

# Meet your new neighbor.



Vulcan Materials plans to set up a new open-pit gravel quarry in a non-industrial area of central Comal County, between Bulverde and New Braunfels.

- 1500 acres
- Nearly three miles across
- 1467 football fields
- 24 x 7 x 365 operations
- 410 truck trips/day
- 75,000 loads/year

Schools, neighborhoods, natural attractions, and over 12,000 residents were here first.

## Carcinogenic Dust

All rock-crushing quarries create and emit dust particles strongly associated with health problems such as lung cancer,<sup>1</sup> heart disease,<sup>2</sup> stroke,<sup>3</sup> and reproductive issues.<sup>4</sup> The finest particles are invisible, yet respirable, and will **affect residents living miles away** from the actual mining and blasting site.

## Endangered Water Resources

The proposed quarry is located entirely over the sensitive Edwards Aquifer Recharge Zone. It will endanger an already-strained Comal County water supply by **over-pumping**, threaten **collapse** of private wells and caves, increase **deterioration of water quality**, and intensify area creek flooding.

## Truck Traffic

The increased truck traffic will make our unprepared two-lane roads **more dangerous and increase travel times**. Roadways most impacted will be State Highway 46, FM 3009, FM 1863, and Beck Road.

## Lower Property Values

According to studies, properties within a five-mile radius of a new quarry lose up to **20 percent of their market value**.<sup>5,6</sup> Over 12,000 people live in the surrounding area. Property value losses are estimated at over \$100 million.

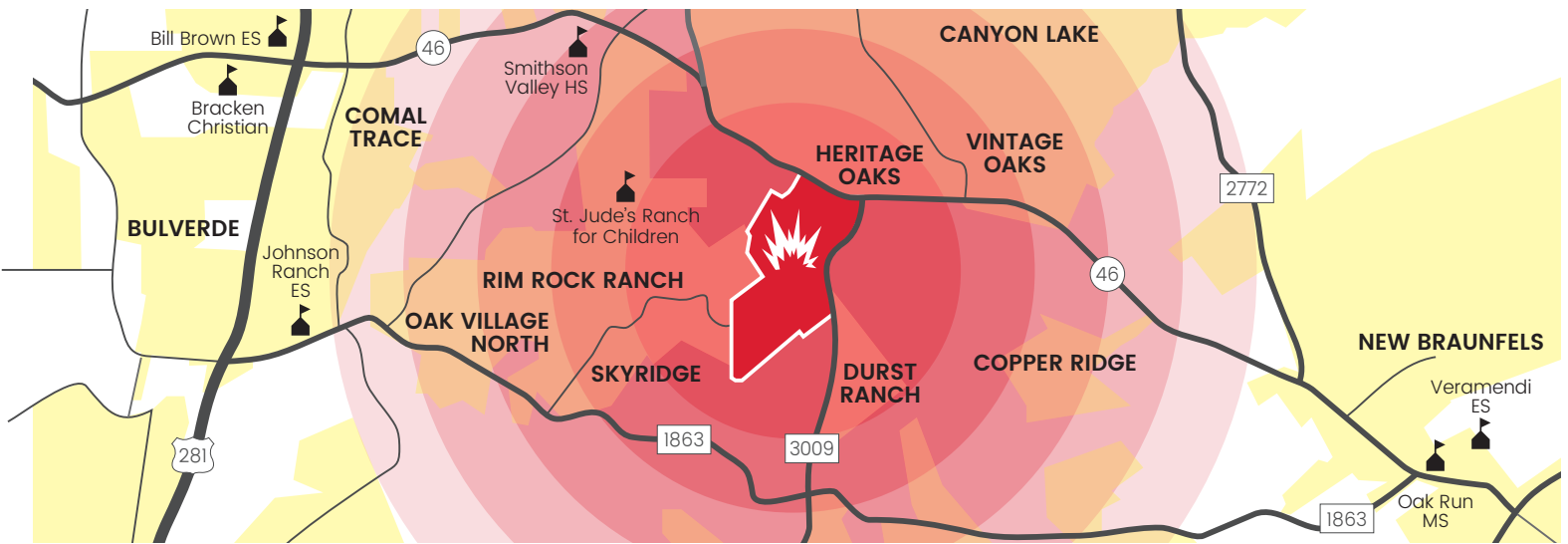
See other side for myths, truths, and how you can help...

# Stop 3009 Vulcan Quarry

[www.stop3009vulcanquarry.com](http://www.stop3009vulcanquarry.com)



Sources: Google, Landsat/Copernicus



## Actions Speak Louder than Words

**MYTH: Vulcan is a good neighbor, respects the environment, and follows regulations.** In Texas alone, over **80 formal complaints** have been filed with the TCEQ—Texas Commission on Environmental Quality—against Vulcan since 2002. Vulcan's Loop 1604 plant has cited over **35 violations** of air, storm water, and wastewater regulations during the past several years.<sup>7</sup> Violations included exceeding air pollution limits, failure to construct and maintain permanent spray bars, failure to perform benchmark monitoring, and various hazardous waste violations. A good neighbor would be respectful of our natural resources and follow the law. Clearly Vulcan has no intentions of being a good neighbor.

**MYTH: When Vulcan disregards regulations, TCEQ will hold them accountable.** TCEQ has a poor track record of monitoring and enforcing compliance as well as a history of overlooking violations,<sup>7</sup> discounting already-small fines,<sup>8</sup> and firing apparent whistleblowers.<sup>9</sup> Furthermore, ensuring that Vulcan will not exceed TCEQ air contamination limits will be impossible. Why? There are **no air quality monitors** in Comal County! The nearest station measuring particulate matter dust, diesel emissions, and ozone is in San Antonio—17 miles upwind. Finally, TCEQ only considers monitoring inside the gravel pit. Any air quality issues outside the fence line are not the responsibility of Vulcan or TCEQ!

**MYTH: The quarry will create lots of jobs.** According to Vulcan, they will only create "15-20 direct full-time jobs at full production." By comparison, a single grocery or discount store like H-E-B or Walmart typically employs 200-300 people per store and doesn't cause ecosystem degradation across three miles of Hill Country.

**MYTH: The quarry will increase property tax revenue.**

Vulcan's 1,077-acre Loop 1604 plant generated just \$19,000 in tax revenue for Bexar County, and \$87,000 for Northeast ISD in 2017.<sup>10</sup> In contrast, the 6,364 properties—mostly residential—located within five miles of the proposed Comal County quarry are valued at 1.7 billion dollars.<sup>11</sup> Studies have shown that these homes and ranches will lose up to 20 percent of their market value.<sup>5,6</sup> **Total losses are estimated at over 100 million dollars.** Comal County, Comal ISD, and emergency services districts will actually face a net loss of approximately \$2,000,000 dollars in property tax revenue per year.

**MYTH: Since the land belongs to Vulcan, we have to respect their property rights and let them do anything they wish.** Protection of private property is foundational to our society and government—and especially valued in Texas. But an out-of-state corporation like Vulcan should not be given preferential treatment or allowed to trample the private property rights of residents and ranchers who have lived here for decades. For the next 80 years, Vulcan's actions will create multi-layered problems that will spill far beyond their fence line, negatively impacting the health, natural resources, and private property of over 12,000 Comal County citizens.

**MYTH: This is a done deal—there's nothing we can do to stop it.** Concerned Comal County citizens are pursuing all avenues to protect our families, natural resources, and our beloved Hill Country. For news, updates, and to join our fight, please visit our website at [www.stop3009vulcanquarry.com](http://www.stop3009vulcanquarry.com).

Visit [www.stop3009vulcanquarry.com](http://www.stop3009vulcanquarry.com) to help protect your family and our beautiful Hill Country.

