent with mine operations as those portions are no longer used for mining purposes.
- ▶ **Vulcan Materials Company Litchfield Mine Site:** This approximately 272 acre site is located south of Indian School Road, west of the Agua Fria River, stretching south to Thomas Road. Activities occurring on the site include open pit sand and gravel mining, landfill operations, and concrete manufacturing; approximately 255 of the 272 acres have been disturbed from mining and landfill activities. The Reclamation Plan identifies several potential post mining uses of the land and states that the specific post mining use will be dependent upon economic conditions at the time of mining cessation. These post mining uses include future commercial, recreational, or educational opportunities which may include water components, such as ponds. There is no time frame established for closure of the mine; however, the narrative states that some areas of the site may be reclaimed before the end of mine life.

- ▶ **Vulcan Materials Company Avondale Mine Site:** This approximately 173 acre site is located west of Dysart Road directly south of the City's Charles M. Wolf Water Treatment Facility. Activities occurring on the site include open pit sand and gravel mining, concrete manufacturing, and hot mix asphalt manufacturing; approximately 134 of the 173 acres have been disturbed from mining and manufacturing activities. Upon completion of mining and related activities, the operator will restore plant life to the site and create an open pond area with shallow side slopes, potentially usable for recreational activities. There is no time frame established for closure of the mine.
- ▶ **California Portland Cement Company/iMix Materials Bullard Mine Site:** This approximately 133 acre site is located on 143rd Avenue north of Baseline Road. The majority of the site, including all mining activity, is located within the City of Goodyear. The easternmost portion of the site, which contains a concrete manufacturing facility, is located within the City of Avondale. Activities occurring on the site include open pit sand and gravel mining, concrete manufacturing, and granite mining; approximately 127 of the 133 acres have been disturbed. The reclamation plan calls for the site to be restored to naturalized open space. Mining operations are expected to continue through at least 2050; however, the narrative states that some areas of the site may be reclaimed concurrent with mine operation as those portions of the site are no longer used for mining.
- ▶ **Vulcan Materials Company Gila 240 Mine Site:** This approximately 253 acre site is located at the southwest corner of Dysart Road and Southern Avenue. Activities occurring on the site include open pit sand and gravel mining, concrete manufacturing, and asphalt manufacturing. The Reclamation Plan incorrectly states that the site has not yet been disturbed. Based upon 2010 aerial photographs, staff estimates approximately 163 acres of the 253 acre site have been disturbed. The reclamation plan identifies several potential post mining uses of the land and states that the specific post mining use will be dependent upon economic conditions at the time of mining cessation. These post mining uses include future commercial, recreational, or other opportunities which may include water components, such as open ponds. The property could also be used in the future as a groundwater recharge area and reseeded with native vegetation. There is no time frame established for closure of the mine.
- ▶ **El Mirage and Southern Mine Site (Circle H Sand & Rock):** This approximately 76 acre site is located at the southwest corner of El Mirage Road and Southern Avenue. Activities occurring on the site include open pit sand and gravel mining and concrete manufacturing. The future reclamation plan for this site is uncertain, although per discussions with the State Mine Inspector, it is anticipated it will be integrated into the Tres Rios Greenway Project, a collaborative effort by various local and state entities to create a natural recreational area in the Gila River and Agua Fria River beds. There is no time frame established for closure of the mine.

The City recognizes these sites as existing operations, but has identified policies to plan for the eventual re-use of these aggregate sites. Once mining operations have ceased, the potential for each of these sites to develop, or, if located within an undevelopable floodway, contribute to the City's open space network, will be limitless. The City will work with the Arizona Mine Inspector, the property owner, and the operator of these facilities to complete their reclamation plans that ensure the future use of any existing or future mining sites will benefit all parties and the residents of Avondale.