Screencheck Submitted: December 23, 1988
Second Screencheck Submitted: February 10, 1989
Draft Submitted: March 2, 1989
Final Submitted:
Final Certified:

CORONA QUARRY

(Riverside County SMP No. 168)

Final
Environmental Impact Report

(Riverside County No. 316)
(SCH No. 88081517)

Project Developer:

CalMat Co.
3200 San Fernando Road
Los Angeles, California 90065
Contact Person: G. Thomas Davis
(213) 258-2777

Prepared by:

FMA
15641 Red Hill Avenue, Suite 205
Tustin, California 92680
Contact Persons:
Donna McCormick
Richard K. Goacher
(714) 259-9300

In Association With:

Don Harris and Associates
Huitt-Zollars, Inc.
Kunzman Associates
Mestre Greve Associates
Scientific Resources
Tierra Madre Consultants

Lead Agency:

County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92501
Engineering Geologist: Steve Kupferman
(714) 787-1377

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1.0

INTRODUCTION

1.0
INTRODUCTION

1.1 PURPOSE AND SCOPE

This Environmental Impact Report (EIR) has been prepared pursuant to the State of California's *Guidelines for Implementation of the California Environmental Quality Act (CEQA)* to evaluate the potential impacts of the proposed construction aggregate mining operation in the Temescal Valley region of Riverside County. The purpose of this document is to inform decision-makers and the general public of any significant adverse environmental effects associated with the proposed actions, and to identify measures which may be taken to minimize these effects.

The Final EIR incorporates by reference the Draft EIR for Corona Quarry (SCH No. 88081517), as well as the Riverside County Surface Mining Permit (SMP) for said project, SMP No. 168.

1.2 PROJECT DESCRIPTION

The project site is known as the Corona Quarry. It is located near the Temescal Wash, east of the City of Corona, in an unincorporated portion of Riverside County. The project applicant, CalMat Co., proposes to mine and process rock from this site in quantities of from 300,000 to over 5 million tons per year, dependent upon resource quality and market conditions. Additionally, the applicant proposes to implement a reclamation plan concurrent with and following completion of mining operations. The reclamation plan will provide for the rehabilitation and reuse of mined areas.

In response to written comments from several persons and agencies during the public review period, as well as direction by the County of Riverside Planning Staff, CalMat Co. has revised the original mining and reclamation plan to include a multi-phase concept. Under this plan the mining of the Corona Quarry site would occur in six phases. Each phase will also include reclamation. Areas where mining has been completed will be permanently reclaimed during the phase. Certain portions of the site will be mined, then not worked for a period of time. These areas will be temporarily reclaimed. The new phasing plan will allow CalMat to remove aggregate materials from the site with a minimum of aesthetic impact. This proposed mining plan has been presented in the Revised Surface Mining Permit and Reclamation Plan, submitted to the County of Riverside on June 26, 1989 and is incorporated into the Final EIR by reference.

2.0

LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON DRAFT EIR

2.0

LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES COMMENTING ON THE DRAFT EIR

2.1 WRITTEN COMMENTS

The following persons, organizations or agencies submitted written comments on the Draft EIR for Corona Quarry:

Letter 1: Bel Air Homeowners Association, Inc.
18182 Bel Air Street
Corona, California 91719
(714) 737-4717

Letter dated March 20, 1989

Letter 2: Riverside County Fire Department
Planning and Engineering Office
4080 Lemon Street, Suite 11L
Riverside, California 92501
(714) 787-6606

Memorandum dated March 30, 1989

Letter 3: State of California
Department of Fish and Game

Memorandum dated April 12, 1989

Letter 4: California Regional Water Quality Control Board
Santa Ana Region
6809 Indiana Avenue, Suite 200
Riverside, California 92506
(714) 782-4130

Letter dated April 13, 1989

Letter 5: City of Corona
Office of Community Development Department - Planning Division
815 West Sixth Street
P.O. Box 940
Corona, California 91718-0090
(714) 736-2262

Letter dated April 13, 1989

Letter 6: Davis Developments
1420 Bristol Street North
Newport Beach, California 92660
(714) 752-2066

Letter dated April 17, 1989

Letter 7: Sierra Club
San Gorgonio Chapter
568 N. Mountain View Ave
San Bernardino, California 92401
(714) 381-5015

Letter dated April 17, 1989

Letter 8: State of California
Department of Conservation - Office of the Director

Memorandum dated April 17, 1989

Letter 9: County of Riverside
Department of Health

Memorandum dated April 18, 1989

Letter 10: State of California
State Water Resources Control Board
Environmental Section

Memorandum dated April 21, 1989

Letter 11: The Koll Company
4343 Von Karman Avenue
Newport Beach, California 92660-2083
(714) 833-3030

Letter dated April 20, 1989

Letter 12: City of Corona
Office of Utility Services
815 West Sixth Street
P.O. Box 940
Corona, California 91718-0090

Letter dated May 3, 1989

Letter 13: County of Riverside
Road and Survey Department
Transportation Planning Section

Memorandum dated April 25, 1989

3.0

COMMENTS AND RESPONSES TO DRAFT EIR

BEL AIR HOMEOWNERS ASSOCIATION, INC.
18182 [redacted] BEL AIR STREET
CORONA, CA 91719
(714) 737 4717

March 20, 1989

Steve Kupferman, Engineering Geologist
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92501

Re: Sch No: 88081517
EIR NO: 316
Surface Mining Permit #168

Dear Mr. Kupferman:

In reviewing the Environmental Impact Report for the Corona Quarry Project, I find that the report substantiates our concerns and objections.

That is; this project would create air pollution, (dust) toxic fumes from substances that would be used for the production of asphalt and concrete, uncomfortable high noise levels from rock crushers during sleeping hours, probable damage to residential structures due blasting and the visual impact from our homes would drastically depreciate our home values.

The Bel Air Homeowners Association respectfully request notification of any public hearings in regards to this proposed project. Thank you!

Sincerely,

Kenneth L. Moore

Kenneth L. Moore, President

Letter 1:
BelAir Homeowners Association, Inc.

Comment: *This project would create air pollution, (dust) toxic fumes from substances that would be used for the production of asphalt and concrete, uncomfortable high noise levels from rock crushers during sleeping hours, probable damage to residential structures due [to] blasting and the visual impact from our homes would drastically depreciate our home values.*

Response: Mestre Greve Associates preformed the analysis of the existing air quality in the vicinity of the proposed Corona Quarry and the impacts which would be generated by the operation. Their report demonstrated that the project would not produce emissions exceeding those allowed by the Southern California Air Quality Management District (SCAQMD).

The primary emission from the proposed project would be particulates (dust). SCAQMD's Regulation XIII effectively limits the particulate emissions from processing plants. Any emissions above this threshold level must be mitigated by emission control equipment. SCAQMD performs regular monitoring of all aggregate processing facilities to insure that such requirements are maintained.

A representative from CalMat Co. has met with members of the BelAir Homeowners on several occasions to discuss their concerns. These homeowners indicated that they currently do smell any fumes from the two existing asphalt plants. They have noticed, however, that during temperature inversions steam produced by one of the asphalt plants will linger in the valley for a period of time. No toxic fumes will be produced by the proposed operations.

Fugitive dust, or the dust generated by mining and transport activities, will result from drilling, earth-moving and hauling. Emissions of this sort will be controlled by watering and/or the use of soil stabilizers. The particulates produced by these activities will consist of fairly large particles, which tend to settle out of the atmosphere quickly. The majority of these particulates will, thus, never leave the Corona Quarry site. Because of the prevailing wind direction, the lesser amount of small particles will be carried away from the residential development located to the north and west of the site. These emissions will instead settle in the open space and agricultural areas located to the east of the project site. During the rare times when daytime winds may carry this small amount of fine particulate emissions towards occupied land, additional mitigation measures will be implemented, including supplemental watering during grading.

Mestre Greve Associates also performed noise and vibration analyses for the proposed project. They conclude that the nearest residential land uses would not be adversely impacted by the noise generated by the proposed project. Operations from the mining operations will not be audible or will be barely audible in the residential areas nearest to the site. As required by the Riverside County Zoning Ordinance, all uses of the property, other than maintenance, will be confined to the hours between 6:00 A.M. and 10:00 P.M., except for those located not less than 300 feet from the outer boundary of the property.

Visual impact to the residential communities near the proposed quarry would occur, and such impacts may not be mitigated completely. However, quarrying and processing activities are already visible from these neighborhoods, and, in fact, pre-date the residences by many decades.

RIVERSIDE COUNTY
FIRE DEPARTMENT

IN COOPERATION WITH THE
CALIFORNIA DEPARTMENT OF FORESTRY
AND FIRE PROTECTION
GLEN J. NEWMAN
~~RAYMOND H. REGIS~~
FIRE CHIEF

Planning & Engineering Office
46-209 Oasis Street, Suite 405
Indio, CA 92201
(619) 342-8886

March 30, 1989

Planning & Engineering Office
4080 Lemon Street, Suite 11L
Riverside, CA 92501
(714) 787-6606

TO: PLANNING DEPARTMENT

ATTN: STEVEN KUPFERMAN

RE: SURFACE MINING PERMIT #168

The Fire Department staff has reviewed the above referenced document and determined the project will not have an adverse impact on the Department's ability to provide fire protection services. Any fire protection measures necessary for the operation of the quarry will be addressed with the surface mining permit.

All questions regarding the meaning of conditions shall be referred to the Planning and Engineering staff.

RAYMOND H. REGIS
Chief Fire Department Planner

By
Michael E. Gray,
Deputy Fire Department Planner

ama

Letter 2
Riverside County Fire Department

No comments.

State of California - The Resources Agency

Memorandum

RECEIVED
MAY 08 1989

To : 1. Projects Coordinator
Resources Agency

2. County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Date : April 12, 1989

From : Department of Fish and Game

Subject : Draft Environmental Impact Report (DEIR): Corona Quarry, Surface Mining Permit No. 168, Riverside County - SCH 88081517

We have reviewed the DEIR for proposed Surface Mining Permit No. 168 and the Reclamation Plan, which would permit the mining and processing of rock from the Corona Quarry in the Temescal Valley region of Riverside County. The 336.92-acre project site is located in an area which has been designated and used for aggregate mining since the 1920s. We offer the following comments and recommendations for your consideration, and find that each of the issues raised below should be resolved pursuant to our recommendations prior to certification of the subject DEIR:

1. The DEIR does not clearly identify impacts to riparian habitat which will result from this project. Impacts need to be identified prior to project approval, and detailed plans for mitigation of unavoidable impacts must be incorporated as project conditions of approval prior to certification of the Final EIR. An appropriate mitigation plan should show location and extent of the mitigation area and should clearly indicate plant species to be used in revegetation efforts and methods of planting. The applicant will be required to provide monitoring of the mitigation site to ensure success of the revegetation program. It will be necessary to consider means of ensuring permanent preservation of riparian habitat on the project site. Establishment of a conservation easement, including existing riparian habitat and any riparian mitigation areas, would fulfill this requirement.

2. In view of the status of the black-tailed gnatcatcher as a "Bird Species of Special Concern in California", the loss of a sizeable area known to be inhabited by this species represents a significant impact that is not adequately addressed in the DEIR. This issue needs to be more thoroughly addressed and mitigation measures identified prior to certification in the DEIR.

3. The cumulative impact of activities on and adjacent to the project site makes it highly unlikely that the existing state- and federally-listed endangered Stephens' kangaroo rat population will remain viable. Measures to mitigate this impact must be clearly identified as project conditions of approval. There are currently no local ordinances in effect which meet the requirements of the Federal Endangered Species

Act. Until such time as a County mitigation ordinance has been found to meet all pertinent legal requirements, a statement of compliance with any proposed future ordinances cannot be accepted as mitigation.

The project as described does not detail the work proposed for streambed alteration activity. The project sponsor must identify specific streambed alterations and flood control structures proposed in order for the Department to properly comment on this document. The applicant should be aware that if mitigation measures are not provided in this document, the Department may require such mitigation measures through jurisdiction established under Fish and Game Code sections 1601-1603.

Diversion, obstruction of the natural flow or changes in the bed, channel, or bank of any river, stream, or lake will require notification to the Department of Fish and Game as called for in the Fish and Game Code. This notification (with fee) and the subsequent agreement must be completed prior to initiating any such changes. Notification should be made after the project is approved by the lead agency.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Fred Worthley, Regional Manager of Region 5, at 330 Golden Shore, Suite 50, Long Beach, CA 90802 or by telephone at (213) 590-5113.

Pete Bontadelli
Director

Letter 3
State of California, Department of Fish and Game

Comment: *The DEIR does not clearly identify impacts to riparian habitat which will result from this project. Impacts need to be identified prior to project approval, and detailed plans for mitigation of unavoidable impacts must be incorporated as project conditions of approval prior to certification of the Final EIR. An appropriate mitigation plan should show location and extent of the mitigation area and should clearly indicate plant species to be used in revegetation efforts and methods of planting. The applicant will be required to provide monitoring of the mitigation site to ensure success of the revegetation program. It will be necessary to consider means of ensuring permanent preservation of riparian habitat of the project site. Establishment of a conservation easement, including existing riparian habitat and any riparian mitigation areas, would fulfill this requirement.*

Response: Riparian communities occur in two drainage areas on the property: in the Temescal Wash and near the southeast corner of the site. Both of these riparian communities are outside of the areas proposed for mining. In addition, the processing plant will be set back from these areas a minimum of 50 feet. Due to concerns expressed in the comments by the Department of Fish and Game, sedimentation controls have been designed for the project to further protect these environments. These controls are detailed in Figure 3a. With such controls in place the impacts on the riparian communities will be limited to the improvement of the existing Temescal Wash crossing which will allow access to the proposing plant. This crossing will require the review and approval of the Department of Fish and Game, through their 1603 agreement process. Per the instructions of the Department, this process will be initiated after the approvals of the lead agency (Riverside County) are in place.

Comment: *In view of the status of the black-tailed gnatcatcher as a "Bird Species of Special Concern in California", the loss of a sizeable area known to be inhabited by this species represents a significant impact that is not adequately addressed in the DEIR. This issue needs to be more thoroughly addressed and mitigation measures identified prior to certification in the DEIR.*

Response: The impact of the loss of less than 300 acres of California black-tailed gnatcatcher habitat is not considered significant. First, while the exact extent of the coastal sage scrub plant community, which provides habitat for this species, is unknown, it is estimated to be in excess of 300,000 acres. The loss of less than 300 acres of this habitat would thus constitute less than one tenth of one percent (0.1 %). Some of this habitat is either unoccupied by the bird, or not fully occupied. While one of the threats to the species is the loss of habitat, it is also true that there are fewer individuals than there is habitat to support them. The most recent reliable data indicates that approximately 1,335 breeding California black-tailed gnatcatcher pairs remaining. Only three individuals were observed on the site, indicating that the habitat is not fully occupied. If the project were to result in the loss of these individuals, the result would be an estimated loss of less than two tenths of one percent (0.2%). The California black-tail gnatcatchers on the Corona Quarry site may also be able to move into adjacent habitat if it is similarly under-utilized by the species.

There would be a small incremental loss of habitat caused by the proposed project. No mitigation is proposed.

Comment: *The cumulative impact of activities on and adjacent to the project site makes it highly unlikely that the existing state- and federally-listed endangered Stephens' kangaroo rat population will remain viable. Measures to mitigate this impact must be clearly identified as project conditions of approval. There are currently no local ordinances in effect which meet the requirements of the Federal Endangered Species Act. Until such time as a County mitigation ordinance has been found to meet all pertinent legal requirements, a statement of compliance with any proposed future ordinances cannot be accepted as mitigation.*

Response: The relatively recent inclusion of the Stephens kangaroo rat on the Federal List of Endangered Species has resulted in a state of uncertainty as to the mitigation measures which will be available for the species. At the time of this writing, the County of Riverside has not yet established habitat preserves for protecting the Stephens kangaroo rat. It is anticipated that they will be doing so within the next five years. The only portion of the site which contains suitable Stephens kangaroo rat habitat or individuals of the species is on the extreme eastern edge of the property. CalMat does not propose to mine this portion of the site for at least ten to fifteen years. By that time Stephens kangaroo rat preserves should be available in the county to receive transplanted individuals. Riverside County has expressed a desire to transplant individuals of the species, rather than establishing "pockets" of protected habitat throughout the county. If preserves have been established by the time that the mining activities have reached within 400 feet of the existing on-site habitat (as identified in the Draft Environmental Impact Report), CalMat will retain a qualified biologist to trap and transplant the Stephens kangaroo rats to one of the preserves. If no such preserves have been established by this time, CalMat will not encroach within 400 feet of the existing habitat until such preserves are available, or until protection measures are no longer necessary (as determined by the County).

Comment: *The project as described does not detail the work proposed for streambed alteration activity. The project sponsor must identify specific streambed alterations and flood control structures proposed in order for the Department to properly comment on this document. The applicant should be aware that if mitigation measures are not provided in this document, the Department may require such mitigation measures through jurisdiction established under Fish and Game Code sections 1601-1603.*

Diversion, obstruction of the natural flow or changes in the bed, channel, or bank of any river, stream, or lake will require notification to the Department of Fish and Game as called for in the Fish and Game Code. This notification (with fee) and the subsequent agreement must be completed prior to initiating any such changes. Notification should be made after the project is approved by the lead agency.

Response: Streambed alteration will be limited to improvement of the existing crossing. Figure 3b illustrates the planned improvement. Following approval of the Corona Quarry project by the County of Riverside, the project proponent will follow the procedures required by sections 1601-1603 of the Fish and Game Code.

STATE OF CALIFORNIA

GEORGE DEUKMEJIAN, *Governor*

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
6809 INDIANA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92506
PHONE: (714) 782-4130

April 13, 1989

Steven A. Kupferman, Engineering Geologist
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR SURFACE MINING PERMIT NO. 168, CORONA QUARRY, SCH #88081517

Dear Mr. Kupferman:

We have reviewed the above-referenced report and have the following comments.

The Draft EIR indicated that toxic materials would be used on site but would be stored in such a way as not to affect water quality (p. 31). The Final EIR should include discussion of planned specific containment features for controlling any spillage of hazardous materials and preventing storm water from coming in contact with any hazardous materials. A Report of Waste Discharge may be required to be filed with this office for a storm water runoff permit.

We look forward to reviewing any future CEQA documents related to this project.

If you should have any questions, please contact me.

Sincerely,

Gary Krueger, Environmental Specialist II
Regulations Section

cc: John Keene, State Clearinghouse w/SCH form

GLK/2726RCCQ.EIR

Letter 4
California Regional Water Quality Control Board

Comment: *The Draft EIR indicated that toxic materials would be used on site but would be stored in such a way as not to affect water quality (p. 31). The Final EIR should include discussion of planned specific containment features for controlling any spillage of hazardous materials and preventing storm water from coming in contact with any hazardous materials. A Report of Waste Discharge may be required to be filed with this office for a storm water runoff permit.*

Response: The hazardous materials used on the Corona Quarry site will be limited to petroleum products and concrete admixtures. These materials will be stored in either below-ground tanks or above-ground storage facilities. All storage facilities will comply with the regulations of the County of Riverside Department of Health Services. If required, Material Storage Disclosure Statements will be filed with the County.

CORONA
"THE CIRCLE CITY"
Incorporated July 13, 1896
To Celebrate Our Past - To Plan Our Future

(714) 736-2262

OFFICE OF: Community Development Department - Planning Division

815 WEST SIXTH STREET (P.O. BOX 940), CORONA, CALIFORNIA 91718-0940

April 13, 1989

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501
ATT: Steven A. Kupferman

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR CORONA QUARRY: EIR NO. 316; SCH. NO. 88081515

Dear Mr. Kupferman:

We have received the Draft Environmental Impact Report (DEIR) for the proposed project at Corona Quarry that your agency has submitted for our review and comment. We have reviewed this document for environmental information that was pertinent to our agency's statutory responsibilities. The City is very interested in the project in that it is located within our Sphere of Influence and could be included in a future annexation.

We would like to begin our response by stating that in principle, Staff is generally supportive of the proposed project and recognize the need to utilize this aggregate resource. However, we feel there are several potentially significant impacts that the proposed project would generate that have not been adequately addressed in the DEIR. We have listed our major concerns in the following text.

TRAFFIC CIRCULATION

The DEIR indicates that the project has the potential for generating significant impacts upon the City of Corona's traffic circulation. These impacts include:

- Additional vehicle trip generation that will cause existing traffic conditions to exceed design capacity on Magnolia Avenue west of Cajalco Street.
- Facilitating the need for a traffic signal at the intersection of Magnolia Avenue and Cajalco Street.
- Additional wear and tear on roadways from increased trip generation of project vehicles. The majority of these additional vehicles will be "heavy trucks" ranging from 26 to 40 tons in gross weight.

To reduce the impacts of this project, the DEIR has stipulated mitigation measures. These measures include the eventual improvement Magnolia Avenue between Cajalco Street and the I-15 freeway from a 2 lane undivided roadway to a 4 lane divided roadway; the possible installation of a signal light at a future date; and, the restriction of on-street parking on Magnolia Avenue. Although the project itself is located within Riverside County's jurisdiction, the majority of these traffic improvements will be needed within the City of Corona.

The DEIR does not indicate if the proponent, Riverside County or the City of Corona (or a combination) is expected to bear the cost of these improvements or when the improvements will occur. The City insists that certification of the Final EIR not take place unless these aspects are clearly defined and agreed to by the City. We recommend that in the near future, representatives from our two agencies meet and work out the details on this issue. Specific measures which could be considered include the transfer of impact fees, improvements constructed by the proponent , joint powers agreement, or some other method to insure that these essential improvements are installed as needed and maintained in an acceptable condition.

RECLAMATION SCHEDULE

It is stated in the DEIR and confirmed in the Corona Quarry Reclamation Plan (CQRP) that reclamation will not occur until the completion of mining operations. It was also stated that mining operations are not expected to be completed until seventy-five years or more.

In light of this situation, we recommend that a mitigation measure be incorporated into the Final EIR that requires reclamation to take place concurrently with aggregate extraction (where feasible). This process could occur on slopes where mining operations have been finalized. This would partially soften the visual harshness of the quarry terraces during the mining operation instead of delaying the reclamation process for seventy-five years or more. Because of long periods of time involved in fully restoring an ecosystem of this magnitude, we feel this request is not unreasonable.

RECLAMATION PLAN

It is felt that greater detail is needed in describing what will actually be expected of the proponent in reclaiming the final quarry site. It appears that much of the language in the DEIR and CQRP is subjective in describing the reclamation process. This situation might lead to a wide spectrum of interpretation at a later date. For example, it states in the DEIR that the reclamation process will include restoring mined terrace edges to appear as *natural as possible.* The phase "natural as possible" could have many different interpetations by the various agencies involved on what is actually expected of the proponent on restoring the terraces (i.e., rounding terrace edges, amounts, volumes, transporting and installing top soil, reintroduction of species, etc.).

We would like to point out that we realize the importance of having the reclamation process flexible. It would be impossible to predicate exact conditions and environmental needs for the quarry site seventy-five years from now. However, it is felt that a more objective measurement is needed of what is expected of the proponent in reclaiming the final quarry site.

PROJECT ALTERNATIVES

Finally, we would like to strongly recommend that Project Alternative "Twenty Year Plan" of the DEIR be considered for approval as the final project. This alternative is environmentally superior to the proposed project, protects the removal of a 1,600 foot prominent peak and ridgeline, yet provides the owners reasonable use of their land and aggregate resource. Because of the high visibility and visual aesthetics of the project site, we feel it is important that this alternative or a reasonable modification of this alternative be selected. This site is not only highly visible to both the residents of the City of Corona and Riverside County, but also to large volumes of visitors and tourists passing through the Southern California on the I-15 corridor. As indicated in the DEIR, this portion of the I-15 corridor is eligible as a State Scenic Highway.

We appreciate the opportunity you have afforded us to comment on this proposed project. If you should have any questions regarding our comments/concerns, please do not hesitate to contact us.

Sincerely,

William Ketteman
Community Development Director

WK/jww

Letter 5
City of Corona - Community Development Department - Planning Division

Comment: *The DEIR indicates that the project has the potential for generating significant impacts upon the City of Corona's traffic circulation. These impacts include:*

- *Additional vehicle trip generation that will cause existing traffic conditions to exceed design capacity on Magnolia Avenue west of Cajalco Street.*
- *Facilitating the need for a traffic signal at the intersection of Magnolia Avenue and Cajalco Street.*
- *Additional wear and tear on roadways from increased trip generation of project vehicles. The majority of these additional vehicles will be "heavy trucks" ranging from 26 to 40 tons in gross weight.*

To reduce the impacts of this project, the DEIR has stipulated mitigation measures. These measures include the eventual improvement Magnolia Avenue between Cajalco Street and the I-15 freeway from a 2 lane undivided roadway to a 4 lane divided roadway; the possible installation of a signal light at a future date; and, the restriction of on-street parking on Magnolia Avenue. Although the project itself is located within Riverside County's jurisdiction, the majority of these traffic improvements will be needed within the City of Corona.

The DEIR does not indicate if the proponent, Riverside County or the City of Corona (or a combination) is expected to bear the cost of these improvements or when the improvements will occur. The City insists that certification of the Final EIR not take place unless these aspects are clearly defined and agreed to by the City. We recommend that in the near future, representatives from our two agencies meet and work out the details on this issue. Specific measures which could be considered include the transfer of impact fees, improvements constructed by the proponent, joint powers agreement, or some other method to insure that these essential improvements are installed as needed and maintained in an acceptable condition.

Response: The DEIR proposed the following mitigation measures relating to traffic impacts:

- Improvement of existing 2-lane segment of Magnolia Avenue in the vicinity of Cajalco Street to a 4-lane divided roadway when the plant production exceeds approximately 2,350,000 tons of aggregate per year. (This will occur sometime during Phase II.)
- Periodic review of the intersection of Magnolia Avenue and Cajalco Street by the County to determine if there is a need for a traffic signal. (According to the traffic analysis performed by Kunzman Associates, a traffic signal is not warranted by the proposed project.)
- Restricting on-street parking along Magnolia Avenue.
- Controlling roadway access along Magnolia Avenue.

The project proponent, CalMat Co., expects to bear its fair share of the costs of these improvements. However, if additional development occurs in the vicinity of the intersection, thereby justifying a traffic signal at the corner, or other improvements, these other developments should also be expected to bear a portion of the costs proportional with their impact on the traffic.

Before the proposed project begins, CalMat Co. proposes a meeting with the City of Corona and the County of Riverside to work out the details and timing of the traffic mitigation measures.

Comment: *It is stated in the DEIR and confirmed in the Corona Quarry Reclamation Plan (CQRP) that reclamation will not occur until the completion of mining operations. It was also stated that mining operations are not expected to be completed until seventy-five years or more.*

In light of this situation, we recommend that a mitigation measure be incorporated into the Final EIR that requires reclamation to take place concurrently with aggregate extraction (where feasible). This process could occur on slopes where mining operations have been finalized. This would partially soften the visual harshness of the quarry terraces during the mining operation instead of delaying the reclamation process for seventy-five years or more. Because of long periods of time involved in fully restoring an ecosystem of this magnitude, we feel this request is not unreasonable.

Response: A certain amount of reclamation will be carried out concurrently with mining. This concurrent reclamation will include the following:

- Stabilization of slopes and benches as soon as mining activities have been completed in the area.

- Establishment of a suitable growing medium on the slopes and benches, similar to the soil conditions which exist naturally. As stated in the Surface Mining Permit, the natural soil tends to be thin and poor. The vegetative communities which have established themselves on the site are adapted to such soil conditions. The limited amount of existing soil will be removed and stockpiled before mining occurs. During reclamation this soil will be replaced on slopes and benches. It will be supplemented as necessary with fine materials produced as a by-product of mining.

- Establishment of a self-perpetuating vegetative environment consisting of native plants adapted to the soil and climatic conditions existing in the area. These plants will be started in the wet season (winter) so as to have the greatest chance for survival. Their progress will be monitored, and additional plantings will be made as necessary, until this cultivated habitat closely resembles the native conditions. Supplemental irrigation will be avoided for two reasons. First, the goal is to establish a self-perpetuating environment which is not dependent on man's intervention for its success. Secondly, excessive irrigation before plant root systems have been well established could result in erosion which would jeopardize slope stability, reduce the amount of soil available as a growing medium, and, in some cases, interfere with mining activities located down slope.

Comment: *It is felt that greater detail is needed in describing what will actually be expected of the proponent in reclaiming the final quarry site. It appears that much of the language in the DEIR and CQRP is subjective in describing the reclamation process. This situation might lead to a wide spectrum of interpretation at a later date. For example, it states in the DEIR that the reclamation process will include restoring mined terrace edges to appear as natural as possible. The phase "natural as possible" could have many different interpretations by the various agencies involved on what is actually expected of the proponent on restoring the terraces (i.e., rounding terrace edges, amounts, volumes, transporting and installing top soil, reintroduction of species, etc.)*

We would like to point out that we realize the importance of having the reclamation process flexible. It would be impossible to predicate exact conditions and environmental needs for the quarry site seventy-five years from now. However, it is felt that a more objective measurement is needed of what is expected of the proponent in reclaiming the final quarry site.

Response: Actual reclamation, as defined by the Surface Mining and Reclamation Act (SMARA) for the Corona Quarry site, will be the stabilization of slopes and the establishment of a native plant environment. The reclaimed condition will be a site which will be suitable for various post-mining uses. The following is a discussion of these possible uses. However, it should be noted that the project proponent, CalMat Co., will not necessarily be participating in these post-mining activities (in that CalMat is the proposed lessee and will not own the property). Additionally, this discussion must be considered purely speculative, as economic and social conditions seventy-five years from now are impossible to predict.

If land uses along Cajalco Street continue as they are today, industrial land uses may be most appropriate for the eventual level portion of the Corona Quarry site following mining. The site's location close to major transportation corridors and railroad tracks could contribute to the viability of an industrial park development. The ultimate landform would provide a partially screened area for heavy industrial uses, (in the depression) and another area for research and development or light industrial land uses (west side).

If urban development continues to move eastward from Orange and Los Angeles Counties, an office park type of development may be indicated. Again, the close proximity to regional transportation corridors will be advantageous. The depression area on the eastern half of the site may be partially filled to provide a large expanse of land for development. Or a water feature may developed in the depression as a focal point for surrounding office structures.

Because the depression area could easily be converted into a large water conservation reservoir, a variety of recreational opportunities could also be provided on the post-mining site. A lake feature could be the center of a multi-use park. This lake could also provide a water storage reservoir.

Other land uses could include:

- Residential development.
- Transportation-related storage/maintenance yard.
- Experimental agricultural station.
- Energy producing center.
- Cultural center.

Comment: *We would like to strongly recommend that Project Alternative "Twenty Year Plan" of the DEIR be considered for approval as the final project. This alternative is environmentally superior to the proposed project, protects the removal of a 1,600 foot prominent peak and ridgeline, yet provides the owners reasonable use of their land and aggregate resource. Because of the high visibility and visual aesthetics of the project site, we feel it is important that this alternative or a reasonable modification of this alternative be selected. This site is not only highly visible to both the residents of the City of Corona and Riverside County, but also to large volumes of visitors and tourists passing through the Southern California on the I-15 corridor. As indicated in the DEIR, this portion of the I-15 corridor is eligible as a State Scenic Highway.*

Response: While the "Twenty Year Plan" may seem to be environmentally superior after a cursory look, more careful analysis will demonstrate that the advantages are slight, and, in some ways, the "Proposed Project" is environmentally preferable. The "Proposed Project" would allow for a more efficient use of the natural resource, as it will allow a "top-to-bottom" progression of mining. A portion of the front (west) face, which is of a lesser resource quality will be retained. This area will then provide a partial screen of the mining activity located to the east. The "Twenty Year Plan" would require a front-to-back, single face mining progression, and necessitate using the lesser quality resource. The ultimate land form left behind by the "Proposed Project" would allow for a variety of post-mining uses, any of which would be aesthetically preferable to the face left behind by a front-to-back plan. Thus, visual impacts could actually be greater if the "Twenty Year Plan" is utilized. Additionally, such impacts as noise and vibration, air quality, traffic, hydrology and drainage and public safety would not be lessened by the adoption of a "Twenty Year Plan", except in duration. Biological impacts would be lessened to a degree.

The I-15 corridor has been designated by the State of California as eligible for designation as a State Scenic Highway. However, the County of Riverside's policy, as stated in the Comprehensive General Plan, is that the portion of between Highway 74 and the City of Corona should be deleted from the State Master Plan of Eligible Scenic Highways, due to the existing extractive resource operations located along the route.

DAVIS
DEVELOPMENTS

RECEIVED
APR 18 1989

April 17, 1989

County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Attn: Mr. Steve Kupferman, Engineering Geologist

Subject: CORONA QUARRY ENVIRONMENTAL IMPACT REPORT (Calmat Co.)
Riv Co EIR No. 316 - SMP No. 168

Dear Mr. Kupferman:

This letter is to document our concerns in regard to the above referenced draft EIR as it relates to our property.

Davis Corona Land Partners owns 76 acres immediately east of the proposed project and is preparing to process in the City of Corona (pending annexation) a parcel map to develop the entire 76 acres for industrial uses. An exhibit is attached to this letter to identify the approximate location relative to the Quarry, and a first draft of our proposed parcel map is also attached.

Our concerns are the traffic impacts and the blasting.

Comments on traffic are as follows:

1. The existing conditions in the vicinity are taken from another study (Magnolia Marketplace Traffic Study, Feb 1988). The report was not included in the appendix nor was the methodology for the data used discussed. We cannot agree nor disagree with the existing conditions as a base without more information.

2. The 1986 highway data used for the Magnolia/I-15 interchange did not clearly state whether or not the data was existing or estimated counts and did the 1986 data assume the completion and opening of the I-15 through to Highway 60? If not, some factor should be used to adjust to 1989 conditions.

3. Define the basis for the estimated traffic on Cajalco Street.

1420 BRISTOL STREET NORTH
NEWPORT BEACH, CALIFORNIA 92660 · 714-752-2066

4. The traffic report does not include any traffic generation from any other development in the vicinity. Forecast of the Quarry traffic is 10 years in the future. Given the present intensity of development in the vicinity, the traffic study does not represent a true picture of the traffic impacts nor level of service requirements. Our site will have approximately 900,000 sf of industrial uses, The Koll Company may develop approximately 800,000 sf at Magnolia and Cajalco, Princeland Developments is considering a 900,000 sf development on Magnolia east of Cajalco. These developments plus others (over an 10 year horizon) will add significant traffic on Cajalco, Magnolia, and the I-15 interchange. Based on these facts, the traffic section of the EIR is not valid and needs rework.

5. The actual engineering definition of Cajalco Street and the existing limits of the public right-of-way are not defined. The County of Riverside has not been able to give our civil engineers the deed information designating Cajalco as a public street. Our title information does not conclude that the public street connects to the proposed Quarry site. Our property has a documented access easement from Cajalco to the site on a straight line with the existing Cajalco Street. This access road is proposed to become a public street and right-of-way. The assumed geometry in the draft EIR showing the public improvements paralleling the railroad tracks may be inaccurate. This issue is of prime importance to our site and requires resolution prior to the approval of this project.

6. The pending annexation No. 65 will transfer the public improvements burden on Cajalco and Magnolia to the City of Corona and the adjacent property owners. How will the County insure the final traffic mitigations, either public improvements or fee contributions, to the City.

Our comments on Blasting are as follows:

1. The actual time day for blasting should be defined and controlled. The report does not identify this as a mitigation.

2. The discussion on blasting does not identify how the Quarry can monitor and protect adjacent properties from damage due to blasting. The report is clear on the time interval and blast loads but errors are inevitably made which made cause shaking, cracking or other damage to structures in the vicinity. The specific requirements for off-site protection needs to be identified.

We appreciate the opportunity to review and respond to this draft EIR. We request that the undersigned be placed on the list for all notices and public hearings regarding the Corona Quarry environmental reviews and surface mining permits.

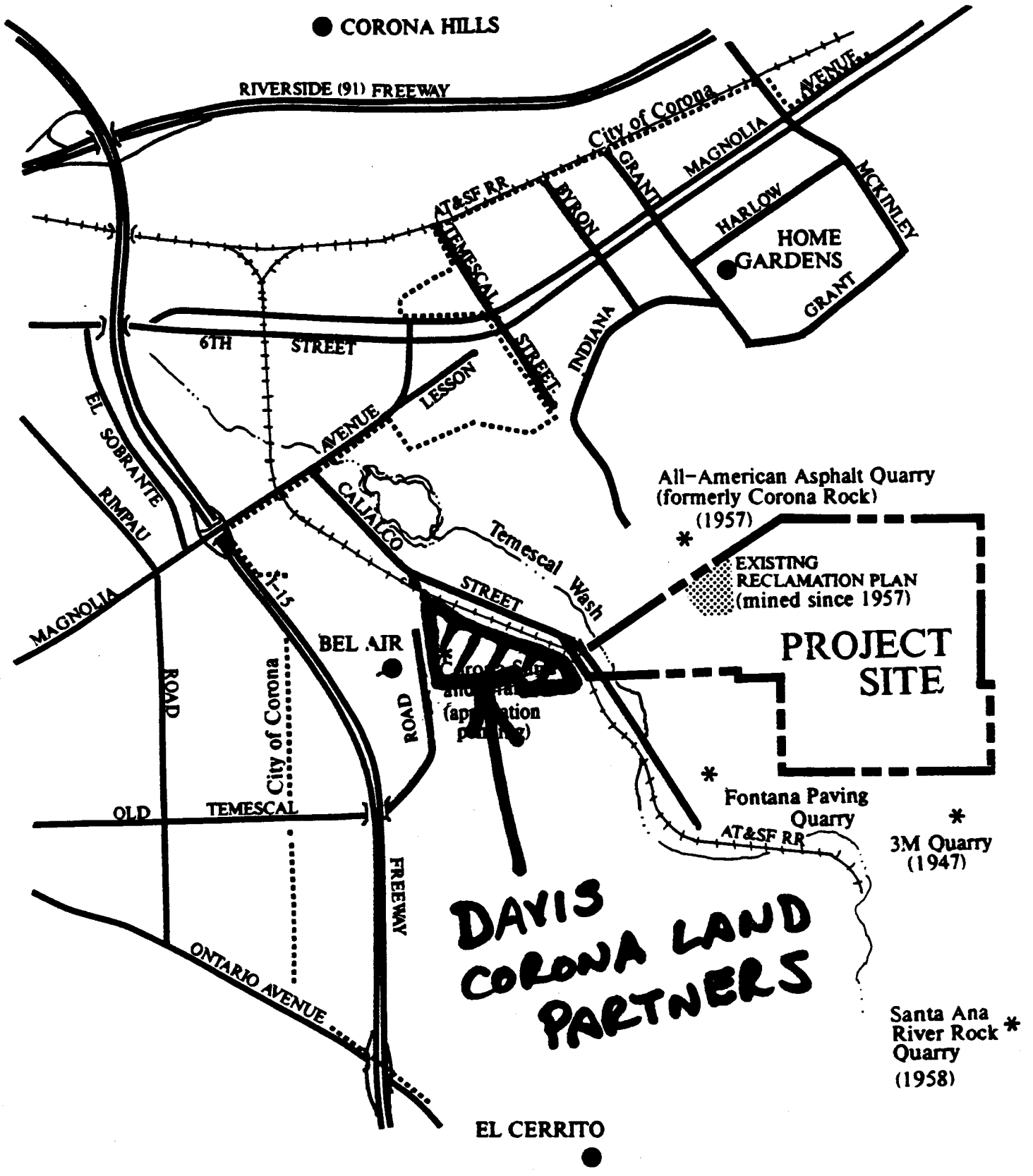
Sincerely,

DAVIS CORONA LAND PARTNERS

Alan J. Tuntland
Partner

attachments

cc: Donna McCormick, FMA
Deanna Elliano, City of Corona-Planning Dept.
G. Thomas Davis, Calmat Co.



LOCAL VICINITY MAP

CORONA QUARRY
CALMAT CO.

FIGURE 2

TENTATIVE TRACT MAP NO. 24534

IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 33, T5S, R6W, AND, A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, T6S, R6W, SBM.

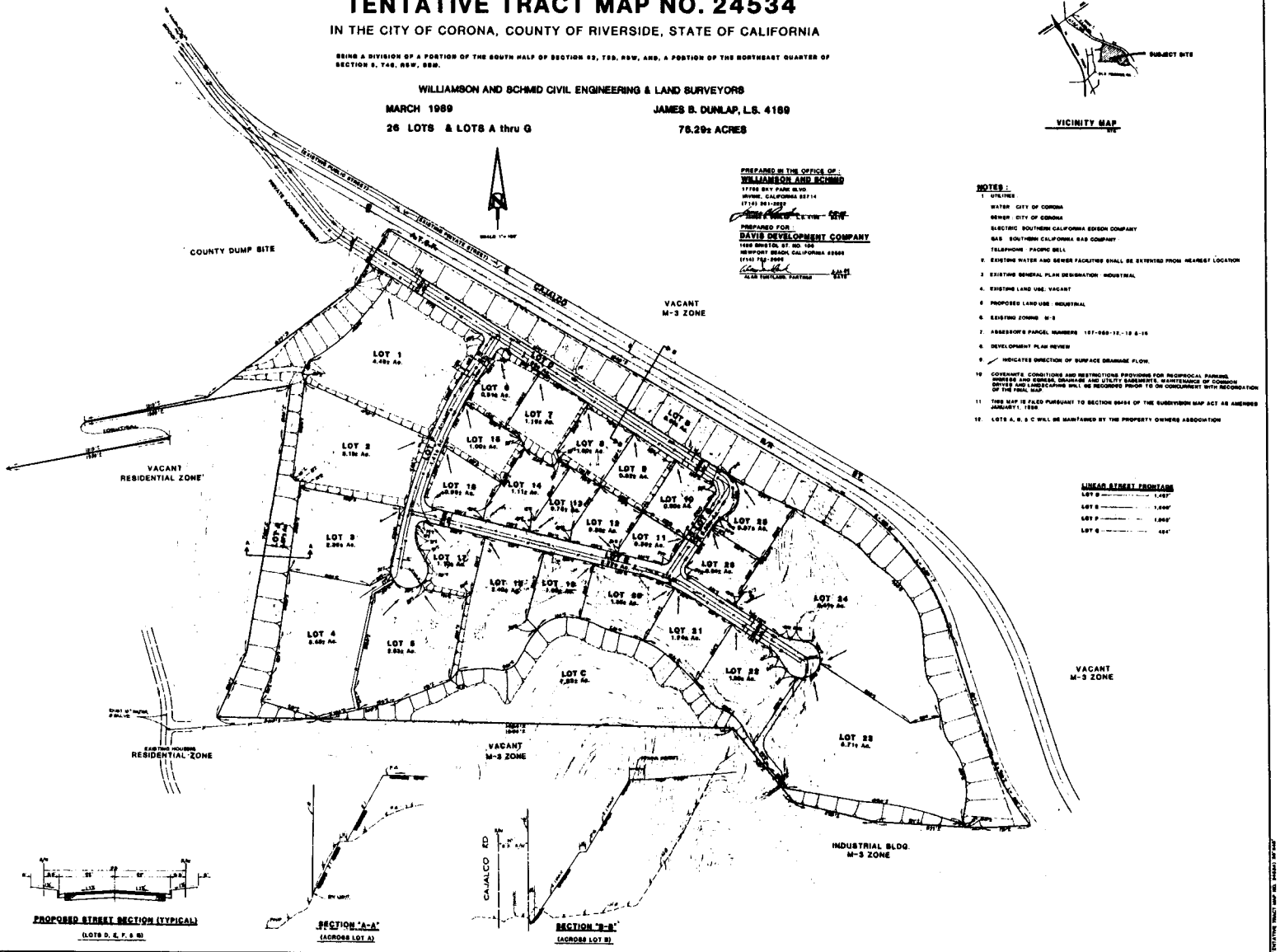
WILLIAMSON AND SCHMID CIVIL ENGINEERING & LAND SURVEYORS

MARCH 1989

JAMES B. DUNLAP, L.S. 4189

26 LOTS & LOTS A thru G

76.29± ACRES



VICINITY MAP

PREPARED IN THE OFFICE OF:
WILLIAMSON AND SCHMID
17782 SKY PARK BLVD.
IRVINE, CALIFORNIA 92714
(714) 261-3097

PREPARED FOR:
DAVIS DEVELOPMENT COMPANY
1600 BRISTOL ST. NO. 100
NEWPORT BEACH, CALIFORNIA 92660
(714) 752-2000

NOTES:

1. UTILITIES
   - WATER: CITY OF CORONA
   - SEWER: CITY OF CORONA
   - ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
   - GAS: SOUTHERN CALIFORNIA GAS COMPANY
   - TELEPHONE: PACIFIC BELL
2. EXISTING WATER AND SEWER FACILITIES SHALL BE EXTENDED FROM NEAREST LOCATION
3. EXISTING GENERAL PLAN DESIGNATION: INDUSTRIAL
4. EXISTING LAND USE: VACANT
5. PROPOSED LAND USE: INDUSTRIAL
6. EXISTING ZONING: M-3
7. ASSESSOR'S PARCEL NUMBERS: 107-060-12, -13 & -15
8. DEVELOPMENT PLAN REVIEW
9. INDICATES DIRECTION OF SURFACE DRAINAGE FLOW.
10. COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDING FOR RECIPROCAL PARKING, INGRESS AND EGRESS, DRAINAGE AND UTILITY EASEMENTS, MAINTENANCE OF COMMON DRIVES AND LANDSCAPING SHALL BE RECORDED PRIOR TO OR CONCURRENT WITH RECORDATION OF THE FINAL MAP.
11. THIS MAP IS FILED PURSUANT TO SECTION 66434 OF THE SUBDIVISION MAP ACT AS AMENDED JANUARY 1, 1988.
12. LOTS A, B, & C WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION

LINEAR STREET FRONTAGE

LOT B	1,407'
LOT D	1,000'
LOT F	1,000'
LOT G	484'

PROPOSED STREET SECTION (TYPICAL)
(LOTS D, E, F, & G)

SECTION "A-A"
(ACROSS LOT A)

SECTION "B-B"
(ACROSS LOT B)

TENTATIVE TRACT MAP NO. 24534 (REVISED 10-24-89)

88207

Letter 6
Davis Developments

Comment: *The existing [traffic] conditions in the vicinity are taken from another study (Magnolia Marketplace Traffic Study, February 1988). The report was not included in the appendix nor was the methodology for the data used discussed. We cannot agree nor disagree with the existing conditions as a base without more information.*

Response: The only existing conditions which were taken from the Magnolia Marketplace Traffic Study were the existing daily traffic volumes on local roadways near the project which would be impacted by project traffic. Because the other study was prepared earlier in the same year, the counts were deemed to be a current and realistic depiction of existing traffic patterns. In fact, the volumes shown on Magnolia Avenue may be somewhat higher than normal due to the detour in effect at the time for the I-15/SR-91 interchange construction. The volumes shown should represent a worst case of existing daily traffic. There is no "methodology" to present relative to the existing conditions.

Comment: *The 1986 highway data used for the Magnolia/I-15 interchange did not clearly state whether or not the data was existing or estimated counts and did the 1986 data assume the completion and opening of the I-15 through to Highway 60? If not, some factor should be used to adjust to 1989 conditions.*

Response: The 1986 data cited in the report was only for the existing I-15 Freeway daily traffic volumes in the vicinity of the Magnolia Avenue interchange, nor the interchange itself. As the report states, this data was taken from the 1986 Traffic Volumes on State Highways from Caltrans. Although not stated in the report, this data was factored upward in an attempt to represent current daily traffic volumes on the freeway at this location. The traffic patterns are probably influenced by the freeway construction and detours. At the level of analysis available for this study, it is impossible to predict the volumes and traffic patterns that might exist after the freeway interchange is completed because freeway route alternatives will be significantly altered; volume trends cannot be used to extrapolate future volumes. It is reasonable, however, to expect volumes on Magnolia Avenue east of the freeway interchange to decrease when detour traffic is removed. It should be noted that the focus of this study is on the local street system rather than the adjacent freeways as this is where the greatest project impact will occur and where mitigation measures can be proposed to address the impact.

The peak hour turning movements at the I-15/Magnolia Avenue interchange are based on actual counts made by Kunzman Associates in September 1988, as stated in the report.

Comment: *Define the basis for the estimated traffic on Cajalco Street.*

Response: The existing daily traffic on Cajalco Street is based on the volume of traffic on Cajalco Street during the AM peak hour turning movement count. The AM peak hour is the highest peak hour of the day and is assumed for this study to represent 10 percent of the average daily traffic volume.

Comment: *The traffic report does not include any traffic generation from any other development in the vicinity. Forecast of the Quarry traffic is 10 years in the future. Given the present intensity of development in the vicinity, the traffic study does not represent a true picture of the traffic impacts nor level of service requirements. Our site will have approximately 900,000 sf of industrial uses, the Koll Company may develop approximately 800,000 sf at Magnolia and Cajalco, Princeland Developments is considering a 900,000 sf development on Magnolia east of Cajalco. These developments plus others (over an 10 year horizon) will add significant traffic on Cajalco, Magnolia, and the I-15 interchange. Based on these facts, the traffic section of the EIR is not valid and needs rework.*

Response: The traffic study prepared for the Corona Quarry considered the impacts of the project itself, along with local and regional factors which are a matter of public record. It would be impossible to address projects which may be developed or are being considered. As stated previously, CalMat Co. will provide mitigation for traffic impacts directly proportional to its direct impact of the circulation system. The proponent expects that other developments which may occur in the area will do likewise.

Comment: *The actual engineering definition of Cajalco Street and the existing limits of the public right-of-way are not defined. The County of Riverside has not been able to give our civil engineers the deed information designating Cajalco as a public street. Our title information does not conclude that the public street connects to the proposed Quarry site. Our property has a documented access easement from Cajalco to the site on a straight line with the existing Cajalco Street. This access road is proposed to become a public street and right-of-way. The assumed geometry in the draft EIR showing the public improvements paralleling the railroad tracks may be inaccurate. This issue is of prime importance to our site and requires resolution prior to the approval of this project.*

Response: The public portion of Cajalco Street extends approximately 1/4 mile south of Magnolia Avenue. The remainder of the access road is private property, belonging to the Hohn family. CalMat Co., as well as other aggregate and industrial lease holders in the area, has been granted permission to use this roadway as part of their lease agreement. Davis Developments is apparently taking their access directly from the public portion of Cajalco Street. This access will not affect the Corona Quarry project, nor will the project affect Davis Development's access.

Comment: *The pending annexation No. 65 will transfer the public improvements burden on Cajalco and Magnolia to the City of Corona and the adjacent property owners. How will the County insure the final traffic mitigations, either public improvements or fee contributions, to the City.*

Response: Before the proposed project begins, CalMat Co. proposes a meeting with the City of Corona and the County of Riverside to work out the details, timing and responsibilities for the traffic mitigation measures.

Comment: *The actual time [of] day for blasting should be defined and controlled. The report does not identify this mitigation.*

Response: The project proponent proposes that blasting will only occur during the hours between 8:00 A.M. and 6:00 P.M.

Comment: *The discussion of blasting does not identify how the Quarry can monitor and protect adjacent properties from damage due to blasting. The report is clear on the time interval and blast loads but errors are inevitably made which may cause shaking, cracking or other damage to structures in the vicinity. The specific requirements for off-site protection needs to be identified.*

Response: During the preparation of the Draft Environmental Impact Report, Don Harris and Associates preformed a blasting study on the proposed project. His analysis demonstrated that no off-site damage would occur from the blasting on-site. The type of blasting which will be used is a localized blast, the purpose of which is to fracture rock in a very small area. Large blasts, which would have the potential to damage structures in the area, would be expensive and inefficient, and would thus not be desirable for this project. Additionally, the closest structures to the blasts will be CalMat's own processing plant and office buildings. It is obvious that CalMat would not want to cause damage to its own facilities located just a few hundred feet away.

As stated in the Draft Environmental Impact Report, the initial blast designs will not exceed 2,000 pounds of explosives per 8 ms delay period. This small blast was found to be safe in the study by the project blasting expert. Seismic monitoring, as mandated by AB 3180 (effective January 1, 1989) will be conducted in the nearby off-site neighborhoods during the initial blasts to determine if these limitations can be increased. At no time will explosive episodes result in Peak Particle Velocities exceeding one inch per second, thus preventing off-site damage.

Sierra Club
San Gorgonio Chapter

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San Bernardino, CA 92401
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April 17, 1989

Steven Kupferman
Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92501

Re: SMP No. 168 (Corona Quarry), EIR No. 316

Dear Mr. Kupferman:

The Sierra Club appreciates this opportunity to comment on the above-referenced EIR. The Draft EIR for this project contains a number of discrepancies that need to be addressed, and some of the stated mitigation measures are inadequate,or are so unclear or vague that they are unlikely to be effective in mitigation of the issues raised. The following list of concerns need to be addressed by the final EIR:

(1) The actual amount of Stephens' kangaroo rat (SKR) habitat located on the project site is unclear, and the criteria used for identifying suitable habitat was not clearly stated.

Figure 8 indicates nearly 1/2 of the project site consists of SKR range and habitat, yet Figure 16 and Map 3 of the Biotic Report (Appendix 5.8) imply that only a small area along the eastern boundary of the site is suitable SKR habitat. Both the Biotic Report (p.2) and Figure 15 and p. 45 of the EIR state that the entirety of the region shown in Figure 8 as SKR range and habitat is covered with the same vegetation type.

Also, it appears from the data presented that the only area listed as habitat was where actual captures of SKRs occurred (based on 240 trapping attempts, but on only 3 actual

trapping nights). This gives the impression that much potential habitat has been discounted as suitable habitat on this basis.

(2) The mitigation measures listed for the SKR are insufficient. They do not deal with monitoring of the species for a time period of approximately 20 years from commencement of the quarry expansion (sections 3.4.2 and 3.4.3, page 51). This places too much emphasis on the assumption that the species will continue to exist in a heavily disturbed environment based on poor evidence; i.e., that since the SKR is present at the existing site with existing levels of blasting and disturbance, it will continue to be present at the site even with intensified workings. Not enough about the SKR population size and density at the site is known to make this assumption. It may be that the population is already under stress from current levels of disturbance and that added disturbance will be too much. Also, again it's not clear as to how it will be determined when the quarry work has progressed to within 200 yards of SKR habitat, as this still needs to be clearly defined. Also, page 14 of the Biotic Report states that SKR habitat could be avoided by redesigning CalMat's pit plan. This was not addressed in the mitigation measures.

Also, the mitigation measure for the SKR anticipates a situation that has not yet occurred by assuming that at the point at which the quarry will begin to impact the SKR, that there will be a designated place to which SKRs can be shipped for protection. A mitigation measure based on such an assumption cannot be considered adequate, as it is a "we'll deal with it when we come to it" measure that does not deal with the project's role in causing habitat loss for the species.

The statement under "monitoring of mitigation measures" (Section 4.9, p. 87) that "the County of Riverside is responsible for establishing a protection plan for the SKR, and enforcing compliance with these regulations" is not sufficient in light of AB 3180, which requires that the lead agency itself set up a process by which to monitor compliance with the mitigation measures.

THEREFORE: there is a need (1) to clarify the actual amount of SKR habitat located within the project site, (2) to collect baseline data on the actual population size and density of the SKR on the project site based on a more extensive field survey, (3) to establish a monitoring program for the SKR population at the site, and (4) to define management actions for SKRs that will take effect immediately rather than in 20 years.

(3) For the 5 "sensitive species" listed by the EIR and the Biotic Report, it is listed by both reports that a major factor in the decline of each of these species has been the loss of habitat due to development or to conversion to agricultural land. The EIR is not clear in discussing the percentage of coastal sage scrub/grassland habitat that will be destroyed as compared to how much of that habitat is available in the vicinity of the project. In other words, the cumulative effect of the project could be greater than at first anticipated if it is one of many projects that will reduce the quantity of this habitat type, especially by cutting into a relatively large area of this habitat type.

(4) Mitigation measures do not deal at all with the destruction of breeding habitat of the California Black-tailed Gnatcatcher.

(5) Concerning the riparian habitat areas on the project site, the EIR implies that:

1. riparian areas will be preserved,
2. unless they are not, in which case the wetland area in the southwest corner of the site will be enhanced as riparian habitat,
3. unless it is decided to use the pond as a settling pond instead.

This is not clear, and a commitment to steps that will be taken to preserve riparian habitat needs to be clearly stated. I would suggest that considering the large degree of destruction to the coastal sage scrub community, and considering the developmental pressure on riparian communities, that enhancement of the pond would be a positive step irrespective of whether the other riparian site is damaged.

The monitoring program needed must ensure that the riparian areas remain beneficial to wildlife and that species diversity is not affected by nearby mining operations.

The 50 foot zone between the protected riparian area and plant operations should be constructed as a buffer zone, with a gradation of native vegetation outward from the riparian area if the area is to be of maximum benefit to wildlife.

(6) Vagaries exist in the sections dealing with rehabilitation of the site after mining is completed.

The statement is made on page 15 that the habitat after rehabilitation could be "better" than pre-mining habitat. This does not reflect the fact that rehabilitation would occur after such a long period of disturbance that the species currently on the site will no longer be present. In addition, the statement is made that the project will not

preclude revegetation as a means of reclamation after mining has been completed. However, it should be made clear, and fully taken into account in consideration of the EIR, that it would be unlikely that revegetation to a natural state would occur in place of further development on the site, especially considering the materials, including soil, that would have to be obtained for revegetation to occur.

(7) It is stated on page 86 of the EIR that the "Riverside General Plan states that development in hillside areas (slopes of 25% or greater) should be designed to follow or flow with the natural contours of the site. . . . The Corona Quarry would cause significant alteration of scenic peaks and ridgelines. No mitigation of such an impact is possible. The proposed project is inconsistent with this general plan policy".

We are unclear as to how the full project can be considered if it is not consistent with guidelines for the area as set out in the General Plan. It appears that one of the alternative measures (Section 4.3.2), either to progress only with Phase I of the project or to limit the mining operation so that the damage is restricted and the hills behind the quarry site are not brought down, would be more in keeping with this stipulation.

The Sierra Club would like to be notified of future public hearings and documents concerning this project.

Sincerely,

Bill Havert

Bill Havert
Conservation Coordinator

Letter 7
Sierra Club, San Gorgonio Chapter

Comment: *The actual amount of Stephens' kangaroo rat (SKR) habitat located on the project site is unclear, and the criteria used for identifying suitable habitat was not clearly stated.*

Figure 8 indicates nearly 1/2 of the project site consists of SKR range and habitat, yet Figure 16 and Map 3 of the Biotic Report (Appendix 5.8) imply that only a small area along the eastern boundary of the site is suitable SKR habitat. Both the Biotic Report (p. 2) and Figure 15 and p. 45 of the EIR state that the entirety of the region shown in Figure 8 as SKR range and habitat is covered with the same vegetation type.

Also, it appears from the data presented that the only area listed as habitat was where actual captures of SKRs occurred (based on 240 trapping attempts, but on only 3 actual trapping nights). This gives the impression that much potential habitat has been discounted as suitable habitat on this basis.

Response: Figure 8 of the Draft Environmental Impact Report indicates Riverside County's Stephens kangaroo rat range, as identified in the Riverside County General Plan. Figure 17 shows the entire Stephens kangaroo rat range. However, as stated in a report by the Riverside County Planning Staff, dated November 10, 1988, "it does not appear to staff that the Stephens' Kangaroo Rat range shown in the General Plan was intended to define the precise limits of the Stephens' Kangaroo Rat's distribution. Staff notes that the Stephens' Kangaroo Rat range shown in the General Plan in most areas does not follow natural features that would preclude the Stephens' Kangaroo Rat from occupying areas outside of that range."[1] In the case of the Corona Quarry site, most of the area identified by the General Plan as Stephens kangaroo rat range is actually unsuitable habitat due to the ruggedness of the topography. The species requires relatively level terrain, not exceeding 15 percent grade. Only 21 acres of the Corona Quarry site has slopes of 15 percent or less. Of that 21 acres, 15 acres are located within the floodplain, which is also unsuitable habitat for the species. The remaining six acres is that portion of the site identified by the project biologist as suitable Stephens kangaroo rat habitat. This is where the biologist trapped the three individuals of this species.

Comment: *The mitigation measures listed for the SKR are insufficient. They do not deal with monitoring of the species for a time period of approximately 20 years from the commencement of the quarry expansion (sections 3.4.2 and 3.4.3, page 51). This places too much emphasis on the assumption that the species will continue to exist in a heavily disturbed environment based on poor evidence; i.e., the since the SKR is present at the existing site with existing levels of blasting and disturbance, it will continue to be present at the site even with intensified workings. Not enough about the SKR population size and density at the site is known to make this assumption. It may be that the population is already under stress from current levels of disturbance and that added disturbance will be too much. Also, again it's not clear as to how it will be determined when the quarry work has progressed to within 400 feet of SKR habitat, as this still needs to be clearly defined. Also, page 14 of the Biotic Report states that SKR habitat could be avoided by redesigning CalMat's pit plan. This was not addressed in the mitigation measures.*

[1]Report by the Riverside County Planning Staff to the Riverside County Board of Supervisors, dated November 10, 1988.

Also, the mitigation measure for the SKR anticipates a situation that has not yet occurred by assuming that at the point at which the quarry will begin to impact the SKR, that there will be a designated place to which SKRs can be shipped for protection. A mitigation measure based on such an assumption cannot be considered adequate, as it is a "we'll deal with it when we come to it" measure that does not deal with the project's role in causing habitat loss for the species.

The statement under "monitoring of mitigation measures" (Section 4.9, p. 87) that "the County of Riverside is responsible for establishing a protection plan for the SKR, and enforcing compliance with these regulations" is not sufficient in light of AB 3180, which requires that the lead agency itself set up a process by which to monitor compliance with the mitigation measures.

Response: In light of concerns about the on-going viability of the Stephens kangaroo rat population, CalMat Co. will retain a qualified biologist to perform annual surveys of the suitable habitat. Existing blasting and quarrying operations at the adjacent All-American Asphalt and 3M facilities, and the nearby Santa Ana River Rock Quarry, have not precluded the presence of the species.

The habitat boundaries for the Stephens kangaroo rat have been established quite specifically, due to topographical requirements. Thus, determining when mining has progressed within 400 feet of this habitat should not be difficult for either a biologist, or the on-site manager to determine.

The relatively recent inclusion of the Stephens kangaroo rat on the Federal List of Endangered Species has resulted in a state of uncertainty as to the mitigation measures which will be available for the species. At the time of this writing, the County of Riverside has not yet established habitat preserves for protecting the Stephens kangaroo rat. It is anticipated that they will be doing so within the next five years. By the time that mining progresses to 400 feet from the identified habitat Stephens kangaroo rat preserves should be available in the county to receive transplanted individuals. Riverside County has expressed a desire to transplant individuals of the species, rather than establishing "pockets" of protected habitat throughout the county. If preserves have been established by the time that the mining activities have reached within 400 feet of the existing on-site habitat CalMat will retain a qualified biologist to trap and transplant the Stephens kangaroo rats to one of the preserves. If no such preserves have been established by this time, CalMat will not encroach within 400 feet of the existing habitat until such preserves are available, or until protection measures are no longer necessary (as determined by the County).

Comment: *For the 5 "sensitive species" listed by the EIR and the Biotic Report, it is listed by both reports that a major factor in the decline of each of these species has been the loss of habitat due to development or to conversion to agricultural land. The EIR is not clear in discussing the percentage of coastal sage scrub/grassland habitat that will be destroyed as compared to how much of that habitat is available in the vicinity of the project. In other words, the cumulative effect of the project could be greater than at first anticipated if it is one of many projects that will reduce the quantity of this habitat type, especially by cutting into a relatively large area of this habitat type.*

Response: The impact of the loss of less than 300 acres of California black-tailed gnatcatcher habitat is not considered significant. First, while the exact extent of the coastal sage scrub plant community, which provides habitat for this species, is unknown, it is estimated to be in excess of 300,000 acres. The loss of less than 300 acres of this habitat would thus constitute less than one tenth of one percent (0.1 %). Some of this habitat is either unoccupied by the bird, or not fully occupied. While one of the threats to the species is the loss of habitat, it is also true that there are fewer individuals than there is habitat to support them. The most recent reliable data indicates that approximately 1,335 breeding California black-tailed gnatcatcher pairs remaining. Only three individuals were observed on the site, indicating that the habitat is not fully occupied. If the project were to result in the loss of these individuals, the result would be an estimated loss of less than two tenths of one percent (0.2%). The California black-tail gnatcatchers on the Corona Quarry site may also be able to move into adjacent habitat if it is similarly under-utilized by the species.

Comment: *Mitigation measures do not deal at all with the destruction of breeding habitat of the California Black-tailed Gnatcatcher.*

Response: The impact of the loss of less than 300 acres of California black-tailed gnatcatcher habitat is not considered significant. First, while the exact extent of the coastal sage scrub plant community, which provides habitat for this species, is unknown, it is estimated to be in excess of 300,000 acres. The loss of less than 300 acres of this habitat would thus constitute less than one tenth of one percent (0.1 %). Some of this habitat is either unoccupied by the bird, or not fully occupied. While one of the threats to the species is the loss of habitat, it is also true that there are fewer individuals than there is habitat to support them. The most recent reliable data indicates that approximately 1,335 breeding California black-tailed gnatcatcher pairs remaining. Only three individuals were observed on the site, indicating that the habitat is not fully occupied. If the project were to result in the loss of these individuals, the result would be an estimated loss of less than two tenths of one percent (0.2%). The California black-tail gnatcatchers on the Corona Quarry site may also be able to move into adjacent habitat if it is similarly under-utilized by the species.

Comment: *Concerning the riparian habitat areas on the project site, the EIR implies that:*

1. *riparian areas will be preserved,*
2. *unless they are not, in which case the wetland area in the southwest corner of the site will be enhanced as riparian habitat,*
3. *unless it is decided to use the pond as a settling pond instead.*

This is not clear, and a commitment to steps that will be taken to preserve riparian habitat needs to be clearly stated. I would suggest that considering the large degree of destruction to the coastal sage scrub community, and considering the development pressure on riparian communities, that enhancement of the pond would be a positive step irrespective of whether the other riparian site is damaged.

The monitoring program needed must ensure that the riparian areas remain beneficial to wildlife and that species diversity is not affected by nearby mining operations.

The 50 foot zone between the protected riparian area and plant operations should be constructed as a buffer zone, with a gradation of native vegetation outward from the riparian area if the area is to be of maximum benefit to wildlife.

Response: The project proponent is proposing to avoid contact with the existing riparian plant community, with the exception of the alteration of the existing overcrossing. The pond and marsh habitat located at the southwest corner of the site will be avoided, and protected from disturbance by sedimentation traps, berming and similar strategies. A separate settling pond will be constructed in a barren location not far from the existing pond. As demonstrated in numerous existing sand and gravel operations, this pond will develop its own riparian habitat over time, thus increasing the available water-oriented habitat.

Comment: *Vagaries exist in the section dealing with rehabilitation of the site after mining is completed.*

The statement is made on page 15 that the habitat after rehabilitation could be "better" than pre-mining habitat. This does not reflect the fact that rehabilitation would occur after such a long period that rehabilitation would occur after such a long period of disturbance that the species currently on the site will no longer be present. In addition, the statement is made that the project will not preclude revegetation as a means of reclamation after mining has been completed. However, it should be made clear, and fully taken into account in consideration of the EIR, that it would be unlikely that revegetation to a natural state would occur in place of further development on the site, especially considering the materials, including soil, that would have to be obtained for revegetation to occur.

Response: As described on page -?- of this document, some reclamation will occur concurrently with mining. This concurrent reclamation will include revegetation of mined slopes and benches.

CalMat Co. is proposing to provide a native environmental reclamation, consisting of slope stabilization, resoiling, and revegetation. Whatever post-mining uses occur after reclamation has been completed are not under CalMat's control.

Comment: *It is stated on page 86 of the EIR that the "Riverside General Plan states that development in hillside ares (slopes of 25% or greater) should be designed to follow or flow with the natural contours of the site....The corona Quarry would cause significant alteration of scenic peaks and ridgelines. No mitigation os such an impact is possible. The proposed project is inconsistent with this general plan policy".*

We are unclear as to how the full project can be considered if it is not consistent with guidelines for the area as set out in the General Plan. It appears that one of the alternative measures (Section 4.3.2), either to progress only with Phase I of the project or to limit the mining operation so that the damage is restricted and the hills behind the quarry site are not brought down, would be more in keeping with this stipulation.

Response: While the short-term alternatives may seem to be environmentally superior after a cursory look, more careful analysis will demonstrate that the advantages are slight, and, in some ways, the "Proposed Project" is environmentally preferable. The "Proposed Project" would allow for a more efficient use of the natural resource, as it will allow a "top-to-bottom" progression of mining. A portion of the front (west) face, which is of a lesser resource quality will be retained. This area will then provide a partial screen of the mining activity located to the east. The short-term plans would require a front-to-back, single face mining progression, and necessitate using the lesser quality resource. The ultimate land form left behind by the "Proposed Project" would allow for a variety of post-mining uses, any of which would be aesthetically preferable to the face left behind by a front-to-back plan. Thus, visual impacts could actually be greater if one of the short-term alternatives is utilized. Additionally, such impacts as noise and vibration, air quality, traffic, hydrology and drainage and public safety would not be lessened by the adoption of a short-term alternative, except in duration. Biological impacts would be lessened to a degree.

State of California

Memorandum

THE RESOURCES AGENCY OF CALIFORNIA

To : Dr. Gordon F. Snow
Assistant Secretary for Resources

Mr. Steven Kupferman, Engineering Geologist
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

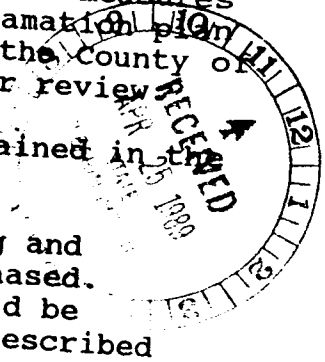
From : Department of Conservation—Office of the Director

Date : April 17, 1989

Subject: Draft Environmental Impact Report (EIR) for Corona Quarry Surface Mining Permit No. 168, **SCH# 88081517**

The Mine Reclamation Program staff of the Department of Conservation's Division of Mines and Geology has reviewed the Draft EIR for Corona Quarry. Mine Reclamation Program files were also reviewed. The following comments prepared by James Pompy, Gail Newton, and Michael Sandecki are offered to assist in your review of this project.

The Surface Mining and Reclamation Act of 1975 (SMARA) and the State Mining and Geology Board regulations for surface mining and reclamation practice (California Administrative Code [CAC] Title 14, Chapter 8, Article 1, Section 3500 et seq.) (copies attached) require that a reclamation plan be submitted to and approved by the lead agency. While many of the proposed mitigation measures address reclamation aspects of the operation, a reclamation plan was not included in the Draft EIR. We request that the County of Riverside send a copy of the reclamation plan for our review.



The following comments address pertinent issues contained in the Draft EIR.

1. Page 21 of the Draft EIR states that mining and reclamation of the Corona Quarry will be phased. In the reclamation plan, these phases should be identified, with at least the first phase described in detail.

2. Figure 11 details the proposed mining contours and indicates a setback buffer adjacent to the property boundaries. According to this figure, the mined contours are within the setback, ending at the property boundary, thereby, not providing a setback.

3. It is unclear whether or not the slope stability design recommended in appendix 5.10 has been incorporated in figure 11 and figure 12. The report recommends that enhanced stability could be gained by utilizing 60 degree slope interfaces and 15 foot wide benches. The design of the benches should be clarified.

4. Page 25 states that 336.92 acres comprise the Corona Quarry property, with approximately 260 of that being mined. The remainder of the site includes setbacks,

processing areas, storage sites, roadways, and undisturbed open space. SMARA requires an estimate of all mined lands, which includes processing acreage areas, storage sites, and roadways, and that all mined lands be included in the reclamation plan. As stated under item 2 previously, the setback, as depicted, is also slated for mining, and should, therefore, be included in the estimated acreage of mined lands that require reclamation.

5. Page 27 states that the fines and overburden soils will be sold, if a market is found, and used for reclamation if no market is realized. Appendix 5.10 states that "the site is covered by a thin blanket of topsoil and slope wash deposits. . .." The operator should estimate the amount of soil needed for reclamation of the site and plan for the stockpiling of that amount of soil on site.

6. On Page 69, the Draft EIR discusses some of the problems associated with stating an end use (as required by SMARA) for a project that will not be completed for approximately 75 years. The Draft EIR gives examples of potential uses of the "reclaimed landform" resulting from this project. The reclamation plan should detail how the "reclaimed landform" will be achieved, including how "restoration to a structurally stable final topography" and how "establishment of a permanent, self-perpetuating vegetative ecosystem" will be accomplished.

7. The Draft EIR states that the mining project will last approximately 75 years. SMARA requires that the operator state the termination date for the project. This requirement may be difficult for long-term projects such as Corona. We suggest that the County approve the reclamation plan for a determinate amount of time (i.e. 5 to 10 years), allowing for periodic review and updating of the plan.

8. Page 15 of the Draft EIR states that "Mining of this property has actually enhanced the riparian habitat." This statement is in reference to CalMat's San Juan Creek site. The San Juan Creek site may not be the best example of the benefit of gravel mining to natural habitats. Mining in San Juan Creek is discussed in "Erosion and deposition at a sand and gravel mining operation in San Juan Creek, Orange County, California," by Vanoni et al. <u>in</u> "Storms, Floods and

Debris Flows in Southern California and Arizona," National Academy Press, 1982. This publication presents detailed information on severe headward erosion, channel widening and bank cutting that resulted from mining operations in the San Juan Creek channel. The erosion resulted in loss of riparian habitat on park lands upstream of the mine. One should realize in making the comparison, however, that the Corona quarry project will not require large-scale alteration of the stream bed like that utilized at San Juan Creek.

One of the proposed mitigation measures (Page 5) states that "The riparian area on the southwest end of the project site shall be preserved." Measures to ensure the mitigation should be clearly stated and included in the reclamation plan.

Please forward a copy of the final approved reclamation plan. The reclamation plan will be placed in Mine Reclamation Program files pursuant to the Surface Mining and Reclamation Act.

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact James Pompy, Mine Reclamation Program Manager, at (916) 323-8565.

Dennis J. O'Bryant

Dennis J. O'Bryant
Environmental Program Coordinator

Attachments

CALIFORNIA DEPARTMENT OF CONSERVATION
DIVISION OF MINES AND GEOLOGY

DMG NOTE 26

SURFACE MINING AND RECLAMATION ACT OF 1975

(As amended by Senate Bill 1300, Nejedly - 1980 Statutes,
Assembly Bill 1110, Areias - 1984 Statutes,
Senate Bill 593, Royce - 1985 Statutes,
Senate Bill 1261, Seymour - 1986 Statutes
and Assembly Bill 747 - 1987 Statute)

Article 1. General Provisions

§2710. This chapter shall be known and may be cited as the Surface Mining and Reclamation Act of 1975.

§2711. (a) The Legislature hereby finds and declares that the extraction of minerals is essential to the continued economic well-being of the state and to the needs of the society, and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety.

(b) The Legislature further finds that the reclamation of mined lands as provided in this chapter will permit the continued mining of minerals and will provide for the protection and subsequent beneficial use of the mined and reclaimed land.

(c) The legislature further finds that surface mining takes place in diverse areas where the geologic, topographic, climatic, biological, and social conditions are significantly different and that reclamation operations and the specifications therefore may vary accordingly.

§2712. It is the intent of the legislature to create and maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to assure that:

(a) Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.

(b) The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.

(c) Residual hazards to the public health and safety are eliminated.

§2713. It is not the intent of the Legislature by the enactment of this chapter to take private property for public use without payment of just compensation in violation of the California and United States Constitutions.

§2714. The provisions of this chapter shall not apply to any of the following activities:

(a) Excavations or grading conducted for farming or onsite construction or for the purpose of restoring land following a flood or natural disaster.

(b) Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less.

(c) Surface mining operations that are required by federal law in order to protect a mining claim, if such operations are conducted solely for that purpose.

(d) Such other surface mining operations which the board determines to be of an infrequent nature and which involve only minor surface disturbances.

§2715. No provision of this chapter or any ruling, requirement, or policy of the board is a limitation on any of the following:

(a) On the police power of any city or county or on the power of any city or county to declare, prohibit, and abate nuisances.

(b) On the power of the Attorney General, at the request of the board, or upon his own motion, to bring an action in the name of the people of the State of California to enjoin any pollution or nuisance.

(c) On the power of any state agency in the enforcement or administration of any provision of law which it is specifically authorized or required to enforce or administer.

(d) On the right of any person to maintain at any time any appropriate action for relief against any private nuisance as defined in Part 3 (commencing with Section 3479) of Division 4 of the Civil Code or for any other private relief.

(e) On the power of any lead agency to adopt policies, standards, or regulations imposing additional requirements on any person if the requirements do not prevent the person from complying with the provisions of this chapter.

(f) On the power of any city or county to regulate the use of buildings, structures, and land as between industry, business, residents, open space (including agriculture, recreation, the enjoyment of scenic beauty, and the use of natural resources), and other purposes.

§2716. Any person may commence an action on his own behalf against the board or the State Geologist for a writ of mandate pursuant to Chapter 2 (commencing with Section 1084) of Title 1 of Part 3 of the Code of Civil Procedure to compel the board or the State Geologist to carry out any duty imposed upon them pursuant to the provisions of this chapter.

§2717. The board shall submit to the Legislature on December 1st of each year a report on the actions taken pursuant to this chapter during the preceding fiscal year. Such report shall include a statement of the actions, including legislative recommendations, which are necessary to carry out more completely the purposes and requirements of this chapter.

§2718. If any provision of this chapter or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the chapter which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are severable.

Article 2. Definitions

§2725. Unless the context otherwise requires, the definitions set forth in this article shall govern the construction of this chapter.

§2726. "Area of regional significance" means an area designated by the board pursuant to Section 2790 which is known to

contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in a particular region of the state within which the minerals are located and which, if prematurely developed for alternate incompatible land uses, could result in the permanent loss of minerals that are of more than local significance.

§2727. "Area of statewide significance" means an area designated by the board pursuant to Section 2790 which is known to contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in the state and which, if prematurely developed for alternate incompatible land uses, could result in the permanent loss of minerals that are of more than local or regional significance.

§2728. "Lead agency" means the city, county, San Francisco Bay Conservation and Development Commission, or the board which has the principal responsibility for approving a surface mining operation or reclamation plan pursuant to this chapter.

§2729. "Mined lands" includes the surface, subsurface, and ground water of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

§2730. "Mining waste" includes the residual of soil, rock, mineral, liquid, vegetation, equipment, machines, tools, or other materials or property directly resulting from, or displaced by, surface mining operations.

§2731. "Operator" means any person who is engaged in surface mining operations, himself, or who contracts with others to conduct operations on his behalf, except a person who is engaged in surface mining operations as an employee with wages as his sole compensation.

§2732. "Overburden" means soil, rock, or other materials that lie above a natural mineral deposit or in between mineral deposits, before or after their removal by surface mining operations.

§2732.5. "Permit" means any authorization from, or approval by, a lead agency, the absence of which would preclude surface mining operations.

§2733. "Reclamation" means the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

§2734. "State policy" means the regulations adopted by the board pursuant to Section 2755.

§2735. "Surface mining operations" means all, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to:

(a) Inplace distillation or restoring or leaching.

(b) The production and disposal of mining waste.

(c) Prospecting and exploratory activities.

Article 3. District Committees

§2740. In carrying out the provisions of this chapter, the board may establish districts and appoint one or more district technical advisory committees to advise the board. In establishing districts for these committees, the board shall take into account physical characteristics, including, but not limited to, climate, topography, geology, type of overburden, and principal mineral commodities. Members of the committees shall be selected and appointed on the basis of their professional qualifications and training in mineral resource conservation, development and utilization, land use planning, mineral economics, or the reclamation of mined lands.

§2741. The members of the committee shall receive no compensation for their services, but shall be entitled to their actual and necessary expenses incurred in the performance of their duties.

Article 4. State Policy for the Reclamation of Mined Lands

§2755. The board shall adopt regulations which establish state policy for the reclamation of mined lands in accordance with the general provisions set forth in Article 1 (commencing with Section 2710) of this chapter and pursuant to Chapter 4.5 (commencing with Section 11371) of Part 1 of Division 3 of Title 2 of the Government Code.

§2756. State policy shall apply to the conduct of surface mining operations and shall include, but shall not be limited to, measures to be employed by lead agencies in specifying grading, backfilling, resoiling, revegetation, soil compaction, and other reclamation requirements, and for soil erosion control, water quality and watershed control, waste disposal, and flood control.

§2757. The state policy adopted by the board shall be based upon a study of the factors that significantly affect the present and future condition of mined lands, and shall be used as standards by lead agencies in preparing specific and general plans, including the conservation and land use elements of the general plan, and zoning ordinances. The state policy shall not include aspects of regulating surface mining operations which are solely of local concern, and not of statewide or regional concern, as determined by the board, such as, but not limited to, hours of operation, noise, dust, fencing, and purely aesthetic considerations.

§2758. Such policy shall include objectives and criteria for all of the following:

(a) Determining the lead agency pursuant to the provisions of Section 2771.

(b) The orderly evaluation of reclamation plans.

(c) Determining the circumstances, if any, under which the approval of a proposed surface mining operation by a lead agency need not be conditioned on a guarantee assuring reclamation of the mined lands.

§2759. The state policy shall be continuously reviewed and may be revised. During the formulation or revision of such policy, the board shall consult with, and carefully evaluate the recommendations of, the State Geologist, any district technical advisory committees, concerned federal, state, and local agencies, educational institutions, civic and public interest organizations, and private organizations and individuals.

§2760. The board shall not adopt or revise the state policy unless a public hearing is first held respecting their adoption or revision. At least 30 days prior to such hearing, the board shall give notice of the hearing by publication pursuant to Section 6061 of the Government Code.

§2761. (a) On or before January 1, 1977, and, as a minimum, after the completion of each decennial census, the Office of Planning and Research shall identify portions of the following areas within the state which are urbanized or are subject to urban expansion or other irreversible land uses which would preclude mineral extraction.

(1) Standard metropolitan statistical areas and such other areas for which information is readily available.

(2) Other areas as may be requested by the board

(b) In accordance with a time schedule, and based upon guidelines adopted by the board, the State Geologist shall classify, on the basis solely of geologic factors, and without regard to existing land use and land ownership, the areas identified by the Office of Planning and Research, any area for which classification has been requested by a petition which has been accepted by the board, or any other areas as may be specified by the board, as one of the following:

(1) Areas containing little or no mineral deposits.
(2) Areas containing significant mineral deposits.
(3) Areas containing mineral deposits, the significance of which requires further evaluation.

(c) As it is completed by county, the State Geologist shall transmit such information to the board for incorporation into the state policy and for transmittal to lead agencies.

§2762. (a) Within 12 months of receiving the mineral information described in Section 2761, and also within 12 months of the designation of an area of statewide or regional significance within its jurisdiction, every lead agency shall, in accordance with state policy, establish mineral resource management policies to be incorporated in its general plan which will:

(1) Recognize mineral information classified by the State Geologist and transmitted by the board.
(2) Assist in the management of land use which affect areas of statewide and regional significance.
(3) Emphasize the conservation and development of identified mineral deposits.

(b) Every lead agency shall submit proposed mineral resource management policies to the board for review and comment prior to adoption.

(c) Any subsequent amendment of the mineral resource management policy previously reviewed by the board shall also require review and comment by the board.

(d) Prior to permitting a use which would threaten the potential to extract minerals in an area classified by the State Geologist as an area described in paragraph (3) of subdivision (b) of Section 2761, the lead agency may cause to be prepared an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. The results of such evaluation shall be transmitted to the State Geologist and the board.

§2763. (a) Lead agency land use decisions involving areas designated as being of regional significance shall be in accordance with the lead agency's mineral resource management policies and shall also, in balancing mineral values against alternative land uses, consider the importance of these minerals to their market region as a whole and not just their importance to the lead agency's area of jurisdiction.

(b) Lead agency land use decisions involving areas designated as being of statewide significance shall be in accordance with the lead agency's mineral resource management policies and shall also, in balancing mineral values against alternative land uses, consider the importance of the mineral resources to the state and nation as a whole.

§2764. (a) Upon the request of an operator or other interested person and payment by the requesting person of the estimated cost of processing the request, the lead agency having jurisdiction shall amend its general plan, or prepare a new specific plan or amend any applicable specific plan, that shall, with respect to the continuation of the existing surface mining operation for which the request is made, plan for future land uses in the vicinity of, and access routes serving, the surface mining operation in light of the importance of the minerals to their market region as a whole, and not just their importance to the lead agency's area of jurisdiction.

(b) In adopting amendments to the general plan, or adopting or amending a specific plan, the lead agency shall make written legislative findings as to whether the future land uses and particular access routes will be compatible or incompatible with the continuation of the surface mining operation, and if they are found to be incompatible, the findings shall include a statement of the reasons why they are to be provided for, notwithstanding the importance of the minerals to their market region as a whole or their previous designation by the board, as the case may be.

(c) Any evaluation of a mineral deposit prepared by a lead agency for the purpose of carrying out this section shall be transmitted to the State Geologist and the board.

(d) The procedure provided for in this section shall not be undertaken in any area that has been designated pursuant to Article 6 (commencing with Section 2790) if mineral resource management policies have been established and incorporated in the lead agency's general plan in conformance with Article 4 (commencing with Section 2755).

Article 5. Reclamation Plans and the Conduct of Surface Mining Operations

§2770. (a) Except as provided in subdivision (b), no person shall conduct surface mining operations unless a permit is obtained from, and a reclamation plan has been submitted to, and approved by, the lead agency for the operation pursuant to this article.

(b) Any person with an existing surface mining operation who has vested rights pursuant to Section 2776 and who does not have an approved reclamation plan shall submit a reclamation plan to the lead agency not later than March 31, 1988. If a reclamation plan application is not on file by March 31, 1988, the continuation of the surface mining operation is prohibited until a reclamation plan is submitted to the lead agency. For purposes of this subdivision, reclamation plans may consist of all or the appropriate sections of any plans or written agreements previously approved by the lead agency or another agency, together with any additional documents needed to substantially meet the requirements of Sections 2772 and 2773 and the lead agency surface mining ordinance adopted pursuant to subdivision (a) of Section 2774, provided that all documents which together are proposed to serve as the reclamation plan are submitted for approval to the lead agency in accordance with this chapter. The lead agency's review of these plans is limited to whether the plan substantially meets the requirements of Sections 2772 and 2773 and the lead agency surface mining ordinance adopted pursuant to subdivision (a) of Section 2774. Plans that are judged to meet the intent of this chapter shall be approved for the purposes of this chapter. Plans that are judged as not substantially meeting the requirements of Sections 2772 and 2773 and the lead agency surface mining ordinance adopted pursuant to subdivision (a) of Section 2774 shall be returned to the operator within 60 days. The operator has 60 days to revise the plan to address identified deficiencies, at which time the revised plan shall be returned to the lead agency for review and approval. Except as specified by subdivision (c), (d), or (f), if plans remain unapproved by July 1, 1990, the continuation of the surface mining operation is prohibited until a reclamation plan is approved by the lead agency.

(c) Any person who, based on the evidence of the record, can substantiate that a lead agency has failed to act according to due process, or has relied on considerations not related to the specific requirements of Sections 2772 and 2773 and the lead agency surface mining ordinance adopted pursuant to subdivision (a) of Section 2774 in reaching a decision to deny approval of a reclamation plan, or has failed to act within a reasonable time of receipt of a completed application, may appeal that action or inaction to the board.

(d) The board may decline to hear an appeal if it determines that the appeal raises no substantial issues related to the lead agency's review pursuant to this section.

(e) Appeals that the board does not decline to hear shall be scheduled and heard at a public hearing within 45 days of the filing of the appeal, or any longer period as may be mutually agreed upon by the board and the person filing the appeal. In hearing an appeal, the board shall only determine whether the plan substantially meets the requirements of Sections 2772 and 2773 and the lead agency surface mining ordinance adopted pursuant to subdivision (a) of Section 2774. A plan judged to meet these requirements shall be approved. A plan judged not to meet these requirements shall be returned to the person filing the appeal with a notice of deficiencies, who shall be granted, once only, a period of 30 days to correct the noted deficiencies and submit the revised plan to the lead agency for review and approval.

(f) Any enforcement action which may be brought against an operator with vested rights pursuant to Section 2776 shall be held in abeyance pending action on an application pursuant to subdivision (b) or the resolution of an appeal filed with the board pursuant to subdivision (c).

§2770.5. Whenever surface mining operations are proposed in the 100-year flood plain for any stream, as shown in Zone A of Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, and within one mile, upstream or downstream, of any state highway bridge, the lead agency receiving the application for the issuance or renewal of a permit to conduct the surface mining operations shall notify the Department of Transportation that the application has been received. The Department of Transportation shall have a period of not more than 45 days to review and comment on the proposed surface mining operations with respect to any potential damage to the state highway bridge from the proposed surface mining operations. The lead agency shall not issue or renew the permit until the Department of Transportation has submitted its comments or until 45 days from the date the application for the permit was submitted, which ever occurs first.

§2771. Whenever a proposed surface mining operation is within the jurisdiction of two or more public agencies, is a permitted use within the agencies, and is not separated by a natural or manmade barrier coinciding with the boundary of the agencies, the evaluation of the proposed operation shall be made by the lead agency in accordance with the procedures adopted by the lead agency pursuant to Section 2774. In the event that a dispute arises as to which public agency is the lead agency, any public agency which is a party to the dispute may submit the matter to the board; and the board shall designate the public agency which shall serve as the lead agency, giving due consideration to the capability of such agency to fulfill adequately the requirements of this chapter and to an examination of which of the public agencies has principal permit responsibility.

§2772. The reclamation plan shall be filed with the lead agency on a form provided by the lead agency, by any person who owns, leases, or otherwise controls or operates on all, or any portion of any, mined lands, and who plans to conduct surface mining operations thereon.

The reclamation plan shall include the following information and documents:

(a) The name and address of the operator and the names and addresses of any persons designated by him as his agents for the service of process.

(b) The anticipated quantity and type of minerals for which the surface mining operation is to be conducted.

(c) The proposed dates for the initiation and termination of such operation.

(d) The maximum anticipated depth of the surface mining operation.

(e) The size and legal description of the lands that will be affected by such operation, a map that includes the boundaries and topographic details of such lands, a description of the general geology of the area, a detailed description of the geology of the area in which surface mining is to be conducted, the location of all streams, roads, railroads, and utility facilities within, or adjacent to, such lands, the location of all proposed access roads to be constructed in conducting such operation, and the names and addresses of the owners of all surface and mineral interests of such lands.

(f) A description of and plan for the type of surface mining to be employed and a time schedule that will provide for the completion of surface mining on each segment of the mined lands so that reclamation can be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance by the surface mining operation.

(g) A description of the proposed use or potential uses of the land after reclamation and evidence that all owners of a possessory interest in the land have been notified of the proposed use or potential uses.

(h) A description of the manner in which reclamation, adequate for the proposed use or potential uses will be accomplished, including:

(1) a description of the manner in which contaminants will be controlled, and mining waste will be disposed; and

(2) a description of the manner in which rehabilitation of affected streambed channels and streambanks to a condition minimizing erosion and sedimentation will occur.

(i) An assessment of the effect of implementation of the reclamation plan on future mining in the area.

(j) A statement that the person submitting the plan accepts responsibility for reclaiming the mined lands in accordance with the reclamation plan.

(k) Any other information which the lead agency may require by ordinance.

§2773. The reclamation plan shall be applicable to a specific piece of property or properties, and shall be based upon the character of the surrounding area and such characteristics of the property as type of overburden, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities.

§2774. (a) Every lead agency shall adopt ordinances in accordance with state policy which establish procedures for the review and approval of reclamation plans and the issuance of a permit to conduct surface mining operations, except that any lead agency without an active surface mining operation in its jurisdiction may defer adopting an implementing ordinance until the filing of a permit application. Such reclamation and permit ordinances shall establish procedures requiring at least one public hearing and periodic inspections of surface mining operations, and may include provisions for liens, surety bonds, or other security to guarantee reclamation in accordance with the reclamation plan. Such ordinances shall be periodically reviewed by the lead agency and revised, as necessary, in order to ensure that the ordinances continue to be in accordance with state policy.

(b) Lead agencies shall notify the State Geologist of the filing of an application for a permit to conduct surface mining operations.

(c) On request of a lead agency, the State Geologist shall furnish technical assistance to assist in the review of reclamation plans.

§2774.3. The board shall review lead agency ordinances which establish permit and reclamation procedures to determine whether each ordinance is in accordance with state policy, and shall certify the ordinance as being in accordance with state policy if it adequately meets, or imposes requirements more stringent than, the California surface mining and reclamation policies and procedures established by the board pursuant to this chapter.

§2774.5. (a) If, upon review of an ordinance, the board finds that it is not in accordance with state policy, the board shall communicate the ordinance's deficiencies in writing to the lead agency. Upon receipt of the written communication, the lead agency shall have 90 days to submit a revised ordinance to the board for certification as being in accordance with state policy. The board shall review the lead agency's revised ordinance for certification within 60 days of its receipt. If the lead agency does not submit a revised ordinance within 90 days, the board shall assume full authority for reviewing and approving reclamation plans submitted to the lead agency until the time the lead agency's ordinances are revised in accordance with state policy.

(b) If, upon review of a lead agency's revised ordinance, the board finds the ordinance is still not in accordance with state policy, the board shall again communicate the ordinance's deficiencies in writing to the lead agency. The lead agency shall have a second 90-day period in which to revise the ordinance and submit it to the board for review. If the board again finds that the revised ordinance is not in accordance with state policy or if no revision is submitted, the board shall assume full authority for reviewing and approving reclamation plans submitted to the lead agency until the time the lead agency's ordinances are revised in accordance with state policy.

(c) In any jurisdiction in which the lead agency does not have a certified ordinance, no person shall initiate a surface mining operation unless a reclamation plan has been submitted to, and approved by, the board. Any reclamation plan, approved by a lead agency under the lead agency's ordinance which was not in accordance with state policy at the time of approval, shall be subject to amendment by the board or under the ordinance certified by the board as being in accordance with state policy.

(d) Reclamation plans approved by the board pursuant to this section shall not be subject to modification by the lead agency at a future date but may be amended by the board. Reclamation plans approved by the board shall be remanded to the lead agency upon certification of the lead agency's ordinance, and the lead agency shall approve the reclamation plan as approved by the board, except that a subsequent amendment as may be agreed upon between the operator and the lead agency may be made according to this chapter. No additional public hearing shall be required prior to the lead agency's approval. Nothing in this section shall be construed as authorizing the board to issue a permit for the conduct of mining operations.

§2775. (a) An applicant whose request for a permit to conduct surface mining operations in an area of statewide or regional significance has been denied by a lead agency, or any person who is aggrieved by the granting of a permit to conduct surface mining operations in an area of statewide or regional significance, may, within 15 days of exhausting his rights to appeal in accordance with the procedures of the lead agency, appeal to the board.

(b) The board may, by regulation, establish procedures for declining to hear appeals that it determines raise no substantial issues.

(c) Appeals that the board does not decline to hear shall be scheduled and heard at a public hearing held within the jurisdiction of the lead agency which processed the original application within 30 days of the filing of the appeal, or such longer period as may be mutually agreed upon by the board and the person filing the appeal. In any such action, the board shall not exercise its independent judgment on the evidence but shall only determine whether the decision of the lead agency is supported by substantial evidence in the light of the whole record. If the board determines the decision of the lead agency is not supported by substantial evidence in the light of the whole record it shall remand the appeal to the lead agency and the lead agency shall schedule a public hearing to reconsider its action.

§2776. No person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976, shall be required to secure a permit pursuant to this chapter as long as the vested right continues and as long as no substantial changes are made in the operation except in accordance with this chapter. A person shall be deemed to have vested rights if, prior to January 1, 1976, he or she has, in good faith and in reliance upon a permit or other authorization, if the permit or other authorization was required, diligently commenced surface mining operations and incurred substantial liabilities for work and materials necessary therefor. Expenses incurred in obtaining the enactment of an ordinance in relation to a particular operation or the issuance of a permit shall not be deemed liabilities for work or materials.

The reclamation plan required to be filed under subdivision (b) of Section 2770, shall apply to operations conducted after January 1, 1976, or to be conducted.

Nothing in this chapter shall be construed as requiring the filing of a reclamation plan for, or the reclamation of, mined lands on which surface mining operations were conducted prior to January 1, 1976.

§2777. Amendments to an approved reclamation plan may be submitted detailing proposed changes from the original plan. Substantial deviations from the original plan shall not be undertaken until such amendment has been filed with, and approved by, the lead agency.

§2778. Reclamation plans, reports, applications, and other documents submitted pursuant to this chapter are public records, unless it can be demonstrated to the satisfaction of the lead agency that the release of such information, or part thereof, would reveal production, reserves, or rate of depletion entitled to protection as proprietary information. The lead agency shall identify such proprietary information as a separate part of the application. Proprietary information shall be made available only to the State Geologist and to persons authorized in writing by the operator and by the owner.

A copy of all reclamation plans, reports, applications, and other documents submitted pursuant to this chapter shall be furnished to the State Geologist by lead agencies on request.

§2779. Whenever one operator succeeds to the interest of another in any incompleted surface mining operation by sale, assignment, transfer, conveyance, exchange, or other means, the successor shall be bound by the provisions of the approved reclamation plan and the provisions of this chapter.

Article 6. Areas of Statewide or Regional Significance

§2790. After receipt of mineral information from the State Geologist pursuant to subdivision (c) of Section 2761, the board may by regulation adopted after a public hearing designate specific geographic areas of the state as areas of statewide or regional significance and specify the boundaries thereof. Such designation shall be included as a part of the state policy and shall indicate the reason for which the particular area designated is of significance to the state or region, the adverse effects that might result from premature development of incompatible land uses, the advantages that might be achieved from extraction of the minerals of the area, and the specific goals and policies to protect against the premature incompatible development of the area.

§2791. The board shall seek the recommendations of concerned federal, state, and local agencies, educational institutions, civic and public interest organizations, and private organizations and individuals in the identification of areas of statewide and regional significance.

§2792. Neither the designation of an area of regional or statewide significance nor the adoption of any regulations for such an

area shall in any way limit or modify the rights of any person to complete any development that has been authorized pursuant to part 2 (commencing with Section 11000) of Division 4 of the Business and Professions Code, pursuant to the Subdivision Map Act (Division 2 [commencing with Section 66410] of Title 7 of the Government Code), or by a building permit or other authorization to commence development, upon which such person relies and has changed his position to his substantial detriment, and, which permit or authorization was issued prior to the designation of such area pursuant to Section 2790. If a developer has by his actions taken in reliance upon prior regulations obtained vested or other legal rights that in law would have prevented a local public agency from changing such regulations in a way adverse to his interests, nothing in this chapter authorizes any governmental agency to abridge those rights.

§2793. The board may, by regulation adopted after a public hearing, terminate, partially or wholly, the designation of any area of statewide or regional significance on a finding that the direct involvement of the board is no longer required.

Article 7. Fiscal Provisions

§2795. (a) Notwithstanding any other provision of law, the first two million dollars ($2,000,000) of moneys from mining activities on federal lands disbursed by the United States each fiscal year to this state pursuant to Section 35 of the Mineral Lands Leasing Act, as amended (30 U.S.C. Sec. 191), shall be deposited in the Surface Mining and Reclamation Account in the General Fund, which account is hereby created, and may be expended, upon appropriation by the Legislature, for the purposes of this chapter. However, if in any fiscal year, the amount of money disbursed to the state pursuant to Section 35 of the Mineral Lands Leasing Act is less than twenty million dollars ($20,000,000), then only the first one million one hundred thousand dollars ($1,100,000) of that money shall be deposited in the Surface Mining and Reclamation Account for the next fiscal year.

(b) Proposed expenditures from the account shall be included in a separate item in the Budget Bill for each fiscal year for consideration by the Legislature. Each appropriation from the account shall be subject to all of the limitations contained in the Budget Act and to all other fiscal procedures prescribed by law with respect to the expenditure of state funds.

CHAPTER 8. MINING AND GEOLOGY

SUBCHAPTER 1. STATE MINING AND GEOLOGY BOARD

DETAILED ANALYSIS

Article 1. Surface Mining and Reclamation Practice

3500. Purpose.

It is the purpose of this subchapter to establish state policy for the reclamation of mined lands and the conduct of surface mining operations in accord with the general provisions set forth in Public Resources Code, Division 2, Chapter 9, Section 2710 et seq. (Surface Mining and Reclamation Act of 1975, as amended by Statutes of 1980).

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2710–2795, Public Resources Code.

HISTORY:

1. New Chapter 8, Subchapter 1 (Sections 3500–3508, not consecutive, and Appendices A, B and C) filed 3-29-77; effective thirtieth day thereafter (Register 77, No. 14).
2. Amendment of NOTE filed 8-10-82; effective thirtieth day thereafter (Register 82, No. 33).
3. Repealer and new section filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18).

3501. Definitions.

The following definitions as used herein shall govern the interpretation of these regulations:

Angle of Repose. The maximum angle of slope (measured from horizontal plane) at which loose cohesionless material will come to rest on a pile of similar material.

Backfill. Earth, overburden, mine waste or imported material used to replace material removed during mining.

Borrow Pits. Excavations created by the surface mining of rock, unconsolidated geologic deposits or soil to provide material (borrow) for fill elsewhere.

Critical Gradient. The maximum stable inclination of an unsupported slope under the most adverse conditions that it will likely experience, as determined by current engineering technology.

Excavations for On-Site Construction. Earth material moving activities that are required to prepare a site for construction of structures, landscaping, or other land improvements (such as excavation, grading, compaction, and the creation of fills and embankments), or that in and of themselves constitute engineered works (such as dams, road cuts, fills, and catchment basins).

Grading. To bring an existing surface to a designed form by cutting, filling, and/or smoothing operations.

Intermittent Operation. A surface mine that is operated only periodically, one or more years between operating periods, either because needs for the minerals produced at such mine are supplied from stockpiles, or because market conditions require only an intermittent supply of these minerals.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum.

Person. Any individual, firm, association, corporation, organization, or partnership, or any city, county, district, or the state or any department or agency thereof.

Reclamation Plan. The applicant's (operator's) completed and approved plan for reclaiming the lands affected by his surface mining operations conducted after January 1, 1976, as called for in Section 2772 of the Act.

Resoiling. The process of artificially building or reconstructing a soil profile.

Stream Bed Skimming. Excavation of sand and gravel from stream bed deposits above the mean summer water level or stream bottom, whichever is higher.

Surface Mining Operations. In addition to the provisions of Section 2735 of the Act, borrow pitting, streambed skimming, segregation and stockpiling of mined materials (and recovery of same) are deemed to be surface mining operations unless specifically excluded under Section 2714 of the Act or Section 3505 of these regulations.

Temporarily Deactivated Operation. A surface mine that has been closed down and that the operator has maintained in the expectation of reopening it when the conditions justify.

Topsoil. The upper part of the soil profile that is relatively rich in humus, which is technically known as the A-horizon of the soil profile.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2726–2735, Public Resources Code.

HISTORY:

1. Repealer of former Section 3501, and renumbering and amendment of former Section 3502 to Section 3501 filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18). For prior history, see Registers 82, No. 33 and 79, No. 35.

3502. The Reclamation Plan.

(a) Objectives. Reclamation plans shall be developed to attain the objectives of Public Resources Code Section 2712(a)–(c).

(b) Reclamation Plan Elements. In addition to the information required by Public Resources Code Section 2772, the following elements shall be included in the reclamation plan:

(1) The environmental setting of the site of operations and the effect that possible alternate reclaimed site conditions may have upon the existing and future uses of surrounding lands.

(2) The public health and safety, giving consideration to the degree and type of present and probable future exposure of the public to the site.

(3) The designed steepness and proposed treatment of the mined lands' final slopes shall take into consideration the physical properties of the slope material, its probable maximum water content, landscaping requirements, and other factors. In all cases, reclamation plans shall specify slope angles flatter than the critical gradient for the type of material involved. Whenever final slopes approach the critical gradient for the type of material involved, regulatory agencies shall require an engineering analysis of the slope stability. Special emphasis on slope stability and design shall be necessary when public safety or adjacent property may be affected.

(4) Areas mined to produce additional materials for backfilling and grading, as well as settlement of filled areas, shall be considered in the reclamation plan. Where ultimate site uses include roads, building sites, or other improvements sensitive to settlement, the reclamation plans shall include compaction of the fill materials in conformance with good engineering practice.

(5) Disposition of old equipment.

(6) Temporary stream or watershed diversions.

(c) Adequacy. In judging the adequacy of a particular reclamation plan in meeting the requirements described herein and within the Act, the lead agency

shall consider the physical and land-use characteristics of the mined lands and their surrounding area pursuant to Public Resources Code Section 2773.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2712(a)–(c), 2756–2757, 2770 and 2772–2773, Public Resources Code.

HISTORY:

1. Renumbering and amendment of former Section 3502 to Section 3501, and new Section 3502 filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18). For prior history, see Registers 82, No. 33 and 79, No. 35.

3503. Surface Mining and Reclamation Practice.

The following are minimum acceptable practices to be followed in surface mining operations:

(a) Soil Erosion Control.

(1) The removal of vegetation and overburden, if any, in advance of surface mining shall be kept to the minimum.

(2) Stockpiles of overburden and minerals shall be managed to minimize water and wind erosion.

(3) Erosion control facilities such as retarding basins, ditches, streambank stabilization, and diking shall be constructed and maintained where necessary to control erosion.

(b) Water Quality and Watershed Control.

(1) Settling ponds or basins shall be constructed to prevent potential sedimentation of streams at operations where they will provide a significant benefit to water quality.

(2) Operations shall be conducted to substantially prevent siltation of ground-water recharge areas.

(c) Protection of Fish and Wildlife Habitat. All reasonable measures shall be taken to protect the habitat of fish and wildlife.

(d) Disposal of Mine Waste Rock and Overburden. Permanent piles or dumps of mine waste rock and overburden shall be stable and shall not restrict the natural drainage without suitable provisions for diversion.

(e) Erosion and Drainage. Grading and revegetation shall be designed to minimize erosion and to convey surface runoff to natural drainage courses or interior basins designed for water storage. Basins that will store water during periods of surface runoff shall be designed to prevent erosion of spillways when these basins have outlet to lower ground.

(f) Resoiling. When the reclamation plan calls for resoiling, coarse hard mine waste shall be leveled and covered with a layer of finer material or weathered waste. A soil layer shall then be placed on this prepared surface. Surface mines that did not salvage soil during their initial operations shall attempt, where feasible, to upgrade remaining materials. The use of soil conditioners, mulches, or imported topsoil shall be considered where revegetation is part of the reclamation plan and where such measures appear necessary. It is not justified, however, to denude adjacent areas of their soil, for any such denuded areas must in turn be reclaimed.

(g) Revegetation. When the reclamation plan calls for revegetation the available research addressing revegetation methods and the selection of species having good survival characteristics, for the topography, resoiling characteristics, and climate of the mined areas shall be used.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2756 and 2757, Public Resources Code.

HISTORY:

1. Repealer of former Section 3503, and renumbering and amendment of former Section 3504 to Section 3503 filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18). For prior history, see Register 82, No. 33.

3503.1. Reclamation Plan Elements.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2756, 2757, 2772 and 2773, Public Resources Code.

HISTORY:

1. Repealer filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18).

3504. Administration by Lead Agency.

(a) Record Keeping. The lead agency shall establish and maintain in-house measures and procedures to ensure organized record-keeping and monitoring of surface mining reclamation under its jurisdiction. The lead agency shall forward a copy of each permit and approved reclamation plan to the California Division of Mines and Geology (Sacramento).

(b) Performance Assurances. The lead agency shall ensure that the objectives of the reclamation plan will be attained. This may include provisions for liens, surety bonds or other security, to guarantee the reclamation in accordance with the approved reclamation plan.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2757, 2758(b), 2774(a) and 2778, Public Resources Code.

HISTORY:

1. Renumbering and amendment of former Section 3504 to Section 3503, and renumbering and amendment of former Section 3505 to Section 3504 filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18). For prior history, see Register 82, No. 33.

3505. Special Provisions.

(a) Exemptions. In addition to the provisions of Public Resources Code Section 2714(a), (c) and (d), any surface mining operation that does not involve either the removal of a total of more than 1000 cubic yards of minerals, ores, and overburden, or involve more than one acre in any one location, shall be exempt from the provisions of the Act.

(b) Vested Rights. The permit and reclamation plan requirements for persons with vested rights are stated in Public Resources Code Section 2776.

Where a person with vested rights continues surface mining in the same area subsequent to January 1, 1976, he shall obtain an approval of a reclamation plan covering the mined lands disturbed by such subsequent surface mining. In those cases where an overlap exists (in the horizontal and/or vertical sense) between pre- and post-Act mining, the reclamation plan shall call for reclamation proportional to that disturbance caused by the mining after the effective date of the Act.

NOTE: Authority cited: Sections 2714(d) and 2755, Public Resources Code. Reference: Sections 2714, 2758(c) and 2776, Public Resources Code.

HISTORY:

1. Renumbering and amendment of former Section 3505 to Section 3504, and renumbering and amendment of former Section 3506 to Section 3505 filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18). For prior history, see Register 82, No. 33.

3506. Special Provisions.

NOTE: Authority cited: Sections 2714(d) and 2755, Public Resources Code. Reference: Sections 2714, 2758(c) and 2776, Public Resources Code.

HISTORY:

1. New NOTE filed 8-10-82; effective thirtieth day thereafter (Register 82, No. 33).
2. Renumbering and amendment of Section 3506 to Section 3505 filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18).

3507. Suggested Form for Reclamation Plan.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2756, 2757, 2758(b), 2772 and 2773, Public Resources Code.

HISTORY:

1. New NOTE filed 8-10-82; effective thirtieth day thereafter (Register 82, No. 33).
2. Repealer filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18).

3507.1. Confidential Information.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Section 2778, Public Resources Code.

HISTORY:

1. New NOTE filed 8-10-82; effective thirtieth day thereafter (Register 82, No. 33).
2. Repealer filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18).

3507.2. Multiple Operations in a Single Plan.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2756, 2757, 2758(b), 2772 and 2773, Public Resources Code.

HISTORY:

1. New NOTE filed 8-10-82; effective thirtieth day thereafter (Register 82, No. 33).
2. Repealer filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18).

3508. Model Surface Mining and Reclamation Ordinance.

NOTE: Authority cited: Section 2755, Public Resources Code. Reference: Sections 2758(b) and 2774(a), Public Resources Code.

HISTORY:

1. New NOTE filed 8-10-82; effective thirtieth day thereafter (Register 82, No. 33).
2. Repealer filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18).

APPENDICES A–C

HISTORY:

1. Repealer of Appendices A–C filed 4-29-85; effective thirtieth day thereafter (Register 85, No. 18).

Article 2. Areas Designated to be of Regional Significance

3550. Introduction.

Pursuant to Section 2790 of the Surface Mining and Reclamation Act, the Mining and Geology Board designates certain mineral resource sectors within the following geographical areas to be of regional significance.

NOTE: Authority and reference cited: Section 2790, Public Resources Code.

HISTORY:

1. New Article 2 (Sections 3550 and 3550.1) filed 10-22-81; effective thirtieth day thereafter (Register 81, No. 43).

3550.1. Tujunga and Pacoima Wash Areas of the San Fernando Valley Region, Los Angeles County.

On January 7, 1981, following a December 11, 1980, public hearing, the Mining and Geology Board designated Sectors A, B, C, and D of the Tujunga and Pacoima Wash areas to be of regional significance. In general, these sectors are described as follows:

(1) Sector A—Tujunga Valley east of the Hansen Dam flood control basin, west of the 210 freeway and excluding identified archaeological sites;

(2) Sector B—the Hansen Dam Area;

(3) Sector C—an area southwest of Hansen Dam; and

(4) Sector D—Pacoima Wash north of Lopez Dam.

Letter 8
Department of Conservation -- Office of the Director

Comment: *Page 21 of the Draft EIR states that mining and reclamation of the Corona Quarry will be phased. In the reclamation plan, these phases should be identified, with at least the first phase described in detail.*

Response: The Revised Surface Mining Permit illustrates a six-phase concept of mining and concurrent reclamation. Two types of phased reclamation will occur. Temporary reclamation will be used in areas which will not be mined again until a later phase. Permanent reclamation will occur in those areas where mining has been completed.

Comment: *Figure 11 details the proposed mining contours and indicates a setback buffer adjacent to the property boundaries. According to this figure the mined contours are within the setback, ending at the property boundary, thereby, not providing a setback.*

Response: The proposed mining plan does not include the mining of setback areas. However, the graphic representation of this mining plan, as it appeared on Figure 11 of the Draft EIR, was apparently easily misinterpreted. A revised Figure 11 is included herein, clearly indicating that mining will not occur within setback areas.

Comment: *It is unclear whether or not the slope stability design recommended in appendix 5.10 has been incorporated in figure 11 and figure 12. The report recommends that enhanced stability could be gained by utilizing 60 degree slope interfaces and 15 foot wide benches. The design of the benches should be clarified.*

Response: The engineering geologic evaluation prepared for the Corona Quarry by LeRoy Crandall and Associates, Geotechnical Consultants, reached the following conclusions:

1. "Existing joint sets within the bedrock are generally steeper than the proposed overall slope gradient of 1:1 (45 degrees); therefore the proposed slopes should not be prone to major instabilities from most joint planes, since over 90 percent of these planes will continue to be supported after the creation of the slopes."

2. "While gross stability of the overall slope configuration appears favorable, local instability at the steep slopes between individual benches should be anticipated, as the proposed cut slopes of the benches will be at angles of 75 to 90 degrees. These angles are equal to or steeper than the dip of the joint sets. These instabilities could locally render individual benches unsuitable for the support of quarry machinery and locally may constitute a safety hazard from rockfall. These problems should be more fully evaluated during the excavation operations, and modification of local slopes should be undertaken as needed."

3. "A slope configuration that could help mitigate some of these localized problems would be 60 degree local slope angles with 15 foot wide benches. This would create an overall slope of about 40.5 degrees."

As part of its normal operating procedures, the project proponent's staff geologists and engineers will evaluate the stability of the localized slopes to ensure that safety is maintained, both during on-going mining activities, and for eventual reclamation.

Comment: *Page 25 states that 336.92 acres comprise the Corona Quarry property, with approximately 260 of that being mined. The remainder of the site includes setbacks, processing areas, storage sites, roadways, and undisturbed open space. SMARA requires an estimate of all mined lands, which includes processing acreage areas, storage sites, and roadways, and that all mined lands be included in the reclamation plan. As stated under item 2 previously, the setback, as depicted, is also slated for mining, and should, therefore, be included in the estimated acreage of mined lands that require reclamation.*

Response: The entire Corona Quarry site will be reclaimed. The reclamation plan includes the entire 336.92 acres.

Comment: *Page 27 states that the fines and overburden soils will be sold, if a market is found, and used for reclamation if no market is realized. Appendix 5.10 states that "the site is covered by a thin blanket of topsoil and slope wash deposits...." The operator should estimate the amount of soil needed for reclamation of the site and plan for the stockpiling of that amount of soil on site.*

Response: In light of the comments by the Department of Conservation the proposed project has been revised. All topsoil will be stockpiled for use in reclamation. This soil will be supplemented as necessary with fine materials from mining on-site.

Comment: *On Page 69, the Draft EIR discusses some of the problems associated with stating an end use (as required by SMARA) for a project that will not be completed for approximately 75 years. The DRaft EIR gives examples of potential uses of the "reclaimed landform" resulting from this project. The reclamation plan should detail how the "reclaimed landform" will be achieved, including how "restoration to a structurally stable final topography" and how "establishment of a permanent, self-perpetuating vegetative ecosystem" will be accomplished.*

Response: Reclamation of the Corona Quarry site is scheduled to begin concurrently with mining. Slope faces and benches which will not be further mined will be resoiled and revegetated immediately. The timing of the remaining reclamation will be contingent upon the depletion of resources at the Corona Quarry. The final reclamation would begin, however, within six months of the termination of mining activities. During reclamation, sufficient resoiling will occur on benches to allow for the growth of plant materials selected by a biologist or landscape architect experienced in revegetation. These plants will be those able to survive with soil and water conditions similar to the natural environment. Slopes between benches will be seeded with native or ecologically comparable species, able to survive without supplemental water. Concurrent reclamation will allow the project proponent to establish "test plots" to determine the best resoiling and revegetation species and techniques for the unique conditions at the site. The results of this experimentation will permit the greatest success possible for the reclamation plan.

Comment: *The Draft EIR states that the mining project will last approximately 75 years. SMARA requires that the operator state termination date for the project. This requirement may be difficult for long-term projects such as Corona. We suggest that the County approve the reclamation plan for a determinate amount of time (i.e. 5 to 10 years), allowing for periodic review and updating of the plan.*

Response: Comment acknowledged.

Comment: *Page 15 of the Draft EIR states that "Mining of this property has actually enhanced the riparian habitat". This statement is in reference to CalMat's San Juan Creek site. The San Juan Creek site may not be the best example of the benefit of gravel mining to natural habitats. Mining in San Juan Creek is discussed in "Erosion and deposition at a sand and gravel mining operation in San Juan Creek, Orange County, California," by Vanoni et all. in "Storms, Floods and Debris Flows in Southern California and Arizona," National Academy Press, 1982. This publication presents detailed information on severe headward erosion, channel widening and bank cutting that resulted from mining operations in the San Juan Creek channel. The erosion resulted in lost of riparian habitat on park lands upstream of the mine. One should realize in making the comparison, however, that the Corona quarry project will not require lange-scale alteration of the stream bed like that utilized at San Juan Creek.*

Response: Comment acknowledged.

Comment: *One of the proposed mitigation measures (Page 5) states that "The riparian area on the southwest end of the project site shall be preserved." Measures to ensure the mitigation should be clearly stated and included in the reclamation plan.*

Response: The project proponent is proposing to avoid contact with the existing riparian plant community, with the exception of the alteration of the existing overcrossing. The pond and marsh habitat located at the southwest corner of the site will be avoided, and protected from disturbance by sedimentation traps, berming and similar strategies. A separate settling pond will be constructed in a barren location not far from the existing pond. As demonstrated in numerous existing sand and gravel operations, this pond will develop its own riparian habitat over time, thus increasing the available water-oriented habitat.

County of Riverside

DEPARTMENT OF HEALTH

TO: RIVERSIDE COUNTY PLANNING DEPT.
ATTN: Steve Kupferman

DATE: 04-18-89

RECEIVED
APR 21 1989

FROM: H. R. LUCHS, Land Use Supervisor Environmental Health Svcs.

RE: EIR 316, SURFACE MINING PERMIT 168

Environmental Health Services has received and reviewed the documents pertaining to the above referenced "Focused" EIR and to enlarge upon the existing surface mining permit and redemption plan. The following comments are provided for the record:

JOHN SILVA, SR. PUBLIC HEALTH ENGINEER

The blasting operations should be held to day time hours when background decibel levels will cumulatively dampen the noise impacts to local citizens.

High ground water in the general area of this project should provide a cushion or buffing effect on the actual blasting with relationship to seismic motion.

A schedule of proposed blasting should be posted in an appropriate place at least one week prior to commencement of the following week's activities.

Any wash water from the proposed operation would be placed under Waste Discharge Requirements by the State Water Quality Control Board. Any fines or other bi-product material from the operation would most probably not be allowed to enter Temescal wash or any flood control channel or basin.

The EIR should certainly address the impacts on existing or proposed water, gas, electric, telephone and associated utilities due to the effect of the blasts which may and could have on shortening the long term life of these structures. The proponent should not be allowed to undertake such destruction without the proper mitigation.

RECEIVED
APR 19 1989
RIVERSIDE COUNTY
PLANNING DEPARTMENT

SOLID WASTE (Richard Keagy, Environmental Health Spec. III)

Solid waste storage, collection, and disposal impacts have not been addressed in this E.I.R.

The E.I.R. should address the impact, proper handling and recycling of construction waste generated during development of the project.

Solid waste bin enclosures should be addressed for the commercial areas. An adequate number of permanent waste storage enclosures should be provided to promote visual aesthetics and routine cleaning and to prevent odors and propagation/harborage of disease vectors.

The E.I.R. should address the type of waste collection service which will be utilized in the proposed project. The adequacy and accessibility of roads for collection also needs to be addressed.

Disposal of sewer system sludge generated as a result of this project should be addressed.

Due to the nature of the materials which will be reintroduced into the excavated area after quarrying activities, this facility may qualify for an exemption from permitting requirements pursuant to California Code of Regulations, Title 14, Section 18215. The operator is required to provide a completed solid waste facility application form to the Local Solid Waste Management Enforcement Agency for review prior to operation.

If you should have any further questions regarding this E.I.R. response, please call this office at (714) 787-6543.

HRL:tac

Letter 9
County of Riverside -- Department of Health

Comment: *The blasting operations should be held to day time hours when background decibel levels will cumulatively dampen the noise impacts to local citizens.*

Response: The proponent proposes that blasting at the Corona Quarry site will only occur between the hours of 8:00 A.M. and 6:00 P.M.

Comment: *High ground water in the general area of this project should provide a cushion or buff[er]ing effect on the actual blasting with relationship to seismic motion.*

Response: Comment acknowledged.

Comment: *A schedule of proposed blasting should be posted in an appropriate place at least one week prior to commencement of the following week's activities.*

Response: The following mitigation measure shall be added to Section 3.8.3 of the Draft Environmental Impact Report:

> 14. **The County of Riverside (or any designated agency) will be notified twenty-four (24) hours in advance of the approximate time of blasting.**

Comment: *Any wash water from the proposed operation would be placed under Waste Discharge Requirements by the State Water Quality Control Board. Any fines or other bi-product material from the operation would most probably not be allowed to enter Temescal wash or any flood control channel or basin.*

Response: The proposed Corona Quarry project does not include the discharge of any materials into the Temescal Wash or andy flood control channel or basin. Such materials will be dredged, if necessary, from settling ponds and either sold or stockpiled for use in reclamation. A closed circuit process water system is proposed.

Comment: *The EIR should certainly address the impacts on existing or proposed water, gas, electric, telephone and associated utilities due to the effect of the blasts which may and could have on shortening the long term life of these structures. The proponent should not be allowed to undertake such destruction without the proper mitigation.*

Response: The proposed operation will not cause damage to any utilities located off the project site. The existing water line, Temescal Water Company's Arlington/Corona Pipeline, which crosses the Corona Quarry site will be relocated. The Temescal Water Company has agreed in principle to this relocation. (See Appendix 6.13 of the Draft Environmental Impact Report.)

Comment: *Solid waste storage, collection, and disposal impacts have not been addressed in this E.I.R. The E.I.R. should address the impact, proper handling and recycling of construction waste generated during development of the project.*

Solid waste bin enclosures should be addressed for the commercial areas. An adequate number of permanent waste storage enclosures should be provided to promote visual aesthetics and routine cleaning and to prevent odors and propagation/harborage of disease vectors.

The E.I.R. should address the type of waste collection service which will be utilized in the proposed project. The adequacy and accessibility of roads for collection also needs to be addressed.

Disposal of sewer system sludge generated as a result of this project should be addressed.

Due to the nature of the materials which will be reintroduced into the excavated area after quarrying activities, this facility may qualify for an exemption from permitting requirements pursuant to California Code of Regulations, Title 14, Section 18215. the operator is required to provide a completed solid waste facility application form to the Local Solid Waste Management Enforcement Agency for review prior to operation.

Response: The County of Riverside requested that a Focused Environmental Impact Report be prepared for the proposed Corona Quarry project. The staff did not determine that solid waste and sewage impacts would be significant enough to warrant further analysis in the EIR. CalMat Co. will meet all requirements of the County Health Department in respect to the limited amount of solid waste storage, collection and disposal and sewage disposal.

State of California

Memorandum

RECEIVED
APR 25 1989

To : John Keene
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

Date : APRIL 21 1989

RECEIVED
APR 24 1989
RIVERSIDE COUNTY
PLANNING DEPARTMENT

ORIGINAL SIGNED BY

Michael Falkenstein, Chief
Environmental Section
From : **STATE WATER RESOURCES CONTROL BOARD**

Subject: RIVERSIDE COUNTY PLANNING DEPARTMENT DRAFT ENVIRONMENTAL IMPACT REPORT FOR SURFACE MINING, PERMIT NO. 168 (SCH #88081517)

Comments

We have reviewed the above referenced document and have the following comments:

The project appears to involve one or more appropriative uses of water as follows:

Storage of surface water in a pond, reservoir or lake for later use.

Appropriative use of water initiated after 1914 requires a California water right permit prior to commencement of such use. Therefore, the project proponent should contact our Division of Water Rights as soon as possible to determine whether an application for a water right permit is required or a petition to change an existing water right permit (or license) is necessary. The address is: State Water Resources Control Board, Division of Water Rights, P. O. Box 2000, Sacramento, CA 95810. Telephone: (916) 324-5622.

Once a determination is made by our Division of Water Rights as to whether a new water right permit or change to an existing permit (or license) is required, such determination should be confirmed in a letter addressed to me. The letter should indicate the name of the person who made the determination.

If the project requires a new water right permit or change to an existing permit (or license), the State Water Resources Control Board (State Board) will be a Responsible Agency and must review and consider the final environmental document prior to deciding whether to approve the project.

In order for the environmental document to meet the State Board's needs as a Responsible Agency, it should cover or be expanded to address at least the following issues:

Complete description of the proposed diversion and use of water (including source of water, diversion amounts, description of diversion, storage and distribution facilities, and description of type and place of use;

Impacts of the diversion and use of water on downstream water users or instream beneficial uses (fish, wildlife, riparian vegetation, recreation, aesthetics);

Impacts of the project on downstream water quality;

Mitigation measures to reduce identified impacts to a level of insignificance;

The Lead Agency should send us a copy of the final environmental document, Notice of Determination, and a listing of specific mitigation measures adopted, pursuant to Section 21081 of the Public Resources Code, in order to mitigate or avoid significant effects of the project on the environment. The State Board cannot complete processing of the necessary water right application or change petition until these documents have been received and the requirements of CEQA have been fulfilled.

cc: Steven A. Kupferman ✓
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
Riverside, CA 92501

Letter 10
State Water Resources Control Board

Comment: *The project appears to involve one or more appropriative uses of water as follows:*

Storage of surface water in a pond, reservoir or lake for later use.

Appropriative use of water initiated after 1914 requires a California water right permit prior to commencement of such use. Therefore, the project proponent should contact our Division of Water Rights as soon as possible to determine whether an application for a water right permit is required or a petition to change an existing water right permit (or license) is necessary. The address is: State Water Resources Control Board, Division of Water Rights, P.O. Box 2000, Sacramento, CA 95810. Telephone: (916) 324-5622.

Once a determination is made by our Division of Water Rights as to whether a new water right permit or change to an existing permit (or license) is required, such determination should be confirmed in a letter addressed to me. The letter should indicate the name of the person who made the determination.

If the project requires a new water right permit or change to an existing permit (or license), the State Water Resources Control Board (State Board) will be a Responsible Agency and must review and consider the final environmental document prior to deciding whether to approve the project.

Response: CalMat Co. believes that all necessary water rights have been obtained by the property owners and that these rights have been transferred to CalMat Co. under the terms of its lease agreements. However, before beginning the project CalMat Co. will confirm this understanding by contacting the State Water Resources Control Board.

Comment: *In order for the environmental document to meet the State Board's needs as a Responsible Agency, it should cover or be expanded to address at least the following issues:*

Complete description of the proposed diversion and use of water (including source of water, diversion amounts, description of diversion, storage and distribution facilities, and description of type and place of use);

Impacts of the diversion and use of water on downstream water users or instream beneficial uses (fish, wildlife, riparian vegetation, recreation, aesthetics);

Impacts of the project on downstream water quality;

Mitigation measures to reduce identified impacts to a level of insignificance;

The Lead Agency should send a copy of the final environmental document, Notice of Determination, and a listing of specific mitigation measures adopted, pursuant to Section 21081 of the Public Resources Code, in order to mitigate or avoid significant effects of the project on the environment. The State Board cannot complete processing of the necessary water right application or change petition until these documents have been received and the requirements of CEQA have been fulfilled.

Response: The proposed Corona Quarry project does not include diversion of any water from Temescal Wash, or any other surface water source. Impacts on the wash itself will be limited to the improvement of an existing crossing. Sedimentation controls will be established to prevent contamination of the wash with materials from the quarrying and processing operations. Thus, there should be no impacts to downstream water quality or biological environments.

KOLL

The Koll Company
4343 Von Karman Avenue
Newport Beach
California 92660-2083
(714) 833-3030

April 20, 1989

Mr. Jason Laine
Supervising Real Property Agent
COUNTY OF RIVERSIDE
3133 7th Street
Riverside, CA 92507

RE: Koll Business Center / Corona
Cajalco and Magnolia Streets

Dear Jason:

This letter shall outline our concerns as it relates to the Draft Environmental Impact Report (Riverside County No. 316/SMP No. 168) for the Corona Quarry project proposed by CAL MAT Company and its potential impact to the subject property.

As discussed, CAL MAT Company is proposing to mine and process rock from a 336 acre site south of the subject property in quantities of 300,000 to over 5 million tons per year for the next 50 years. Our concerns with this operation are as follows:

1. The Draft Environmental Impact Report states that the Corona Quarry will be accessed by utilizing Magnolia Avenue, Cajalco Street, Interstate 15 and Route 91. The report estimates the current traffic generation on Cajalco Street at 900 vehicles per day and increasing by 1750 vehicles per day when the Corona Quarry is operating at peak capacity. This vehicle trip estimate does not take into account the proposed developments of The Koll Company, Davis Development and Princeland Development totaling approximately 2,600,000 square feet, or any other development in the Corona Quarry's vicinity. Combined, all traffic generated by the Quarry and future development will substantially impact Cajalco Street, Magnolia Avenue and the Interstate 15 interchange.

2. The traffic generated by the Corona Quarry will be primarily composed of single and double trailer trucks and will create a burden on all public improvements. With the pending annexation, the burden of traffic mitigation measures and public improvements will be transferred to the City of Corona and the adjacent property owners.

3. The Corona Quarry operation includes demolition and blasting. The Draft Environmental Impact Report does not identify how this will be monitored and what mitigation measures will be taken to protect adjacent properties from damage due to shaking and vibration from this operation.

We have been informed that all comments to the Draft Environmental Impact Report should be submitted no later than April 24, 1989 to:

County of Riverside Planning Department
Attention: Steve Kupferman
(714) 787-1377

It would be greatly appreciated if you would forward our concerns, along with any concerns the Riverside County Flood Control District may have, to the Planning Department.

Please contact myself or Bill Dennis should you have any questions or comments.

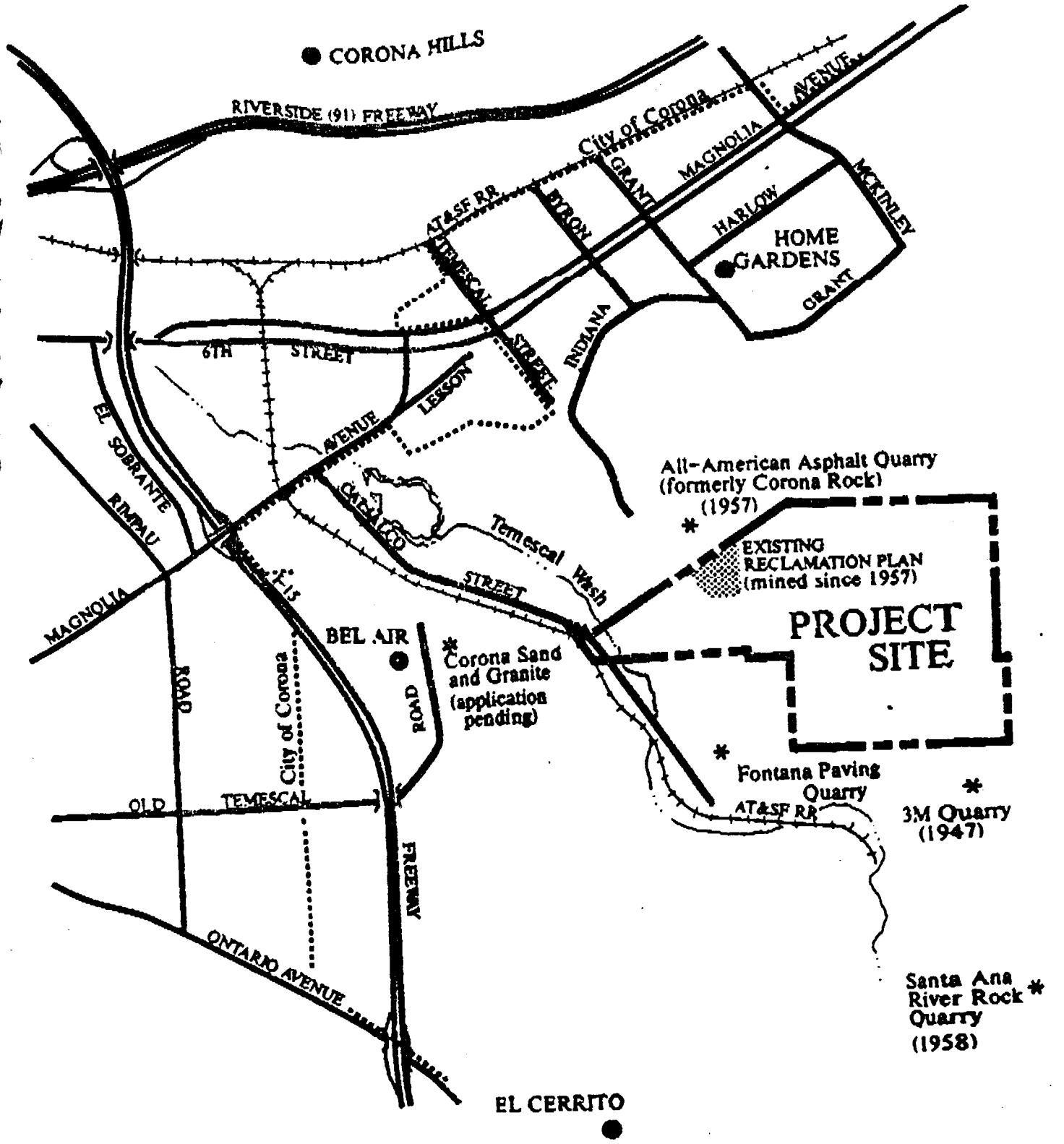
Sincerely,

THE KOLL COMPANY

Ronald J. Keith
Development Manager

RJK/sls

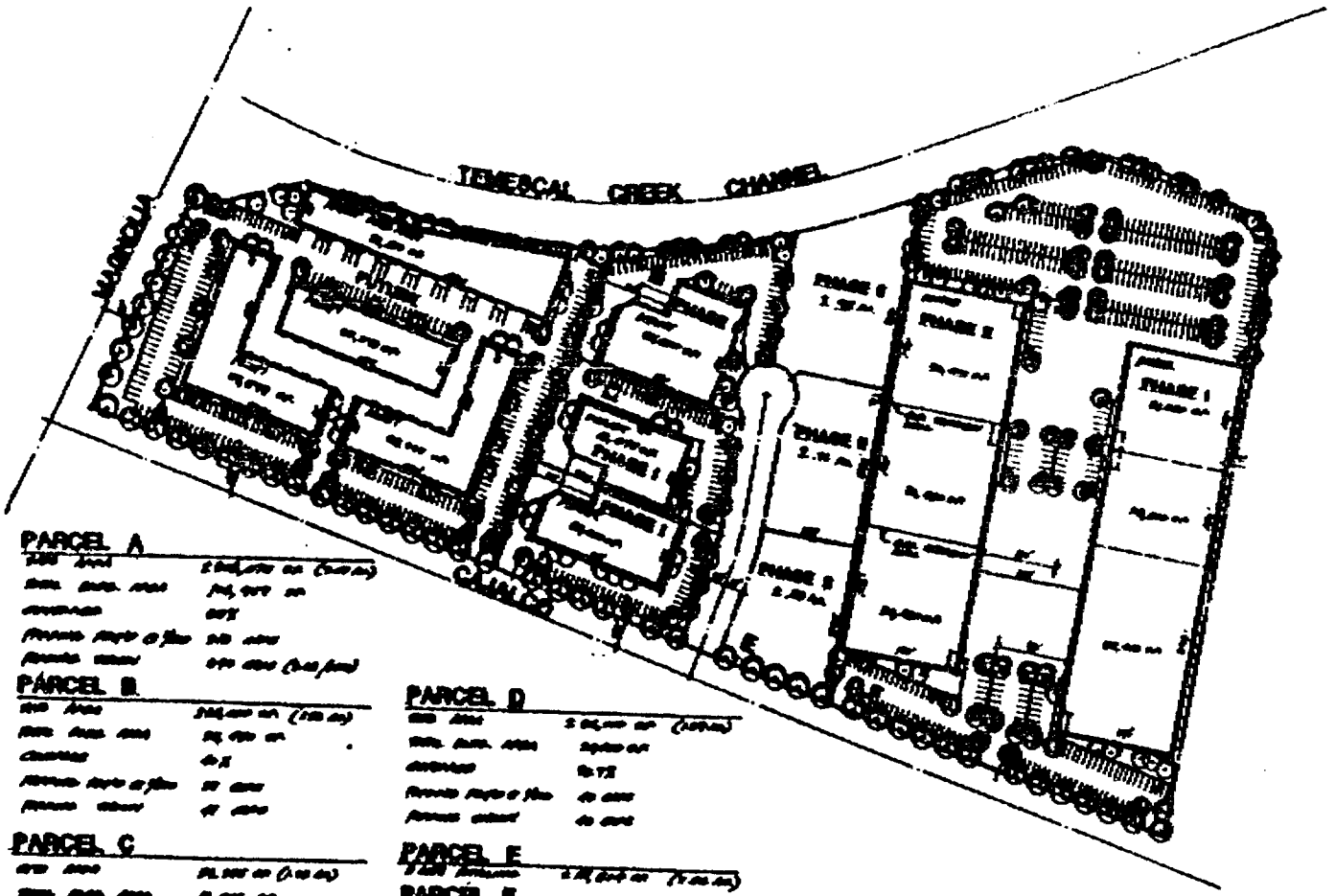
cc: Bill Dennis
Ken Edwards
Steve Kupferman
George Guayante



LOCAL VICINITY MAP

CORONA QUARRY
CALMAT CO.

FIGURE 2



PARCEL A

PARCEL B

PARCEL C

PARCEL D

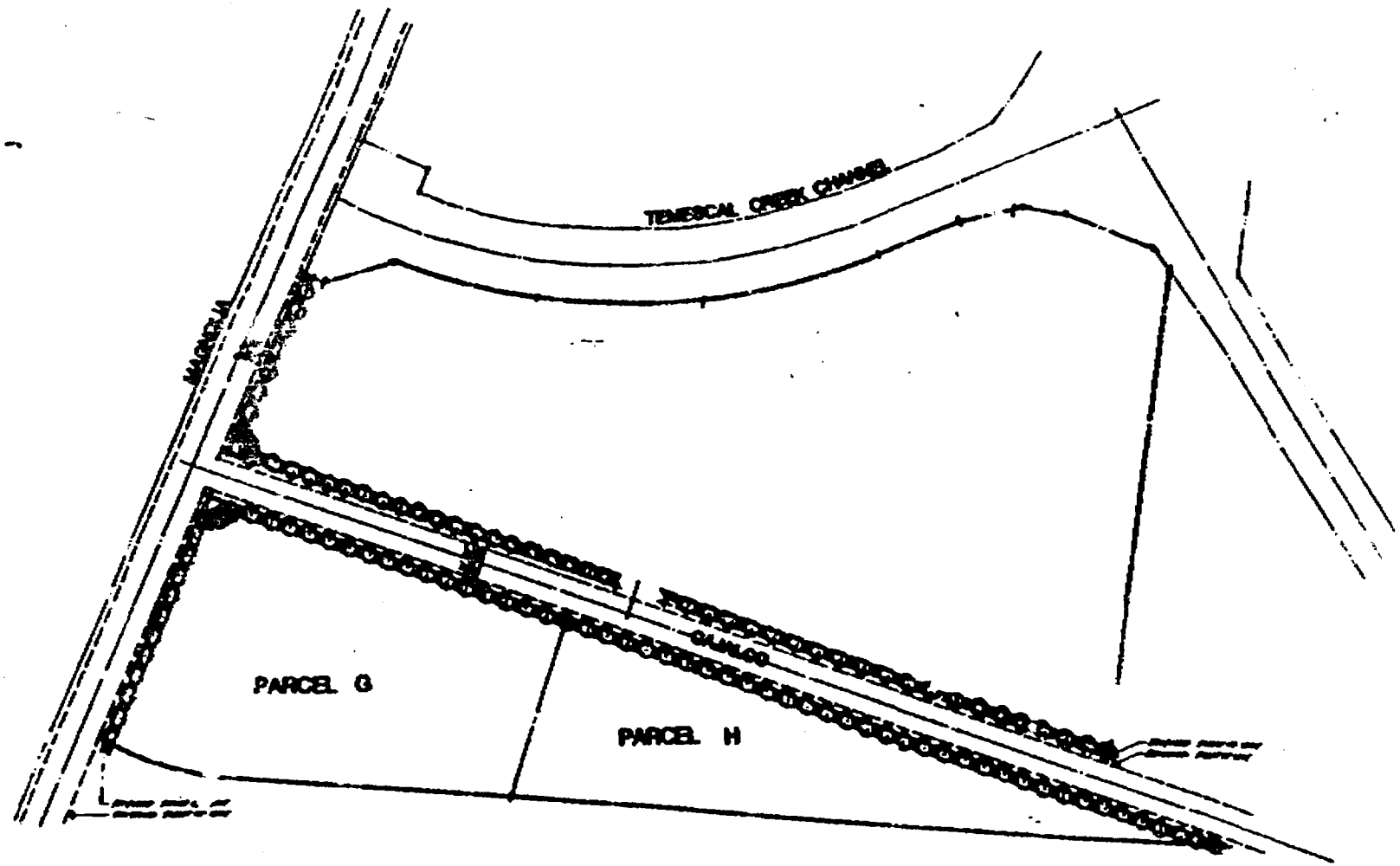
PARCEL E

PARCEL F

KOLL

CORONA

SITE PLAN



PARCEL PLAN
KOLL/CORONA

Letter 11
The Koll Company

Comment: *The Draft Environmental Impact Report states that the Corona Quarry will be accessed by utilizing Magnolia Avenue, Cajalco Street, Interstate 15 and Route 91. The report estimates the current traffic generation on Cajalco Street at 900 vehicles per day and increasing by 1750 vehicles per day when the Corona Quarry is operating at peak capacity. This vehicle trip estimate does not take into account the proposed developments of The Koll Company, Davis Development and Princeland Development totaling approximately 2,600,000 square feet, or any other development in the Corona Quarry's vicinity. combined, all traffic generated by the Quarry and future development will substantially impact Cajalco Street, Magnolia Avenue and the Interstate 15 interchange.*

Response: The traffic study prepared for the Corona Quarry considered the impacts of the project itself, along with local and regional factors which are a matter of public record. It would be impossible to address projects which are proposed, being considered, or may be developed, but are not public information. There is no way of knowing if the proposed developments will be approved. As stated previously, CalMat Co. will provide mitigation for traffic impacts directly proportional to its direct impact of the circulation system. The proponent expects that other developments which may occur in the area will do likewise.

Comment: *The traffic generated by the Corona Quarry will be primarily composed of single and double trailer trucks and will create a burden on all public improvements. With the pending annexation, the burden o traffic mitigation measures and public improvements will be transferred to the City of Corona and the adjacent property owners.*

Response: Before the proposed project begins, CalMat Co. would like to meet with the City of Corona and the County of Riverside to work out the details, timing and responsibilities for traffic mitigation measures.

Comment: *The Corona Quarry operation includes demolition and blasting. The Draft Environmental Impact Report does not identify how this will be monitored and what mitigation measures will be taken to protect adjacent properties from damage due to shaking and vibration from this operation.*

Response: Don Harris and Associates performed blasting analyses for the Corona Quarry project. His findings indicated that there would not be any adverse effects from blasting on property bordering the project. The most severe impact would be slight tactile vibration. This would amount to a slight vibration which could only be felt if a person was touching a solid surface at the time of the blast. Such blasting activity would not cause any off-site damage.

As stated in the Draft Environmental Impact Report, the initial blast designs will not exceed 2,000 pounds of explosives per 8 ms delay period. This small blast was found to be safe in the study by the project blasting expert. Seismic monitoring will be conducted in the nearby off-site properties during the initial blasts to determine if these limitations can be increased. At no time will explosive episodes result in Peak Particle Velocities exceed one inch per second, thus preventing off-site damage.

CORONA
"THE CIRCLE CITY"
Incorporated July 13, 1896

OFFICE OF: Utility Services

(714) 736-2231

815 WEST SIXTH STREET (P.O. BOX 940), CORONA, CALIFORNIA 91718-0090

US-210-89
16.03-3

May 3, 1989

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Attention Mr. Steve Kupferman

CORONA QUARRY - DRAFT ENVIRONMENTAL IMPACT REPORT

After having reviewed the above subject draft EIR dated March 1989, it seems there wasn't any discussion concerning the disposal of domestic sewerage from this proposed project.

Please have the final EIR include methods of disposal of sewerage and all impacts upon the groundwater quality and any proposed mitigation measures.

We appreciated the opportunity to review and comment.

George Thacker

GEORGE THACKER
Director of Utility Services

bt

Letter 12
City of Corona -- Utility Services

Comment: *Please have the final EIR include methods of disposal of sewerage and all impacts upon the groundwater quality and proposed mitigation measures.*

Response: The County of Riverside requested that a Focused Environmental Impact Report be prepared for the proposed Corona Quarry project. The staff did not determine that sewage impacts would be significant enough to warrant further analysis in the EIR. CalMat Co. will meet all requirements of the County Health Department in respect to the limited amount of sewage disposal.

INTER-DEPARTMENTAL MEMORANDUM
COUNTY OF RIVERSIDE
Road and Survey Department

TRANSPORTATION PLANNING SECTION

April 25, 1989

TO: Steve Kupferman, Planning Department

RE: SMP 168/EIR 316

The Transportation Planning staff has reviewed the traffic study for the above referenced project. The traffic study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County approved guidelines. We generally concur with the findings relative to traffic impacts.

The following conditions of approval incorporate appropriate mitigation measures.

CONDITIONS OF APPROVAL

1. Sufficient right of way along Cajalco Street shall be dedicated for public use to provide for a 88 foot full width right of way.

2. Prior to any use allowed under this permit, the projecy proponent shall deposit with the Riverside County Road Department, a cash sum of $15.00 per trip as mitigation for traffic signal impacts ($15 X 1750 = $26,250).

3. Cajalco Street shall be improved with asphalt concrete dikes located 32 feet from centerline and match up asphalt concrete paving or reconstruction as determined by the Road Commissioner within a 88 foot full width dedicated right of way.

4. Improvement plans shall be based upon a centerline profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Road Commissioner. Completion of road improvements does not imply acceptance of maintenance by County.

5. Provide a standard road connection as approved by the Road Department at Cajalco Street and the project access road.

6. Any work within County maintained right of way will require an encroachment permit.

Sincerely,

Edwin Studor
Manager, Transportation Planning

ES:lg

(15)

Letter 13
County of Riverside -- Road and Survey Department

Comments: Sufficient right of way along Cajalco Street shall be dedicated for public use to proved for a 88 foot full width right of way.

Response: Cajalco Street is public to a point approximately 1/4 mile south of Magnolia Avenue. The remainder of the access road to the proposed project is private property, belonging to the Hohn family. CalMat Co., as well as other aggregate and industrial lease holders in the area, has been granted permission to use this roadway as part of their lease agreement. The project proponent, CalMat Co., does not have the authority to dedicate this access road for public use. Nor would CalMat Co. be in favor of such a dedication if it was within their power to do so. All of the operations taking access from this private roadway are industrial or extractive in nature. It would be much more difficult to protect the public's safety if unlimited use of this road was allowed.

Comment: *Prior to any use allowed under this permit, the property proponent shall deposit with the Riverside County Road Department, a cash sum of $15.00 per trip as mitigation for traffic signal impacts ($15 X 1750 = $26,250.)*

Response: Comment acknowledged.

Comment: *Cajalco Street shall be improved with asphalt concrete dikes located 32 feet from centerline and match up asphalt concrete paving or reconstruction as determined by the Road Commissioner within a 88 foot full with dedicated right of way.*

Response: Comment acknowledged. The project proponent will negotiate with the County Road Department and/or the City of Corona Road Department to provide its fair share of improvements to the effected public streets.

Comment: *Improvement plans shall be based upon a centerline profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Road Commissioner. Completion of road improvements does not imply acceptance of maintenance by County.*

Response: Comment acknowledged.

Comment: *Provide a standard road connection as approved by the Road Department at Cajalco Street the project access road.*

Response: Comment acknowledged.

Comment: *Any work within County maintained right of way will require an encroachment permit.*

Response: Comment acknowledged.

PUBLIC HEARINGS COMMENTS AND RESPONSES WILL BE INSERTED HERE

FOLLOWED BY MINUTES FROM ANY PUBLIC HEARING

FOLLOWED BY RESOLUTIONS

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

RECEIVED
NOV 22 1989

FROM: Planning Department SUBMITTAL DATE: November 14, 1989

SUBJECT: SURFACE MINING PERMIT NO. 168 - ENVIRONMENTAL IMPACT REPORT NO. 316 - Cal Mat Co. - First Supervisorial District - Corona Area

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the case acted on by the Planning Commission on October 4, 1989.

THE PLANNING COMMISSION

CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 316, based on the finding that the Environmental Impact Report is an accurate objective document which complies with the California Environmental Quality Act and the Riverside County Rules to Implement CEQA; and

APPROVED SURFACE MINING PERMIT NO. 168, Phases One, Two and Three in conjunction with Exhibit A (Amended No. 1), Exhibit B (Amended No. 1) and Exhibit C (Amended No. 1), subject to the attached conditions, based on the findings and conclusions incorporated in the Planning Commission minutes dated October 4, 1989.

SAK:rd

Joseph A Richards Jr
ROGER S. STREETER - PLANNING DIRECTOR

Prev. Agn. ref. | Depts. Comments | Dist. | AGENDA NO.

FORM 11-A (12/82)

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA 1228

FROM: Planning Department SUBMITTAL DATE: November 14, 1989

SUBJECT: SURFACE MINING PERMIT NO. 168 - ENVIRONMENTAL IMPACT REPORT NO. 316 - Cal Mat Co. - First Supervisorial District - Corona Area

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the case acted on by the Planning Commission on October 4, 1989.

THE PLANNING COMMISSION

CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 316, based on the finding that the Environmental Impact Report is an accurate objective document which complies with the California Environmental Quality Act and the Riverside County Rules to Implement CEQA; and

APPROVED SURFACE MINING PERMIT NO. 168, Phases One, Two and Three in conjunction with Exhibit A (Amended No. 1), Exhibit B (Amended No. 1) and Exhibit C (Amended No. 1), subject to the attached conditions, based on the findings and conclusions incorporated in the Planning Commission minutes dated October 4, 1989.

RECEIVED
DEC 28 1989
RIVERSIDE COUNTY
PLANNING DEPARTMENT

REVIEWED BY ADMINISTRATIVE OFFICE
DATE: 11/26/89

SAK:rd

ROGER S. STREETER - PLANNING DIRECTOR

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Younglove, seconded by Supervisor Dunlap and duly carried by unanimous vote, IT WAS ORDERED that the above report of approval is received and filed as recommended.

Ayes: Ceniceros, Dunlap, Larson, Abraham and Younglove
Noes: None
Absent: None
Date: November 28, 1989
xc: Planning, Land Use, Applicant

Gerald A Maloney
Clerk of the Board
By: Deputy

Prev. Agn. ref. Depts. Comments Dist. AGENDA NO. 1.17

FORM 11-A (12/82)

- - - - - -

(AGENDA ITEM 5 - Tapes No. 4A, 4B, 5A)
SURFACE MINING PERMIT NO. 168 - EA 32943/EIR 316 - Cal Mat Co. - El Cerrito District - First Supervisorial District - 337± acres, Magnolia Ave and Cajalco St - REQUEST: Expansion of an existing surface mining/rock quarry with reclamation of the site

Hearing was opened at 5:31 p.m. and was closed at 7:08 p.m.

STAFF RECOMMENDATION: Certification of EIR No. 316 and approval of Surface Mining Permit No. 168, Phases One, Two and Three only, in conjunction Exhibits A, B and C, Amendments No. 1, based on the findings and conclusions listed in the staff report. The applicant proposes to operate a surface mine for the extraction of construction aggregates and related aggregate processing on 336 acres located adjacent to the Temescal Wash, south of Magnolia Avenue and east of I-15. The site is zoned M-R-A and A-2. The surrounding zoning is M-R-A, W-2, M-H-10 and A-1-10. A surface mining operation has been in operation on the site since 1957 and consists of approximately 25 acres on the westerly portion of the project. The applicant has a permit and approved reclamation plan. The applicant proposes to expand the operation to the remainder of the property. Surrounding land uses are surfacing mining and vacant property, moderate to steep hillside areas, a salvage yard, and an abandoned landfill. The application was filed on July 18, 1988 and a Notice of Preparation was issued on August 6, 1988. Staff noted that the nearest residents are located in the Bel Air Estates area, approximately 3,000 feet to the west, adjacent to the I-15 freeway, and the Home Gardens area located approximately 4,000 feet to the north.

The commodity to be mined consists of a hard, crystalline granitic rock to be used for construction aggregate, ranging from fine sands to rip-rap. The applicant originally proposed to mine in two phases; subsequent to the EIR, the applicant redesigned the project to consist of six phases. Phase One will consist of excavating the existing quarry area on the westerly end of the property, will cover 20 acres, and will last approximately 4 to 7 years. The applicant proposes during Phase One to locate a temporary crushing and screening plant on this site. The purpose of Phase I was to excavate an area large enough to locate some permanent processing facilities on the site for Phase Two. Phase Two will consist of the location of permanent processing facilities on the westerly end of the site out of the Temescal Wash Area. The applicant will then construct a conveyor belt running through the central portion of the property to the proposed Phase Two mining areas, located at the easterly end of the property which is the uppermost elevations of the site. Phase Two should last approximately 9 to 13 years. Staff corrected Page two of the staff report, fourth paragraph, where "months" should read "years." Phase Three will be a continuation of Phase Two and will consist of an expansion of the pit area the applicant is proposing to mine. Phase Three should last about 11 to 15 years. Phases Two and Three will occur at the upper elevations of the site, but will leave some hilltops, which will help

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(AGENDA ITEM 5 - Tapes No. 4A, 4B, 5A)
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buffer the pit area from views from the surrounding area. Phases Four and Five will involve quarrying of the outer, westerly peaks, with Phase Four covering approximately 180 acres and lasting 11 to 15 years. Phase Five covers 210 acres and will last about 22 to 27 years. Phase Six represents the ultimate pit configuration, which will be a large bowl or pit with 1:1 slopes and benches every 25 feet. Phase Six is expected to take 21 to 26 years and represents the completed project which will represent 78 to 103 years total.

The estimated production methods are as follows:

First Year:	300,000 to 750,000 tons
Third Year:	750,000 to 1,000,000 tons
Fifth Year:	1,000,000 to 2,000,000 tons
Tenth Year and Beyond:	2,000,000 to 5,000,000 tons

Staff noted that it is apparent that the applicant proposes this to be a very significant mining operation for the area. In summary, the operation will consist of a multibench side hill, drill and blast operation. The blasted rock will be loaded onto haul trucks and taken to a primary crusher, crushed into different sizes into stockpiles, then sized for different products. Then, the product will be further processed. The applicant proposes a conveyor belt to convey the material to the plant areas and proposes to water on site for dust control. The wash water for the concrete batch plant will be recycled. There will be onsite wells and municipal water, if required. The applicant has had a drilling and blasting assessment and plan for the project prepared by Don Harris & Associates. Staff's review of that report indicated that the proposal and recommendations in the report were adequate to include within the conditions of approval (39, 40 and 41).

Staff advised that one of the important issues which has come up was the issue of circulation or traffic. There were some recent changes in the City of Corona in the vicinity of this project. The applicant proposes that the material will be transported from this site along Cajalco Road to the intersection of Cajalco and Magnolia. About 95% of the truck traffic will turn left on Magnolia and immediately onto the freeway. He said that the trucks will be passing no residences on the way to the freeway. However, there are concerns from the City of Corona and landowners in the area regarding traffic from this project. The Road Department recommended items to be included with the conditions of approval mitigating those concerns.

The reclamation plan for the site will be ongoing and concurrently phased with the mining. Each phase of the mining does have a reclamation plan with it where certain reclamation measures will be taken, such as terracing of the slopes and revegetation of the site. Also, to control erosion and sedimentation, the applicant will be installing desilting basins and berms in areas as the mining progresses. The applicant proposes that the final end use of the site may include either urban development, recreation or industrial uses. The applicant will also be conditioned to file a reclamation bond with the County in order to guarantee reclamation of the site.

The site is designated General Resource and Mountainous on the Open Space and Conservation map. The site is also located within the Riverside/Corona/Norco Land Use Planning Area, and the policies of this plan encourage mining along the corridor of Temescal Wash. This particular site has been classified by the State of California as a Mineral Resource Zone, which means is that when the state identified this site as a significant resource, the County should consider the fact that these are important resources not only to the general area but the region as a whole. This classification was done in 1983. Staff determined that the project is consistent and compatible with the General Plan.

As indicated earlier, staff noted that an EIR was prepared and potential impacts included the following: hydrology/drainage, noise/vibration, archaeological resources, public safety, fire hazards, air quality and circulation. Regarding hydrology/drainage, the report indicated that some erosion into Temescal Wash from the mining would occur, that upgrading the existing access road will occur within the floodway and floodplain of the Wash, and that mining may ultimately reach elevations below groundwater levels. Some of the mitigation measures will include proper berming and sediment traps outside the floodplain to capture sediments from the mining area. The water onsite will be recycled and not placed into the Wash. The potential impacts from noise/vibration would occur through blasting, drilling, earth moving, aggregate processing, the asphalt plant and concrete batch plant operations, as well as the traffic on the roadways. The applicant had a noise assessment done for the site and the noise study indicated a use of a model noise ordinance, since the County does not have a noise ordinance. These noise levels were monitored as a base line for the EIR, and the applicant is proposing that they adhere to those noise levels. There are conditions to mitigate noise and vibration as a result from blasting. No archeological resources were observed on the site or recorded within one mile. Public safety concerns have to do with how quarry blasting affects the surrounding area through vibrations, noise and dust. Also, the vacant land to the east of the site is open for possible access. Required mitigation is stated within the conditions of approval.

The project is located within a County designated fire hazard zone and the applicant will be conditioned so that no flammable materials will exist on site. Also, any heavy equipment on the site will have spark arresters. Air quality impaction will result from particulates emitted by the various mining processes. Lesser amounts of pollution will result from onsite and offsite vehicular traffic. Mitigation is basically that the applicant comply with the South Coast Air Quality Management District rules which apply to all equipment onsite. When fully operational, the onsite activities will generate 1,750 daily vehicle trips. There is some concern, since this site is within the sphere of influence of the City of Corona, that some of the mitigation measures for the project will include modifications to existing roadways within the City.

Regarding unavoidable impacts, three Stephens Kangaroo Rats were found on the site and other sensitive species were found as well. Mitigation measures cannot totally avoid these species since mining involves a significant amount of surface disturbance. There are two conditions relating to the K-Rat habitat areas prepared for this project by County Counsel. The site is split in half, with the area to the east within the K-Rat range and the area to the west is outside of the range. An additional unavoidable impact was aesthetic resources, or the visual impacts from the site. Staff showed a sketch of the site from the Bel Air area which shows that, as the areas are mined out, the areas that have been removed will be visible.

Staff made the following changes to the conditions of approval, based on County Counsel's review of the Stephens Kangaroo Rat issue and based on a letter from the Cal Mat properties dated September 29, 1988.

Condition No. 12: Add, "...calendar year thereafter, or at least 15 days before completion of each phase."

Condition No. 16: Add, "...Habitat Conservation Plan and any proposed taking of the Stephens Kangaroo Rat must be in compliance with the approved plan;". Also, rather than a biologist licensed by the U. S. Fish and Wildlife Service, it should read "biologist permitted by...".

In response to a request from the applicant the following condition was amended, to read:

Condition No. 24: Add, "...shall be treated with EPA approved dust suppressant to prevent emission of dust."

The applicant did propose some changes to the conditions which staff did not concur with. The applicant felt that the six foot chain link fence (Condition 11) was unnecessary. Staff placed that condition in primarily because Surface Mining Permit 151 immediately adjacent to the property also has a condition for a chain link fence and this is a rapidly urbanizing area; therefore, a chain link fence would be appropriate. Condition No. 13 is a standard condition referring to the Stephens Kangaroo Rat, and must be maintained. The applicant requests that Condition No. 26 be revised to include transportation operations on Sundays and holidays. Staff has limited truck traffic to weekdays between sunrise and sunset. Regarding Condition No. 27, the applicant asked that they be permitted to operate on Sundays and holidays, and again staff indicated that that would be inconsistent with the area.

Ed Studor, Road Department staff, advised that he has modifications on the Road Department letter as well. He referred to the Road letter dated April 25, 1989, which primarily deals with Cajalco Road. After further investigation, they discovered that the portion of Cajalco, adjacent to the site, is beyond what is planned on their General Plan. It is a private dirt road. Therefore, the only condition to remain in their letter is the one

dealing with mitigation fees (item 2, to be renumbered as item 1); also, he added a condition (new item 2) to state that "The applicant comply with those improvements as recommended by the City of Corona."

Commissioner Purviance said with respect to the traffic that this site will generate, in particular when the mining is stepped up, was the Road Department satisfied that this will not cause a significant problem with the freeway branch system and the entry onto the freeway. He said that in San Diego County on I-5, that the trucks really tie up traffic during rush hours and effectively take one lane out. Mr. Studor said that he believed that the City of Corona is going to recommend widening on Magnolia. In response to Commissioner Turner, Mr. Studor said that initially they are looking at about 100 trips a day; and, in about 10 years plus, there will be about 266 to 666 trips per day. The signal mitigation fee is based on average daily trips at buildout, including employee trips.

Commissioner Turner said that at one point, there was mentioned that there would be a conveyer for Phase Two through a tunnel over to the product. The exhibit also shows a haul route. He asked if there had been a determination as to which would be used, or was that an option of the applicant. Mr. Kupferman advised that he spoke to the applicant about that this morning to clarify that issue. The applicant indicated that they would be putting in a conveyor belt at the beginning of Phase Two. He believed that the haul road is proposed as an option. During Phase Two the applicant will have either a haul road coming out of the pit to the conveyor, which will convey the material to the plant, or the applicant will drill a tunnel somewhere in the pit and hook up the conveyor belt to the plant. The other roads, on the northerly end of the conveyor, are access roads for the equipment to get from the plant site to the quarry area. Commissioner Turner asked if the haul road was along the ridgeline where the trucks would be visible from Bel Air. Mr. Kupferman said that it depended on how the applicant designs the haul road. If he puts large berms on the outside, which would be required from a safety standpoint, that would mitigate the visual impact. The important fact is that should the haul road be put in there, then a condition should be added for revegetation immediately upon completion of the haul road to minimize the time the scars from the haul road are visible. Commissioner Turner asked about the frequency of blasting and Mr. Kupferman deferred that question to the applicant. There is no schedule of blasting but a condition of approval is proposed to allow blasting only within a certain time period.

TESTIMONY OF PROPONENT:

Tom Davis (3200 San Fernando Road, Los Angeles) advised that he was manager of Special Projects for Cal Mat. He said that Mr. Kupferman's presentation was thorough and sufficiently summarized the goals of their project. They identified from the very beginning that there was a need for the expansion of a quarry in this area. The U. S. Census Bureau recently recognized that the Riverside and San Bernardino areas are the fastest growing large metropolitan areas in the United States. For each person, the County consumes seven to

eight tons of aggregate per year. As mentioned, the California Division of Mines and Geology has classified this area, along the Temescal Wash, as a regionally significant area for mineral resources, and that they need to utilize these resources to meet future demands. Their quarry will reduce the need of importing aggregates from other counties; also, it will reduce the overall transportation distance of material to the market place, and will replace other facilities which will be depleted within the next decade.

Mr. Davis said that Cal Mat conducted an extensive site evaluation program and chose the Corona quarry site over others based on its merits. Several positive attributes were identified during the site evaluation study. The access to the quarry is close to the freeway, and the transportation route of Cajalco to Magnolia has been used by quarry operators since at least the 1940's. There are no sensitive land uses along the transportation route and the site is on rail, which they hope to use in the future. He said that there is an existing quarry on site which has been in operation since the 1940's and has been operating with County permits since 1956. The quarry is consistent with the County's General Plan. During the site evaluation they anticipated the potential environmental impacts could be and will be mitigated by their project design and the permits that will be conditioned.

It was important to understand the benefits their proposal will have for the community. They will continue the supply of affordable construction aggregates to meet Riverside County's growing demand. He said that quarry operations in general, and this quarry specifically, do not create demand, but meet demand. They will be employing 30 people in Phase One, approximately 60 employees during Phase Two with additional employees needed during the remaining phases. That does not include their intention to employ independent contractors, which means that they will use over 100 truck operators to meet their transportation needs. The quarry and ancillary uses will add substantially to the tax base.

Mr. Davis advised that Cal Mat is a Fortune 500 company with its corporate headquarters in Southern California. The company has been serving Southern California since 1908 and has the financial responsibility and experience to do the job right. Any problems that may develop can be resolved by local management and local corporate support. They have met several times with local residents and worked through their concerns, which resulted in major modifications to the project's design. They will insist that their project manager continue that open dialogue established with the local residents. They felt that one of the special ingredients is their reclamation. Their company is recognized as a leader in the industry for the reclamation that they do on their facilities. Several of their reclamation projects have been noted and featured in national and local publications. They have recognized a need for the project, which is ideal, all things considered. The concerns addressed in their environmental report have been mitigated to a level of insignificance with the exception of the two Mr. Kupferman mentioned. Mr. Davis reiterated that Cal Mat is an experienced and well established local firm that can do the job right.

Mr. Davis addressed two questions resulting from the staff's report. The first question had to do with the conveyor belt and the potential of adding a condition for revegetation the haul road once it is completed. He said that they had no problem with that condition. The conveyor belt will be installed for Phase Two regardless of what their means of getting the material there. He said that they would like to do one or the other, but there is some economic and technical evaluations that still have to be completed before they can make that decision. The second question that came up concerned blasting. Mostly likely when they get into the major portion of their project, they will be blasting once a day, and they agreed to the conditions on blasting, so that it will be done within a designated period.

In answer to Commissioner Beadling, Mr. Davis said that the existing quarry has never been abandoned. He said that there has been a quarry there since the 1940's and in 1956 the quarry operator came before the Board and asked for a permit. Commissioner Smith asked about the number of truckers. Mr. Davis said that they do have their own trucks, but that they will be relying on independent contractors. Commissioner Smith asked if they were providing parking places for these trucks or will the independents be taking their trucks home and parking in the streets. Mr. Davis said that he hoped that they would not do that. He explained that there will be areas provided for some parking and, at some of their locations, the independents do park their trucks. However, they usually park them wherever they have a parking place. Commissioner Purviance remarked that is usually where they live.

Carlton Rogers (P. O. Box 3045, Arcadia) said that he was President of Pacific Industrial Properties which owns the property. They bought the property in 1965 and have been in the sand and gravel business themselves for about 50 years. They spent 35 years at Irwindale and some 20 years at Upland. He said that four people showed an interest in this project site, including Cal Mat. He has known their management and operations for many years. They are the biggest such company in Southern California, and in each place where they have a plant, they work to get along with the local people. Cal Mat's plants and equipment have been monitored, and they are very conscious of their public image.

TESTIMONY OF OPPONENTS:

Don Greywood (Riverside County Flood Control and Water Conservation District, 1995 Market Street, Riverside) advised that the Flood Control District owns 41 acres of property in the area, and they are currently trying to market this property. He advised that Cajalco Road splits their property and they are concerned about the amount of truck traffic that will be using this road, and it may make their property impossible to market. Six hundred trips a day amounts to about a truck a minute. He said that the quarry operation, called Corona Rock, are taking their trucks along the road along the Temescal Creek channel onto Magnolia Avenue. The two intersections are about 600 feet apart so they will have two fair sized operations putting a lot of traffic onto

Magnolia very close to each other. As a solution, they want Cal Mat to negotiate with the District to use the other road which will then put the same type of trucks onto one road, and the trucks would be entering Magnolia Avenue at one spot. He asked a continuance or some verbiage that will get Cal Mat to talk to them about using that road. Commissioner Purviance noted that if they all enter Magnolia at one spot, will the trucks not be stacked up on that road. Mr. Greywood said yes, but otherwise they would be stacked up at two points. Commissioner Purviance said that currently that property is vacant, and asked what the exiting building was being used for. Mr. Greywood guessed that it was some sort of industrial use. He said that Mike Moss,who is helping market this property, was present and could probably shed more light on the impact of the proposal.

Mike Moss, consultant for the Riverside County Flood Control, (2161 Falcon Crest Drive, Riverside) said that recently the County Board of Supervisors and the Flood Control District asked him to assess this parcel, which was a long term land lease for the District. They are currently in the process of marketing this land. He has had conversations with adjacent property owners, in particular Mr. Jim Buckingham, the Deleno Family and Dean Homes who are also impacted by this proposed project. They do think it is important to see the mining operation come in, as it would be beneficial for the overall area. Their concern is the use of Cajalco Road. He did a quick calculation on the maximum, and it could come to an 18 ton truck going by every 30 seconds. He said that they need to address a number of alternatives. He does not believe one road would work and was not sure even two roads would work. They are looking at a light industrial business office for the Flood Control site, and whether a potential buyer would want to develop there with the truck traffic, aesthetics and blasting. They would like the opportunity to work with Cal Mat and the City of Corona to come up with a reasonable solution.

In answer to Commissioner Turner, Mr. Moss said that he has met with Mr. Davis and Mr. Buckingham in an attempt to work through this. He said that they have been cooperative, and he believed that there was a solution.

Jim Buckingham (Davis Developments, 1420 Bristol Street North, Newport Beach) said that they are the management/general partner of Corona Land Partners which is an approximately 76 gross acre (50 net acre) industrial development site. Their primary access would be Magnolia via Cajalco Road. Their concern was the same as the District, in that they feel that the EIR performed by Cal Mat was insufficient with regard to the traffic issues. The ultimate buildout of their 50 acres contemplates over one million square feet of industrial space. The ultimate buildout of the Flood Control District's site contemplates in excess of 600,000 square feet. When they combine the traffic generated by these two projects with the traffic generated by the Cal Mat project, which at peak will have 1750 trips per day, there will be an incredible amount of traffic on Cajalco Road. They have been talking with Cal Mat regarding the redirection of their primary circulation to the easterly access, which is currently being used by All American Asphalt. Based on their conversations with the City of Corona, he felt that the City also concurred

that they are better off focussing the quarry traffic into one location rather than mixing with regular traffic. They are aware of and in support of the Cal Mat project, but felt that the traffic issue needs reexamination. He requested that this item be continued in order to spend more time studying the traffic issue.

Commissioner Purviance asked what if the level of traffic from Cal Mat was reduced by some significant amount, while still allowing them to make a profit. Mr. Buckingham said that they acquired their site based on the existing traffic. He felt that the traffic from Cal Mat would possibly endanger the people working in the factories and warehouses.

Commissioner Turner asked if it were possible that some portion of Cajalco is private and traffic could be cut off. Mr. Studor said that he was not sure of the status of the easement, but that was a possibility if the road is entirely private. Commissioner Turner said that it was his understanding that people are paying a fee to use the road. Mr. Studor said that with the proposed industrial uses, they view the trip generation at about 60 trucks a day. The one 50 acre site mentioned would generate about 3,000 trips per day and the 40 acres would generate about 2,400 trips a day. He said that there is less than 1,000 trips a day from the existing quarry; therefore, with another 1750 from Cal Mat, they would still be under 10,000 trips per day. Cajalco, where it intersects with Magnolia, is a secondary highway of four lanes and would have the design capacity for 24,000, so it would be well under capacity. The truck trips would only be about about ten percent of the total.

Mr. Vickers, in looking at the environmental statement with regard to circulation and the conditions of approval, asked where the mitigation was being required. Mr. Kupferman said that not all the items were shown on the Road Department letter. He had some difficulty dealing with mitigation in the City of Corona. The Road Department, they had indicated that their mitigation measures would be adequate. The intersection and Magnolia Avenue are located within the City of Corona. Mr. Richards said that Mr. Studor noted that he was incorporating the City of Corona's requirements. Mr. Studor said that they have no recommendations from the City of Corona as far as conditions of approval, but he understood that they do have some recommendations, including the improvement of the intersection. Commissioner Purviance asked if the City was planning on testifying today.

Kenneth Moore (18182 Bel Air, Corona) said that he is currently the president of the Bel Air Homeowners Association. The letter in the staff report packet states some of the concerns that they have, and some of those concerns have not yet been addressed. One issue was air pollution. He said while the trucks from the quarry are idling, a certain amount of diesel fumes and pollution will be going into the air. With the large number of trucks being proposed, there will be a large amount of pollution being generated in a small area. His house overlooks the mining site. He said that at certain times of the year, the weather is such that there is an inversion layer and the pollution can be seen. The dust and dirt generated by blasting and moving the

raw material to the crushing facilities will create some dust no matter how hard they try to keep the area watered down. They are also concerned about the production of asphalt and concrete. At the present time, there is a parcel of land which partially blocks their view of the lower portion of the proposed site expansion. If that property is developed and lowered, then they would be looking directly at the entire operation from their homes.

Mr. Moore said that they have substantial investments in their homes. He realizes the need for raw materials which has to be mined, and said that Tom Davis has gone out of his way to assure them that they will do everything possible to help the homeowners. However, he felt that he must go on record at this time to present their concerns. The noise levels are also a concern, such as the noise from the rocker crusher or the batch plant. If any of this operation spills over into the evening hours, the noise would be unbearable. Mr. Moore contended that someone in that area is operating on a permit from the hours of 6:00 a.m. to 10:00 p.m. but from 10:00 to 11:00 p.m., operations are starting up and creating noise so loud that they cannot sleep without their windows and doors closed. Enforcement has been a problem. Blasting and how it will be controlled is a concern. He noted that some homes in Home Gardens have been damaged from blasting. Cal Mat stated that they would do their mining on the back side of the hill, and the homeowners felt that that was a step in the right direction as it would help shield the blast.

Mr. Moore said with Phases One and Two, there was concern about creating a "band shell" type of environment on the west side of the hill. The crushers and other equipment will be on the Bel Air side of the mountain, and there is nothing that would actually stop the noise from coming their way. He said that they hope that some method would be use to shield that facility. The freeway ramp traffic is a concern because the freeway ramps are designed as a single lane, and traffic will back up onto Magnolia regardless of stop lights at the junction of Cajalco Road and Magnolia. The Corona/Norco School District is trying to determine how to get children to the new school because of the traffic that currently exists on Magnolia. Adding traffic would only create a bigger problem.

In response to Commissioner Smith, Mr. Davis said that there will probably be some crushing done in the pit in order to get the material to a size that they can put on the belt or haul truck. As far as putting the whole processing plant up there, he did not feel that that was feasible.

Larry Stickney (City of Corona, 815 W. 6th Street, Corona) said that he was the Deputy Director of Public Works, and that they reviewed the conditions of approval and the environmental document. They do not have anything typed up as yet. He advised that there were two conditions of approval to be added to this project to implement the environmental document. One issue relates to the Magnolia Avenue street improvements between I-15 Cajalco, and the other relates to the installation of a traffic signal at that same intersection. They are not opposed to the project, as such, and felt that it was the proper project for that location. Mr. Stickney read the following conditions into the record:

"A number two lane shall be constructed for both directions on Magnolia Avenue from Cajalco Street to the I-15 freeway, designed to handle the anticipated truck and vehicle traffic. Prior to the development, the developer shall bond or enter into an agreement to construct the street improvements prior to implementation of Phase Two or ten years, whichever occurs first."

Mr. Stickney said it would be acceptable if the proponent bonded through the County or a third party, whatever the Counsel finds appropriate.

"The developer shall post a security bond or enter into an agreement to construct a traffic signal at the intersection of Cajalco Street and Magnolia Avenue. The agreement shall specify that if the intersection warrants a signal within ten years, the developer shall contribute his pro rata share of the costs of the signal based on specific warrants net."

Mr. Stickney said that he discussed the conditions with the developer and it was agreed that the conditions seemed fair and implemented the intentions of the environmental document. Mr. Stickney said that the third condition was being offered for consideration because a certain portion of Cajalco Road from Magnolia to the development is in fact public right of way. With the increased traffic, they want to insure that the road is sufficient to handle the truck load.

"The developer shall construct public portions of Cajalco Street to a width and structure design required for anticipated traffic flow."

Commissioner Purviance asked Mr. Stickney if they were concerned about the truck traffic going onto the freeway. Mr. Stickney said yes, and noted that the onramp itself is one lane, but said that that was a Caltrans issue. Commissioner Turner said that there was speculation that these properties would be annexed. Mr. Stickney said that there are several properties towards the east in that area which are up for annexation. Commissioner Turner said that they are looking at this site as being permitted in the County for about 33 years, and that the site itself may be in the County only another 3 years. Mr. Stickney said that he would trust the judgement of the Commission on this permit.

REBUTTAL:

Tom Davis said, regarding the issue of using Cajalco versus an alternative road, they have been talking to Davis Development and the representative of the Flood Control District as early as the fall of 1988 or spring of 1989 on this issue. Those conversations have been continuous, with personal meetings as well as telephone conversations, and resulted in Cal Mat submitting a Memorandum of Understanding which was not mentioned by any of the people who spoke. They essentially agreed to work through their concerns but, in all fairness, they believe that they have the legal right to use Cajalco Road.

According to their traffic study, they will be only increasing the capacity usage of the road up to 22%. The road would continue to operate at level of service "a." Davis Development has not filed for permit with the City of Corona regarding their site. The Flood Control District has not even issued an RFP for the potential development of their property. He said that Mr. Buckingham suggested that this project would impact the Delano family and Dean Homes. He said that Delano has not submitted any applications to the County or City of Corona for any sort of improvements to that road. Their property is an avocado grove on which the water has been turned off. Dean Homes do not have access to Cajalco but access through Bel Air Estates. He felt that the statements were misleading as to this project impacting those people. He suggested that the Commission look at this project with fairness in mind. They would like to work with these people, and have been working with them. If they can come up with an alternative solution, then they would agree to it. Otherwise, they feel that since they are first and that the capacity will remain at 22% with the level of service "a," then they feel that they are not creating the problem.

Mr. Davis said that he has been working with Mr. Moore and the homeowners association. They have met with the association three times and have talked with Mr. Moore on the phone. He mentioned a concern about a buffer between their operation and the Bel Air community. Mr. Davis said that they did try to purchase the property between Bel Air and the subject site, but that property was overpriced. Mr. Moore said that they were proposing a facility that was seven stories high, but that was incorrect. Mr. Davis said that he informed Mr. Moore that their plant will not be as high as the Irwindale plant, which is seven stories high, but is proposed to be a low profile plant. He said that they prepared a graphic which showed the difference in height between the plant that Mr. Moore is familiar with (in Irwindale) and the height of the plant that they were proposing for this project. He said that they changed the facing and mining method of their project to minimize the number one major concern, which was the visual aesthetics of their project. He said that what they can see is only the top, and they will mine behind the ridge. Two of the four peaks will remaining, greatly reducing the visual impacts. The noise study reflects that with their project there will not be an increase of ambient noise in the area. As part of their conditions, they will be required to do noise monitoring, including a noise monitoring station in the Bel Air neighborhood. If they do not meet the model noise ordinance, then they will have to do further mitigation to their plant and equipment to meet that ordinance.

Mr. Davis said that they agreed with the City of Corona's condition regarding Magnolia, but wanted to make sure that the language included that they do their pro rata share, which he believed was the intent. Concerning the onramps and offramps of the freeway, it has been reported in the City paper that Caltrans has agreed to signalize the ramps at Magnolia and the freeway, which will be a real plus for everyone. From his observation and conversations with representatives of the City of Corona, the City appears to be for the project, and that they are seeking that this area be annexed. Mr.

Davis said that the City has asked them for support, and they answered that they would like some of their concerns taken into consideration before they supported annexation. The point he wanted to make was that there has been an open dialogue with the City.

In answer to Commissioner Turner, Mr. Davis said that the City is requesting signalization mitigation fees. Mr. Studor said that the signalization mitigation fees go into a district fund to serve the area. The conditions as recommended by the City of Corona regarding the posting of a security for a specific signal location also has the provision for a pro rata share based on their share of that particular signal. Mr. Davis said that they would be paying two fees, one that is specific for the Magnolia intersection, and one that will be generally used. He said that they support staff's recommendations.

Commissioner Smith felt that they should provide parking for the trucks. Mr. Davis said that they are required to provide for parking and can designate an area where some of the truckers can park. They cannot assume that all the truckers are parking illegally, and they will not increase the number of truck operators due to this quarry. Rather, the truckers will be working for this quarry as opposed to some other quarry farther out, and hopefully they will be cutting down on the traffic. Commissioner Purviance said that the point Commissioner Smith was trying to make is that there is a problem, and that to help solve that problem Mr. Davis was being asked to provide parking at the quarry. Mr. Davis said that he did not know if they could force the truckers to use the parking sites if they were made available. Commissioner Smith said that they should provide parking for those who want to use it. Mr. Davis said that they can work with staff on that condition, which will be on the plot plan which they will submit for Phase One.

Mr. Kupferman said that Condition 21 is already a condition for onsite parking for employee per Ordinance 348. The staff could add a sentence to that condition which states that: "A minimum of one onsite parking space for each two employees on the largest shift plus one onsite parking space for each vehicle kept in connection with these shall be provided and additional parking for private haul trucks in accordance with the ordinance." Mr. Davis said if they have the space, they will provide all the parking needs, but they will do as much as they can.

Mr. Davis said that he had a copy of the City's conditions. He pointed out that the way the condition reads on the lanes on Magnolia, it does not indicate a pro rata share. Mr. Stickney said that he would not object to a pro rata share as determined by the City Engineer. Mr. Studor said that that would be added.

Mr. Kupferman said another condition in response to a concern expressed earlier, Condition 17, calls for a detailed plot plan prior to commencement of Phase Two. They can add to that condition that the "detailed plan shall include a landscaping plan for the proposed haul route areas," which will

cover Commissioner Turner's concerns. Commissioner Turner said he was more concerned that the trucks would be visible along the skyline. Mr. Kupferman said that landscaping and a berm would help mitigate that concern. Mr. Davis said that the haul route will be along the mid ridge, but that is not the skyline. They will try to make sure that much of that route is as low as possible, and that can be done through the plot plan process. Mr. Vickers said that they will be adding a Condition No. 50 which will be the conditions from the City of Corona. He advised that this would go to the Board as a consent item.

The hearing was closed at 7:08 p.m.

FINDINGS AND CONCLUSIONS: Surface Mining Permit No. 168 is a proposal to operate a surface mine for the extraction of construction aggregates and related processing on approximately 336 acres of land located adjacent to Temescal Wash, south of Magnolia Avenue and east of Cajalco Road; the proposed project is an expansion of an existing 25 acre rock quarry located on the westerly portion of the site; the mining operation will be multibench, side hill, drill and blast operation; processing equipment for aggregate materials on the site will consist of crushers, vibrating screens, a concrete batch plant and asphalt plant; the proposed surface mining plans are to excavate an approximate 400 million tons of rock for construction aggregate in six phases over a period of 55 to 75 years; approximately 210 acres will be mined; a decreased project size alternative (Phases One through Three) considered in the Environmental Impact Report for this project may be a more acceptable alternative; this alternative will last for a period of 23 to 34 years and disturb an area of approximately 160 acres; the mined areas will be reclaimed both during the mining phases and upon completion of mining; the final reclaimed shape of the site will be a bowl-like pit area with terraced slopes on all sides; the site is designated Mineral Resource and Mountainous on the Open Space and Conservation Map in the Comprehensive General Plan; the existing M-R-A and A-2 zoning will allow the proposed mining upon approval of the surface mining permit; surrounding land uses include surface mining, a salvage yard, construction storage yard and vacant land; surrounding zoning includes M-R-A, W-2, M-H-10 and A-1-10; the applicant will be required to file a reclamation bond with Riverside County in order to guarantee reclamation of the site; compliance with the proposed conditions of approval will be monitored through required inspections by the Department of Building and Safety at least once a year; the project is located within a State-classified mineral resource zone containing significant mineral resources; the project is conditioned to protect the public health, safety and general welfare; Environmental Impact Report No. 316 was prepared for the proposed project; and, Findings, Mitigation Measures and States of Overriding Considerations are found in the staff's report on Pages 5 through 13 and are incorporated herein by reference. The proposed project is compatible with area zoning and development; is consistent with the Comprehensive General Plan; conforms to all applicable County ordinances; and, overriding findings necessary to approve this project are found within the staff report.

MOTION: Upon motion by Commissioner Turner, seconded by Commissioner Beadling and unanimously carried, the Commission certified Environmental Impact Report No. 316 based on the finding that the report is an accurate, objective and complete document which complies with the California Environmental Quality Act and the Riverside County Rules to Implement CEQA; and, approved Surface Mining Permit No. 168, Phases One, Two and Three, in conjunction with Exhibit A (Amended No. 1), Exhibit B (Amended No. 1), and Exhibit C (Amended No. 1) subject to the conditions of approval as amended above and based on the above findings and conclusions.

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(AGENDA ITEM 6-1 - Tape 4A)
INDUSTRIAL PARCEL MAP NO. 24241 - EA 33755 - C. W. Poss - Murrieta Area - First Supervisorial District - northeast of Jefferson Ave, northwest of Fig St - 31 lots - 35± acres - Schedule E

Hearing was opened at 5:19 p.m. and was closed at 5:23 p.m.

STAFF RECOMMENDATION: Adoption of the Negative Declaration for EA 33755 and approval of Tentative Parcel Map No. 24241 based on the findings and conclusions listed in the staff report. This item was an application to subdivide 35 acres into 31 lots located northeast of Jefferson Avenue and northwest of Fig Street. The site is zoned I-P and C-P-S. Surrounding zoning is R-R-1, M-SC and A-1-10. The site is vacant and has been graded. Surrounding land uses include scattered abandoned sheds and vacant land. The site was found to be consistent with the General Plan, and all environmental concerns can be mitigated through the conditions of approval. Staff noted that the applicant's name on the staff report should read Charles W. Poss.

TESTIMONY OF PROPONENT:

Phil Quigley (McGoldrick Engineering, 27720 Jefferson Avenue, Temecula), representing the applicant, said that Item 17 of the Road Department letter requests concrete curbs and gutters and he requested that that requirement be waived. On Item 20, reference is made to Jordan Lane at the northwest corner of Parcel 1; he said that that should say Parcel 1 and Parcel 14. Mr. Johnson of Road Department staff said that they concurred with adding Parcel 14 to Item No. 20. Regarding Item 17, he asked the Commission to consider that concrete sidewalks be constructed along Jefferson Avenue and Madison Avenue, deleting the words "throughout the subdivision." Mr. Quigley concurred with that proposal and advised that he concurred with the remainder of the conditions. There was no one else who wished to comment.

The hearing was closed at 5:23 p.m.

FINDINGS AND CONCLUSIONS: The applicant is requesting to divide 35.05 acres into 31 lots in the Murrieta Area; the site is vacant, surrounding land uses include vacant land to the north, vacant land and mobilehomes to the east, and

Zoning Area: El Cerrito
District: First
E.A. Number: 32943
Regional Team No.: Geology

Surface Mining Permit No. 168
Environmental Impact Report No. 316
Planning Commission: October 4, 1989
Agenda Item No. 5

RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT

1.	Applicant:	Cal Mat Company
2.	Engineer/Rep.:	Florian, Martinez & Associates
3.	Type of Request:	Expansion of an existing surface mine for extraction of construction aggregates and related aggregate processing.
4.	Location:	Adjacent to Temescal Wash, south of Magnolia Avenue, and east of I-15
5.	Existing Zoning:	M-R-A, A-2
6.	Surrounding Zoning:	M-R-A, W-2, M-H-10, A-1-10
7.	Site Characteristics:	Surface mining, vacant land, moderate to steep hillside areas.
8.	Area Characteristics:	Surface mining and processing, salvage yard, abandoned landfill, vacant land.
9.	Comprehensive General Plan Designation:	Land Use: Category II Open Space/Cons: Mineral Resources, Mountainous
10.	Land Division Data:	Total Acreage: 336 Total Lots: 6
11.	Agency Recommendations:	Road: 8-4-88, 4-25-89 Health: 8-2-88, 7-20-89 Flood: 8-3-89 Fire: 8-2-88, 7-11-89 Building & Safety: 8-9-88, 7-31-89, 8-17-89 WMWD: 8-9-88 Caltrans: 7-27-88 City of Corona: 8-9-88
12.	Letters:	Opposing: Bel Air Homeowners: 8-9-88
13.	Sphere of Influence:	City of Corona

ANALYSIS:

Project Description

Surface Mining Permit No. 168 is an application by Cal Mat Company to operate a surface mine for the extraction of construction aggregates and the related processing of this material on approximately 336 acres of land in the Corona/El Cerrito area. The proposed project is an expansion of an existing rock quarry which has been in operation since 1957 and presently covers an approximate 25 acre area located on the westerly portion of the project. Current permits for

the existing operation are Permit No. M3-269 and Reclamation Plan 117. The site is located along Cajalco Street approximately 4,000 feet southeast of the intersection of Cajalco Street and Magnolia Avenue.

The project is situated within and adjacent to Temescal Wash and is primarily located on vacant, mountainous terrain. Existing on-site development consists of an existing quarry, related disturbed areas, and Temescal Wash at the westerly end of the property. The remaining portions of the site, covering a majority of the project area are vacant mountainous areas with grassland and coastal sage scrub plant communities. Surrounding land uses include the All American Asphalt rock quarry (S.M.P. 151) and related aggregate processing plant located directly to the northwest. Immediately adjacent to the south is the Fontana Paving operation consisting of sand and gravel mining and aggregate processing plants (Reclamation Plan 114). A salvage yard exists to the northwest of the site on the west side of Temescal Wash. Vacant land exists to the north, south and east of the property. The nearest residences to the site are located in the Bel Air Estates area approximately 3,000 feet to the west and the Home Gardens area approximately 4,000 feet to the north.

Surface Mining

The commodity to be mined consists of hard, crystalline granitic rock to be utilized for construction aggregate, ranging from fine sands to rip-rap. The mining will be a multibench, side hill, drill and blast operation, similar to current quarrying on-site, except on a larger scale. Processing including crushing and sorting will occur on the property. A concrete batch plant, asphalt plant and other related aggregate product facilities will also be located on site.

The applicant proposes surface mining at the site to occur in six phases. Phase One will involve excavating the area just east of the existing on-site quarry. This phase covers approximately 20 acres, and would last four to seven years. A temporary crushing and screening plant will be sited during this phase. The purpose of Phase One is to excavate an area large enough for the permanent processing facilities.

Phase Two will include the construction of a conveyor corridor, a haul road or tunnel and establishment of a quarry on the east face of the central peaks on the property. The conveyor will connect the plant site with a point at elevation of 1,150 feet in a tight canyon, screened from offsite view. At this point, the plant conveyor will be connected with either a haul road or tunnel with conveyor from the quarry to transfer the quarried material. Phase Two will include approximately 80 acres and take about 9 to 13 months. The mining during this phase will shield the quarry from general public view, except for the haul and access roads.

Phase Three will cover approximately 160 acres and is expected to take place over 11 to 15 years. This phase is a continuation of Phase Two. The westerly faces of the outer peaks will be preserved during this phase.

Phases Four and Five will involve quarrying of the outer, westerly peaks. Phase Four will cover approximately 180 acres and will last 11 to 15 years. Phase Five will cover 210 acres and last about 22 to 27 years.

Phase Six represents the ultimate pit configuration. The lowest portion of the pit will be at an approximate elevation of 500 feet. This phase will take from 21-26 years and represents the complete proposed project.

Based upon the six proposed phases, the project life is estimated to be 55 to 75 years. The quantity of rock to be mined and processed, based on the proposed mining plans, is approximately 400 million tons.

The quantity of rock mined and processed will be a function of market conditions. The estimated annual production is as follows:

First Year:	300,000 - 750,000 Tons
Third Year:	750,000 - 1,000,000 Tons
Fifth Year:	1,000,000 - 2,000,000 Tons
Tenth Year and Beyond:	2,000,000 - 5,000,000 Tons

The proposed mining operation will consist of a multibench, side hill, drill and blast operation. Mining will be accomplished by drill and blast, load, haul and dump methods. Blasted rock will be loaded onto off-road dump trucks by large rubber-tired loaders. The dump trucks will then transport the rock via haul roads to the primary crusher. Conveyor belts will carry the crushed rock from the primary crusher to a surge pile near the processing plant. The processing plant will then use crushers and vibrating screens to size the materials into specification aggregates for sale or use in the proposed on-site concrete batch or asphalt plant.

Water will be used on site for dust control and for washing the aggregates to be used in the concrete batch plant. The wash water will be recycled. Sources of the water will be on-site wells and municipal water (if required).

Blasting will be necessary to remove aggregates from the proposed quarry. The applicant anticipates that an ammonium nitrate fuel oil mixture (ANFO) with high explosive booster and blasting caps detonated in a delayed sequence will be used for most blasting situations. These blasting materials will be stored and utilized on-site in accordance with all applicable federal, state and county regulations. A drilling and blasting assessment and plan for the project, prepared by Don Harris & Associates, Blasting Consultants, recommended specific parameters to control the blasting program. These parameters relate to seismic monitoring, amount of explosives to be used, limitations on ground vibrations, and considerations of meteorological conditions. The recommendations made in these studies will be incorporated into the Conditions of Approval for the project.

Finished aggregate and concrete products will leave the site by over-the-road trucks and trailers. Nearly all of these vehicles will use Cajalco Street, a

portion of which is a private street, turn on Magnolia Avenue west bound to the I-15 Freeway. According to the previous production estimates, annual and daily truck trips are as follows:

Year	Trips/Year	Trips/Day
1-2	15,000-30,000	50-100
3-4	30,000-40,000	100-133
5-9	40,000-80,000	133-266
10±	80,000-200,000	266-666

The traffic study prepared for this project recommends mitigation measures relative to upgrading of Magnolia Avenue and Cajalco Street, maintaining a high level of service and adequate sight distance at the Magnolia-Cajalco intersection, and periodic review of the intersection to determine if there is a need for a signal. The applicant will be conditioned to comply with the Riverside County Road Department Conditions of Approval.

Reclamation Plan

Reclamation will be ongoing, concurrently phased with the mining of the site. Details of the reclamation are shown on the Reclamation Plan, Exhibit B, for each phase. Two types of reclamation will occur. Temporary reclamation will be performed in areas which will not be mined again until a later phase. Permanent reclamation will occur in the areas where mining has been completed.

The final reclaimed shape of the site upon completion of Phase Six will be bowl-like in configuration, with terraced slopes on all sides. Final pit slopes, bench crest to bench crest, will be at a gradient of 1:1 (horizontal: vertical). Current plans call for 25 foot benches with bench heights averaging 25 feet. Finished cut slopes (bench faces) are expected to vary from near vertical to 70 degrees off horizontal. A slope stability report prepared by LeRoy Crandall and Associates determined that the proposed final slopes would not be prone to major instabilities; however, there is some potential for wedge failure on south facing slopes. The recommendations made in this report will be incorporated into the proposed Conditions of Approval.

Additional specific reclamation measures include the following: 1) controls such as desilting basins and berms for erosion and sedimentation control; 2) the final excavation may be partially filled at the completion of mining with overburden, silts and fines; 3) resoiling and revegetation of benches with native non-irrigated plant materials; and 4) removal of stockpiles, equipment, structures and refuse from the site.

The applicant has proposed that future uses of the site, after mining, may include urban development, recreation, or industrial uses.

The applicant will be conditioned to file a reclamation bond with the County in order to guarantee reclamation of the site.

Project Consistency/Compatibility

The site is designated as "Mineral Resource" and "Mountainous" on the Open Space and Conservation Map in the Comprehensive General Plan. The site is located within the Riverside/Corona/Norco Land Use Planning Area. Land use policies within this area encourage mining land uses along portions of Temescal Wash. Zoning on the site is M-R-A (Mineral Resources and Related Manufacturing) and A-2 (Light Agriculture). Surface mining and related processing are permitted uses within these zones provided a valid surface mining permit has been granted pursuant to Riverside County Ordinance 555.

The site is also located in a State-classified MRZ-2 Zone (Mineral Resource Zone containing significant mineral resources); however, it was not designated by the State as a Regionally Significant Construction Aggregate Resource Area, since the site was not being used for construction aggregate mining when this area was designated by the State in 1983.

In consideration of the designations, it may be determined that the proposed project is consistent and compatible with the General Plan.

Environmental Review

In accordance with the procedures of the California Environmental Quality Act (CEQA), Environmental Impact Report No. 316 was prepared in connection with the proposed project. All significant effects of the project on the environment are necessary to avoid or substantially lessen such effects which have been evaluated in accordance with the Riverside County Rules to Implement CEQA. The following findings and statements of overriding consideration are based upon the Environmental Impact Report.

I. Avoided Impacts and Impacts Mitigated to an Insignificant Level

Hydrology Drainage

a. Potential Impact: Some erosion into Temescal Wash from the mining operation will occur. Upgrading the existing access road will occur within the floodway and floodplain of Temescal Wash. The mining may ultimately reach elevations below groundwater levels.

b. Required Mitigation: Berming and sediment traps shall be located in the flatter areas outside the floodplain to capture displaced sediments. Improvement of the access road will require analysis and design to properly maintain channel characteristics in Temescal Wash. Water used for washing aggregate materials will be recycled with the use of settling ponds.

c. Finding: Potential impacts can be mitigated to a level of insignificance.

Noise/Vibration

a. Potential Impact: The project will generate noise from blasting, drilling, earth moving, aggregate processing, asphalt plant and concrete batch plant operations, as well as an increase in traffic on roadways. Potential impacts due to quarry blasting may include structural vibration and noise vibration (air blast) in some of the homes surrounding the site.

b. Required Mitigation: A performance condition shall be imposed on the mining site operations, based upon the State Model Noise Ordinance Standards, Table 1 in the Noise Assessment for the project by Mestre Greve Associates. The site operations shall be allowed to proceed as long as the specific noise levels from the project are not exceeded in the six identified residential areas. If project noise is exceeding the specified levels the following measures shall be implemented: 1) use of hospital mufflers and engine tuning on the heavy equipment; 2) reduction in size and number of heavy equipment; 3) installation of acoustic blankets around drilling operations; 4) temporary or permanent construction of walls, berms or stockpiles to act as noise barriers around mining areas and processing equipment.

   Initial blasting shall be limited to 2,000 pounds of explosive per 8 millisecond blast increment. Seismic monitoring at the start of operations shall be performed. Blasting shall be avoided during meteorological conditions such as inversions.

   All uses on the property, other than maintenance, shall be confined to the hours between 6:00 a. m. and 10:00 p.m.

c. Finding: The potential noise and vibration impacts can be mitigated to a level of insignificance.

Archaeological Resources

a. Potential Impacts: No cultural resources have been observed on site or recorded within one mile of the site.

b. Required Mitigation: The applicant shall file a written plan for protection of cultural resources should any be unearthed or detected during mining.

c. Finding: Any archaeological resources can be avoided or mitigated to a level of insignificance.

Public Safety

a. Potential Impacts: Quarry blasting will affect the surrounding area with vibrations, noise and dust. Explosives will be used on the site. The vacant land to the east of the site is open for possible access.

b. Required Mitigation:

1. All laws, regulations, and standards governing the transport, storage, handling, and use of hazardous explosives shall be observed, including those of the Federal Department of Transportation, the Bureau of Alcohol, Tobacco, and Fire Arms, the Occupational Safety and Health Administration, the Mine Safety and Health Administration, California Bureau of Mines, and other federal, state, and local agencies. Only qualified, experienced, State-licensed blasting technicians shall be permitted to design, supervise and detonate explosives.

2. Accurate area and site specific weather data regarding temperature inversions and wind conditions should be obtained, with special attention to time-of-day conditions. Blasting should be scheduled to reflect these atmospheric conditions and avoid undue disturbances caused by wind diverted or inversion compressed air blast.

3. Initial blast designs should not exceed 2,000 pounds of explosives per 3 ms delay period. Seismic monitoring should be conducted in the nearby residential neighborhoods during these initial blasts to determine how far these limitations can be increased. At no time should explosive episodes result in Peak Particle Velocities exceeding one inch per second.

4. Holes should not be drilled close to an open bench face, and sequential timing techniques should be used to provide direction and confinement of rock movement.

5. Explosives should not be loaded to the top of blast holes and rock chips or similar material should be loaded above the explosives column to reduce "fly rock."

6. Low energy explosives should be used to produce the desired results while reducing the visible effects of the blast.

7. Use down-the-hole initiation of explosive episodes, and avoid the use of high strength detonating cord.

8. Pay particular attention to weak zones within the rock formation which could cause excessive energy release and place nonexplosive decks through these zones.

9. Provide sufficient time between adjacent holes to help prevent air blast reinforcement.

10. Just prior to the time of a blast, the site should be cleared of people, warning signals should be sounded and visual inspections should be made to be certain no unauthorized people are in the area. Following an explosive detonation the area should be inspected to insure that the blast proceeded as planned. Only after this inspection should the "all clear" signal be given.

11. The explosives used on-site shall be stored in small quantities on-site, under the conditions established by the Occupational Safety and Health Administration, and the Mining Safety and Health Administration.

12. Public access shall be limited by the use of barriers (fences, gates and locks) and "No Trespassing" signs. Chain link fencing shall be used along the north, south and west boundaries. Along the eastern quarry face, which is less likely to experience trespass due to the lack of access routes, 3-strand bared wire fencing shall be used to deter public access. The posting of "No Trespassing" signs shall be in accordance with local and federal regulations.

13. The Riverside County Sheriff's office shall be kept informed of the blasting schedule on-site.

c. Finding: Public safety impacts can be mitigated to a level of insignificance.

Fire Hazards

a. Potential Impacts: The project is located within a County designated fire hazard zone and will have a minimal impact on fire services.

b. Required Mitigation: All flammable materials shall be handled and stored safely. Smoking will not be allowed around flammable materials or explosives. Spark arrestors shall be used on all combustion equipment. The site shall comply with all applicable fire and safety codes.

c. Finding: Impacts to fire services can be mitigated to a level of insignificance.

Air Quality

a. Potential Impact: The most significant impacts will be particulates (dust) emitted by various processes, especially blasting, mining, crushing and screening. Lesser amounts of carbon monoxide, hydrocarbons, nitrogen oxides and sulfur oxides will be emitted, primarily from on-site and off-site vehicular traffic.

b. Required Mitigation: Applicant will comply with South Coast Air Quality Management District Rules and Regulations. During rare daytime winds from the west, additional mitigation shall include additional wetting of mining areas and delaying of blasting.

c. Finding: Air quality impacts can be mitigated to a level of insignificance.

Circulation

a. Potential Impacts: The majority of traffic generated by the site will be heavy trucks and trailers. When fully operational, on-site activities will generate 1,750 daily vehicle trips. When the projected vehicle trips are added to existing traffic conditions, the 2-lane segment of Magnolia Avenue west of Cajalco Street will exceed its design capacity.

b. Required Mitigation:

1. Improvement of the existing 2-lane segment of Magnolia Avenue in the vicinity of Cajalco Street to a 4-lane divided roadway should be required when the plant production exceeds approximately 2,350,000 tons of aggregate per year. (This will occur some time during Phase II.)

2. Although a traffic signal is not warranted at the intersection of Magnolia Avenue and Cajalco Street based on projected traffic volumes, other conditions may justify the installation of such a signal in the future. The operation of this intersection should be reviewed periodically by the County to determine if there is a need for a signal.

3. A high level of service along Magnolia Avenue should be maintained by restricting on-street parking and controlling roadway access.

4. Use of the existing railroad tracks shall be encouraged for the transportation of materials.

5. All applicable Riverside County Road Department ordinances and conditions shall be complied with.

c. Finding: The circulation impacts can be mitigated to a level of insignificance.

II. Project Alternatives

The California Environmental Quality Act (CEQA) and the CEQA Guidelines require the consideration of alternatives to the proposed project. Three alternatives were considered in EIR No. 316. These are the No Project

Alternative, the Operational Modification Alternative, and the Relocation to an Alternative Site Alternative.

No Project Alternative

a. Analysis: Under the No Project Alternative, the site would not be used for aggregate mining and processing activities, beyond what is currently allowed under the existing use permit and reclamation plan.

   The No Project Alternative is considered the environmentally superior alternative since the alterations to the existing character of the site would be limited and most of the localized environmental impacts associated with the proposed project would be avoided.

b. Reasons for Rejection of the Project Alternative: The No Project Alternative would not allow for the utilization of a county and state identified mineral resource and would limit the availability of construction aggregate in Western Riverside County and adjacent areas. It would also be necessary to expand production at other existing mines in the area, permit new mines in the area, or import aggregate from further outside the market area to meet the anticipated demand for these products.

Operational Modification Alternatives

1. Reduced Project Size and Duration - Phase One Only:

   a. Analysis: This alternative would involve the Phase One portion and involve mining in areas adjacent to the existing quarry and location of a temporary processing plant over a period of ten years. The eastern portion of the site would remain undisturbed. Potential environmental impacts would be similar to the proposed project, but to a much more limited degree.

   b. Reasons for Rejection of the Phase One Alternative: Limiting the amount of aggregates mined from the site to a 10 year period would require that the resource demand be made up by expanding other mines in the area, permitting new mines, or importing aggregates from outside the region.

2. Reduced Project Size and Duration - 23 to 34 Year Plan:

   a. Analysis: Under this alternative, the mining would involve Phases One, Two and Three of the project and last for a period of approximately 23 to 34 years. The temporary processing plant would be replaced by a permanent processing plant at the end of Phase One in four to seven years. Potential impacts would be similar to the proposed project, but to a more limited degree. Air quality, noise and traffic impacts would be similar, but for a shorter period of time. The impact on biological resources would be slightly reduced

since fewer acres would be disturbed. Aesthetic impacts would be reduced since mining in Phase One would be concentrated in the lower areas at the westerly end of the site. Phases Two and Three will create a pit area at the easterly portion of the site which will be generally shielded from surrounding views.

b. Reasons for Acceptability of the Reduced Project Size and Duration - 23-34 Year Plan: The 23-34 year duration plan alternative contains incrementally reduced impacts in the areas of air quality, noise and traffic. The implementation of Phases One, Two and Three would disturb approximately 160 acres, as opposed to 230 acres for the entire project. This alternative would not result in entire removal of the entire hillside areas of the site, but rather leave areas on the westerly facing peaks undisturbed. These areas would act as a visual buffer for mining in Phase Two and Three. This alternative would allow for this site to be used to supply local and regional demand for the next 23 to 34 years. For these reasons, this alternative is considered acceptable as a suitable alternative to the proposed project.

3. Plant Site Relocation

a. Analysis: This alternative involves establishing the proposed plant site at another offsite location. The surface mining would be similar to the proposed project, but mined aggregates would be transported offsite to processing plants.

b. Reasons for Rejecting the Plant Site Relocation Alternative: This alternative would cause impacts similar to the project, except for slightly reduced aesthetic impacts. Increased traffic impacts may result since material would be hauled from the mine site to another plant site for processing.

Relocation to Alternative Sites

a. Analysis: This alternative would involve conducting aggregate mining and processing facilities within other mineral resource areas in the Temescal Valley/Orange County Production Consumption Region. Factors such as access, proximity to market areas, environmental constraints and quality of the aggregate were considered in evaluation of specific sites.

b. Reasons for Rejection of Alternative Sites:

1. Elsinore/Glen Ivy area - Nearly the entire reserve is currently under lease.

2. Temescal Wash - Specific sites investigated were rejected due to environmental constraints (riparian habitat) or difficulties regarding access.

III. Rejected Conditions of Approval

The conditions of approval for this project include all conditions required to implement the mitigation measures set forth in Environmental Impact Report 316. No conditions of approval were rejected as infeasible.

IV. Significant Unavoidable Adverse Impacts and Project Benefits

Project Benefits

Development of the project as proposed or Reduced Project Size and Duration (23 to 34 Year Plan) Alternative will provide the following benefits to the region. The project will utilize a regionally significant mineral resource to supply construction aggregates and related products for western Riverside County and adjacent areas. Current reserves in permitted aggregate mines within the Orange County-Temescal Valley Production Consumption Region total approximately 257 million tons. These reserves are likely to be depleted in about two decades to meet area demand for aggregate (based on data from the from the State of California, Mining and Geology Board). Without the expansion of existing aggregate producing mines, such as this site; either new, undeveloped land will have to be developed for surface mining, or aggregates will need to be imported at greater cost and incremental environmental impact. Approximately 33 jobs will be created by Phase One and 61 jobs in Phase Two.

Significant Unavoidable Adverse Impacts

Environmental Impact Report No. 316 identified the following significant unavoidable adverse impacts.

Biological Resources

a. Potential Impacts: Project implementation will destroy vegetation and disturb wildlife habitat during the course of the mining operations. The proposed project, Phases One thru Six, will disturb approximately 230 acres. The decreased project size alternative, which includes Phases One thru Three will disturb approximately 160 acres. The surface disturbances will affect sensitive species found on-site, the golden eagle and California black-tailed gnatcatcher; along with the Stephens kangaroo rat, a federally-listed endangered species also found on-site.

b. Required Mitigation: The mine reclamation plan calls for revegetation of mined areas; however, these measures may be implemented too late to contribute to the preservation of the habitats on site. The riparian area located at the southwest corner of the site shall be preserved. The processing plant will set back

at least 50 feet from riparian areas. Compliance with Ordinance 663 and the mining plan will be required to show the project development will not involve the "incidental taking" of the Stephens kangaroo rat habitat identified onsite. The applicant will comply with the Endangered Species Act, U. S. Fish and Wildlife and California Department of Fish and Game and any county regulations regarding the Stephens kangaroo rat.

c. Unavoidable Adverse Impacts: The loss of 210 acres (proposed project) or 168 acres (decreased project size alternative) of vegetation and wildlife habitat with both sensitive and federally listed endangered species on site is considered significant.

d. Overriding Finding: The public benefits of the proposed project or decreased size alternative relative to the continued use and expansion of this regionally significant mineral resource outweigh the project's adverse impact upon the biological resources.

Aesthetic Resources

a. Potential Impacts: Development of the proposed project (Phase One thru Six) will result in significant elevation changes. The most dominant peak in the local area will be replaced with a deep pit and over 1,000 feet of elevation change. The most obvious visual impact will be on residential properties to the west and north, and views from the I-15 freeway. The processing plant will cause visual impacts to a lesser degree. It should be noted that the decreased project size alternative (Phases One thru Three) will have incrementally fewer impacts, since the westerly faces of the outer peaks will be preserved, shielding the quarry from public view.

b. Required Mitigation: Complete mitigation of visual impacts is not possible. During reclamation, equipment and other mining related features will be removed, and mined terraces modified to produce faces which appear natural and have a contoured appearance. Mined areas will be revegetated to approximate pre-mining conditions. Post-mining land uses proposed for the site include industrial, recreation, and urban development.

c. Unavoidable Adverse Impact: Aesthetic alterations to the topography is an unavoidable adverse impact.

d. Overriding Finding: The utilization of this regionally significant mineral resource located close to market areas outweighs the unavoidable adverse impact to aesthetic resources.

FINDINGS:

1. Surface Mining Permit No. 168 is a proposal to operate a surface mine for the extraction of construction aggregates and related processing on approximately 336 acres of land located adjacent to Temescal Wash, south of Magnolia Avenue and east of Cajalco Road.

2. The proposed project is an expansion of an existing 25 acre rock quarry located on the westerly portion of the site.

3. The mining operation will be a multibench, side hill, drill and blast operation.

4. Processing equipment for aggregate materials on the site will consist of crushers, vibrating screens, a concrete batch plant and asphalt plant.

5. The proposed surface mining plans are to excavate an approximate 400 million tons of rock for construction aggregate in six phases over a period of 55 to 75 years. Approximately 210 acres will be mined.

6. A decreased project size alternative (Phases One thru Three) considered in the Environmental Impact Report for this project may be a more acceptable alternative. This alternative will last for a period of 23 to 34 years and disturb an area of approximately 160 acres.

7. The mined areas will be reclaimed both during the mining phases and upon completion of mining. The final reclaimed shape of the site will be a bowl-like pit area with terraced slopes on all sides.

8. The site is designated Mineral Resource and Mountainous on the Open Space and Conservation Map in the Comprehensive General Plan.

9. The existing M-R-A and A-2 zoning will allow the proposed mining upon approval of the surface mining permit.

10. Surrounding land uses include surface mining, a salvage yard, construction storage yard, and vacant land.

11. Surrounding zoning includes M-R-A, W-2, M-H-10 and A-1-10.

12. The applicant will be required to file a reclamation bond with Riverside County in order to guarantee reclamation of the site.

13. Compliance with the proposed conditions of approval will be monitored through required inspections by the Department of Building and Safety at least once a year.

14. The project is located within a State-classified mineral resource zone containing significant mineral resources.

15. The project is conditioned to protect the public health, safety and general welfare.

16. Environmental Impact Report No. 316 was prepared for the proposed project. Findings, Mitigation Measures and Statements of Overriding consideration are found in this staff report on pages 5 through 13 and are incorporated here by reference.

CONCLUSIONS:

1. The proposed project is compatible with area zoning and development.

2. The proposed project is consistent with the Comprehensive General Plan.

3. The project conforms to all applicable County ordinances.

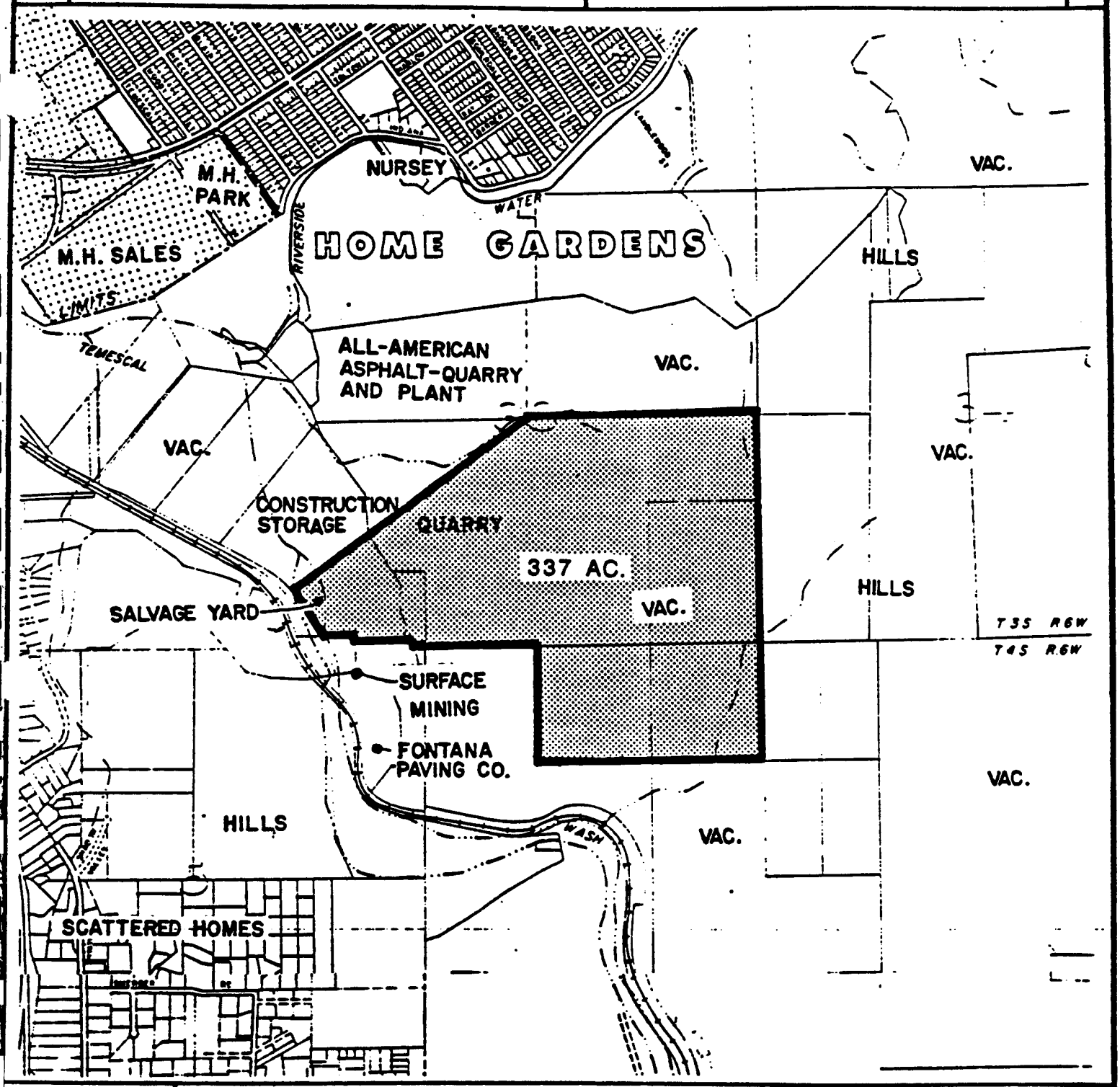
4. Overriding findings necessary to approve this project are found within the staff report.

RECOMMENDATIONS:

CERTIFICATION OF Environmental Impact Report No. 316 based on the finding that the Environmental Impact Report is an accurate, objective and complete document which complies with the California Environmental Quality Act and the Riverside County Rules to Implement CEQA; and,

APPROVAL of SURFACE MINING PERMIT NO. 168, Phases One, Two, and Three, in conjunction with Exhibit A (Amended No. 1), Exhibit B (Amended No. 1) and Exhibit C (Amended No. 1) based on the findings and conclusions above, and subject to the conditions of approval incorporated in this staff report.

SMP 168	LAND USE	1



App.	CORONA QUARRY
Use	SURFACE MINING
Dist.	EL CERRITO — Sup. Dist. 1
Sec. 33 T. 3S., R. 6W	Assessor's Bk. 135 Pg. 27 278 12,13
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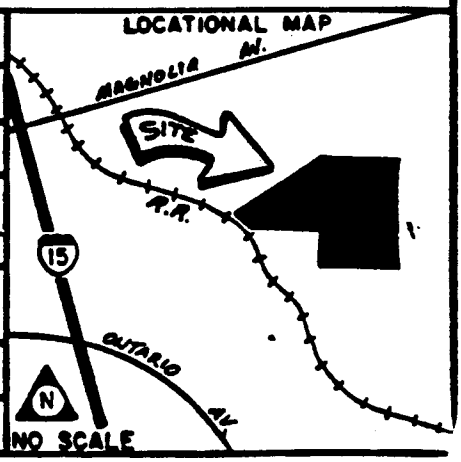
Rd. Bk. Pg. 7	Date 8-29-89 Drawn By
RIVERSIDE COUNTY PLANNING DEPARTMENT	

1" = 1600'



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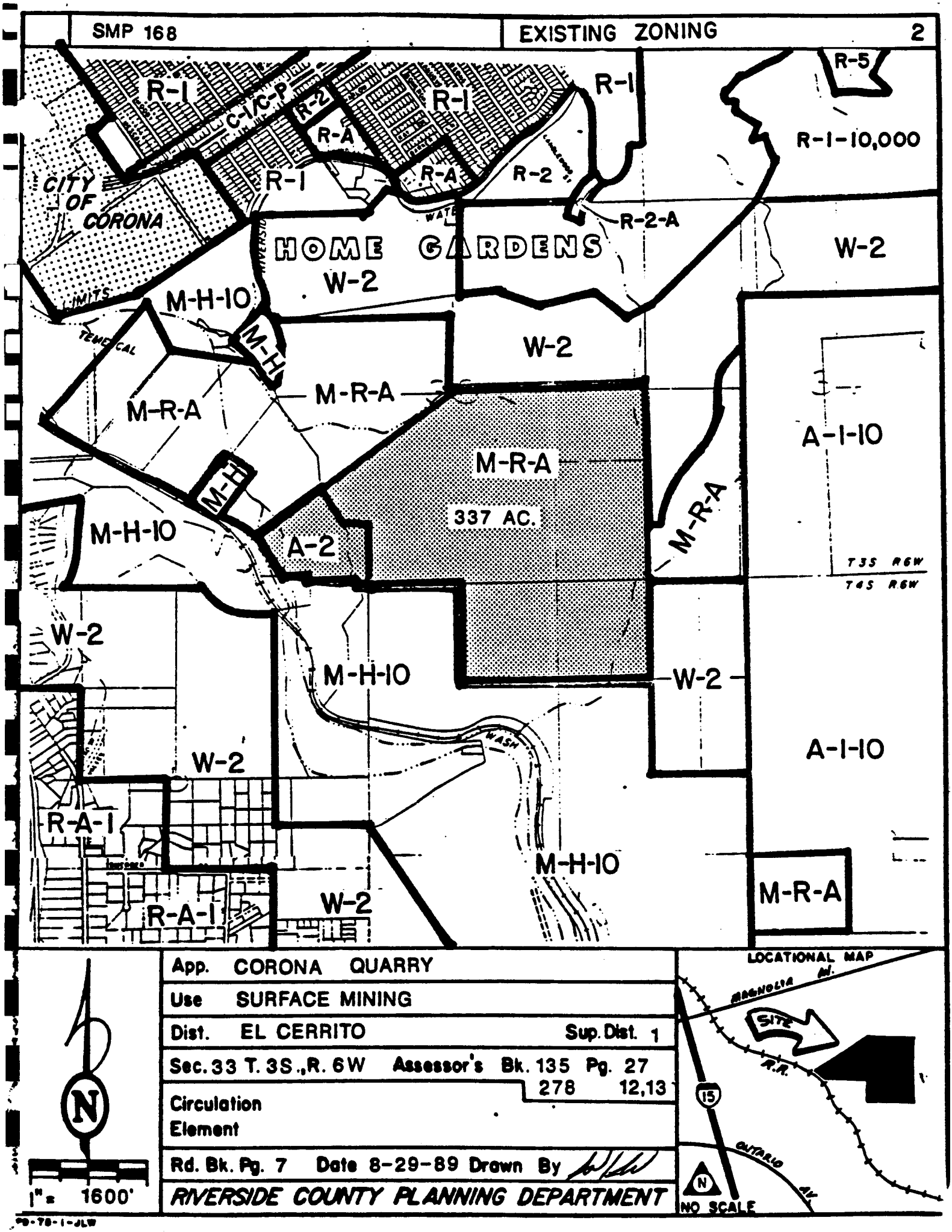
SMP 168
EXISTING ZONING
2
R-1
C-1/C-P
R-2
R-A
R-1
R-1
R-5
R-1-10,000
CITY OF CORONA
R-1
R-A
R-2
R-2-A
HOME GARDENS
W-2
W-2
W-2
M-H-10
M-H
M-R-A
M-R-A
M-R-A
337 AC.
M-R-A
A-1-10
M-H
M-H-10
A-2
T3S R6W
T4S R6W
W-2
M-H-10
W-2
A-1-10
W-2
R-A-1
M-H-10
R-A-1
W-2
M-R-A
App. CORONA QUARRY
Use SURFACE MINING
Dist. EL CERRITO
Sup. Dist. 1
Sec. 33 T. 3S., R. 6W
Assessor's Bk. 135 Pg. 27
278
12,13
Circulation Element
Rd. Bk. Pg. 7
Date 8-29-89
Drawn By
1" = 1600'
RIVERSIDE COUNTY PLANNING DEPARTMENT
LOCATIONAL MAP
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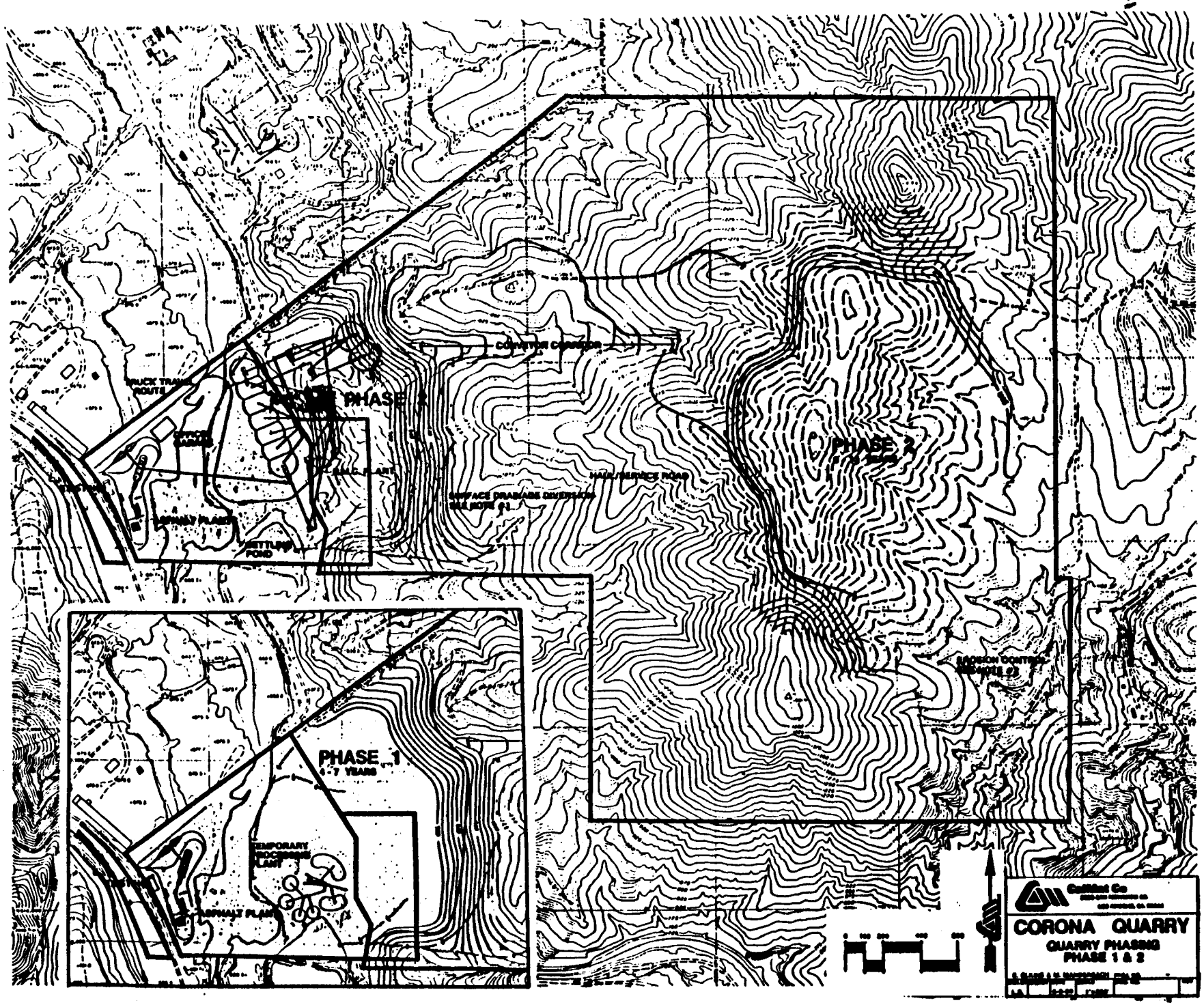
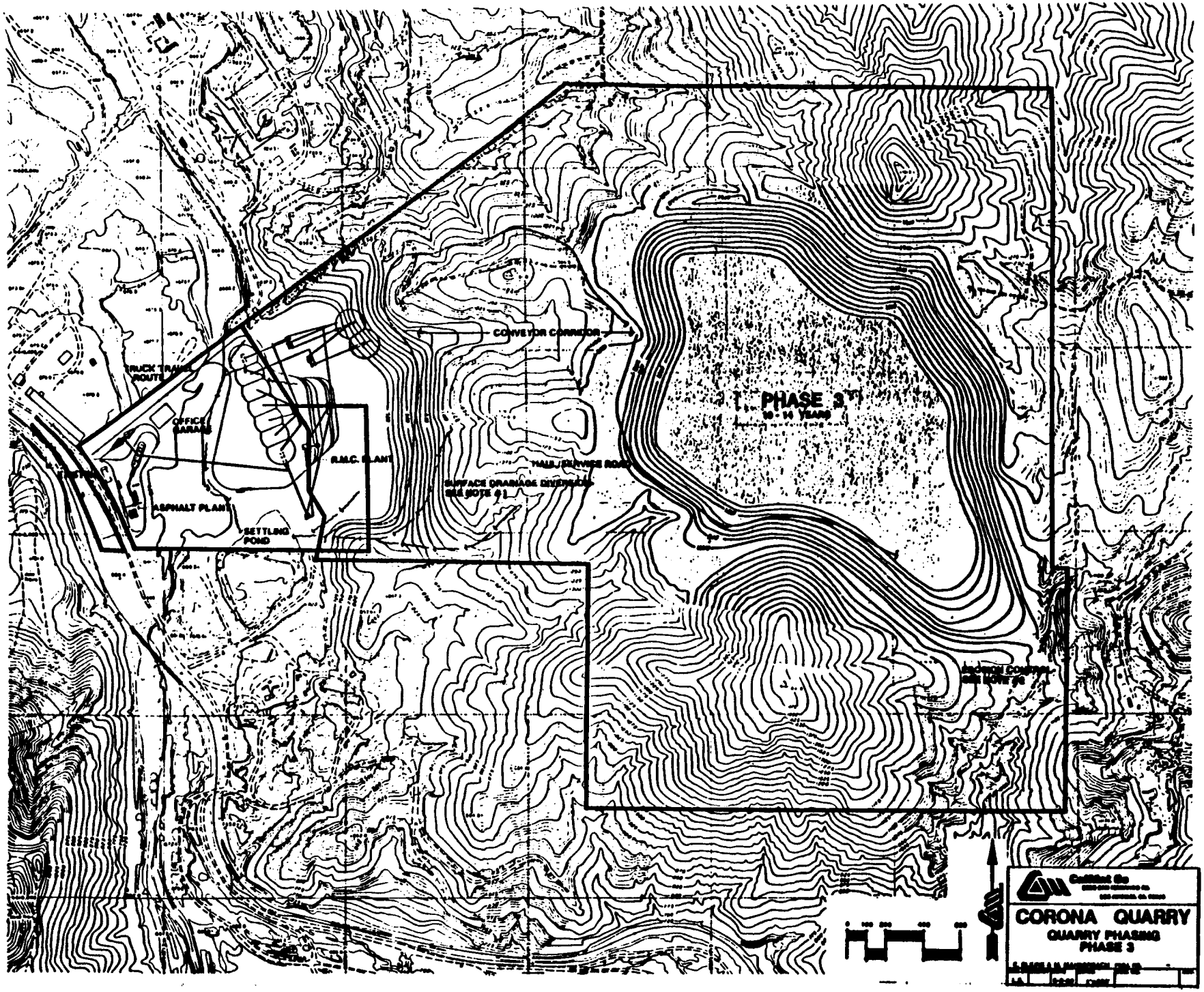
SITE
A.T.&S.F. R.R.
15
OLIVE AV.
N
NO SCALE


PHASE 2
PHASE 2
PHASE 1
7 YEARS
CORONA QUARRY
QUARRY PHASING
PHASE 1 & 2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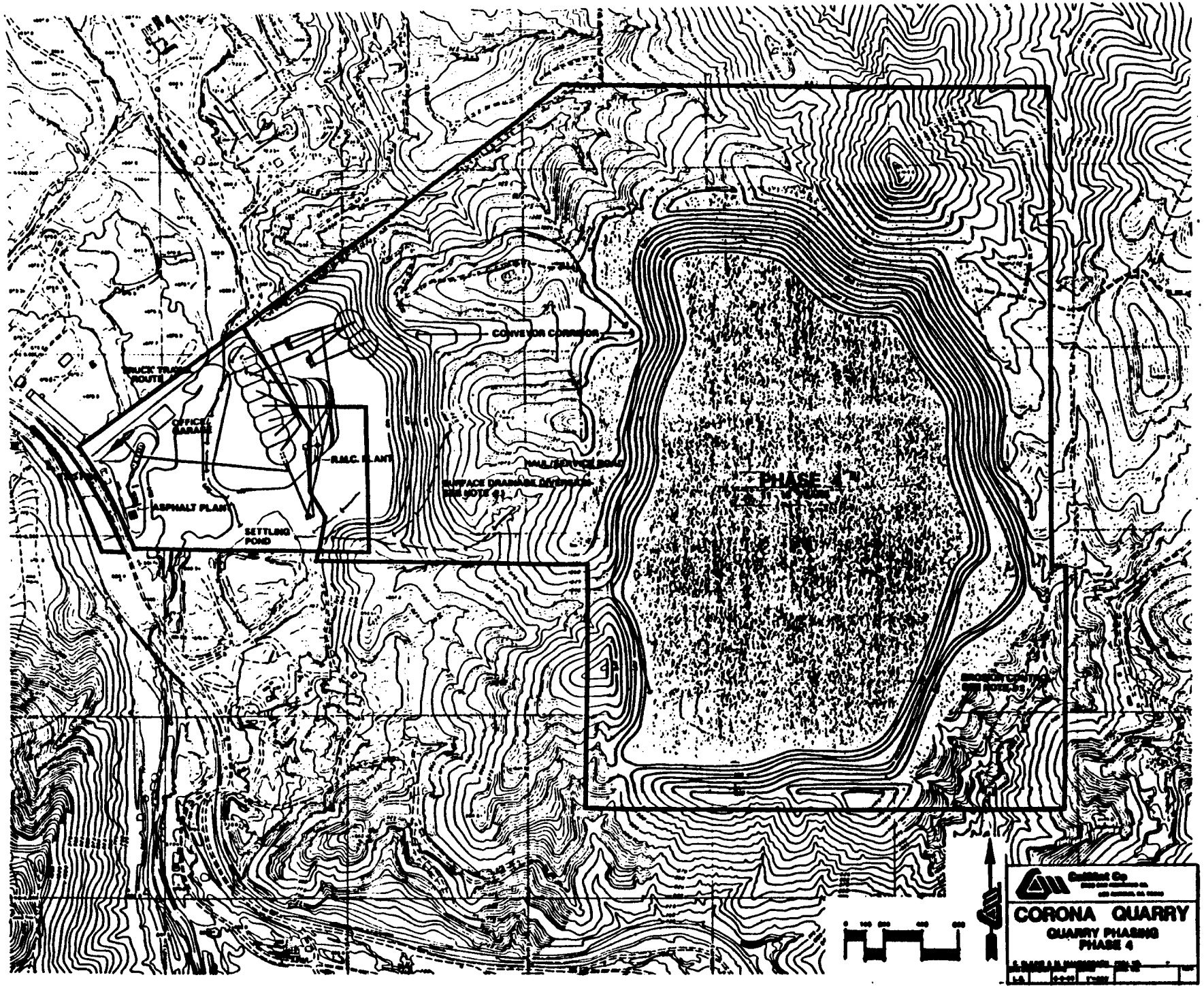
TRUCK TRAVEL ROUTE
OFFICE GARAGE
R.M.C. PLANT
HAUL / SERVICE ROAD
SURFACE DRAINAGE DIVERSION SEE NOTE 9
ASPHALT PLANT
SETTLING POND
PHASE 3
10 - 14 YEARS
SECTION CORNER SEE NOTE 10
CORONA QUARRY
QUARRY PHASING
PHASE 3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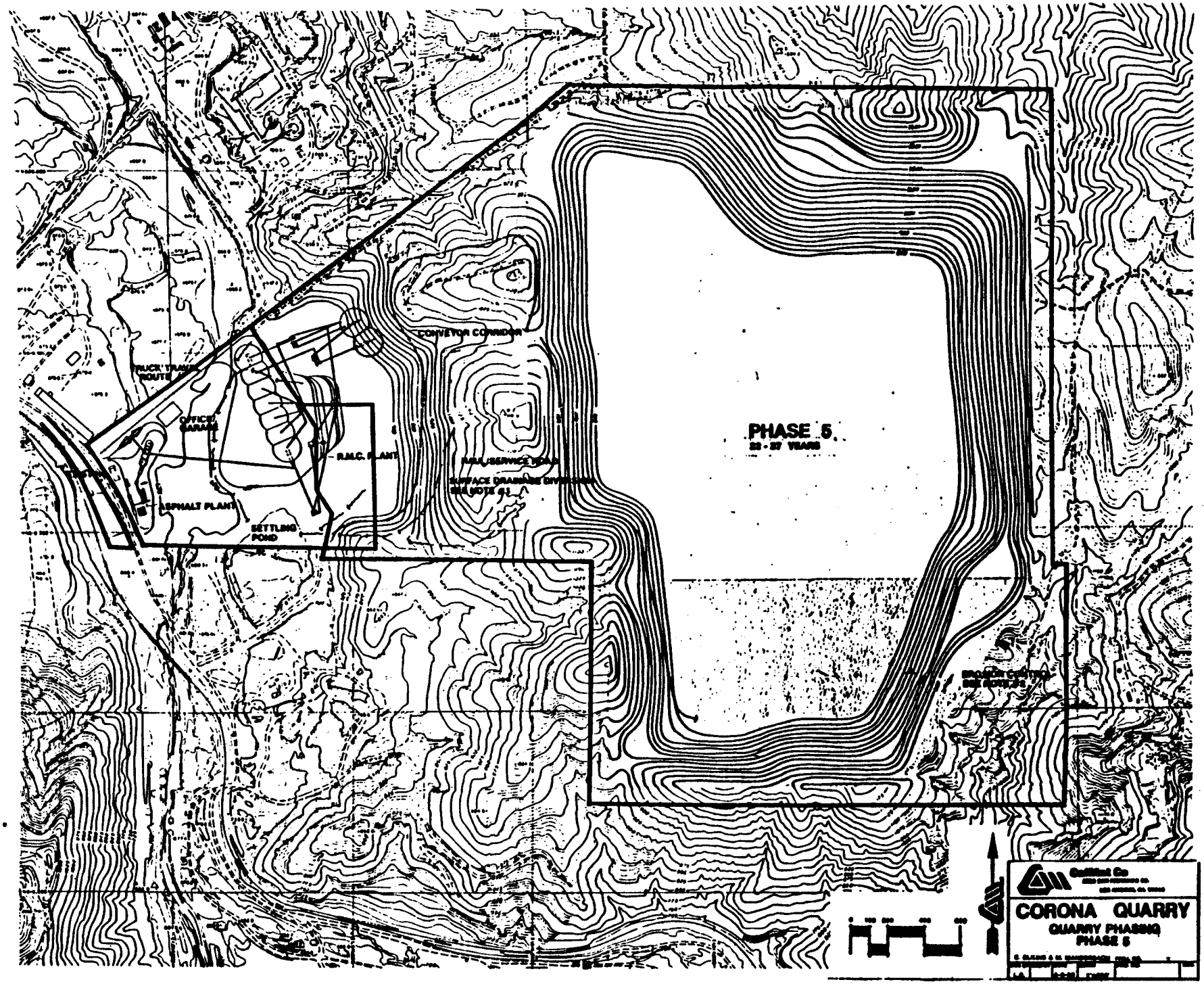
TRUCK TRAFFIC ROUTE
OFFICE & GARAGE
R.M.C. PLANT
ASPHALT PLANT
SETTLING POND
PHASE 4
CORONA QUARRY
QUARRY PHASING
PHASE 4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OFFICE/ GARAGE
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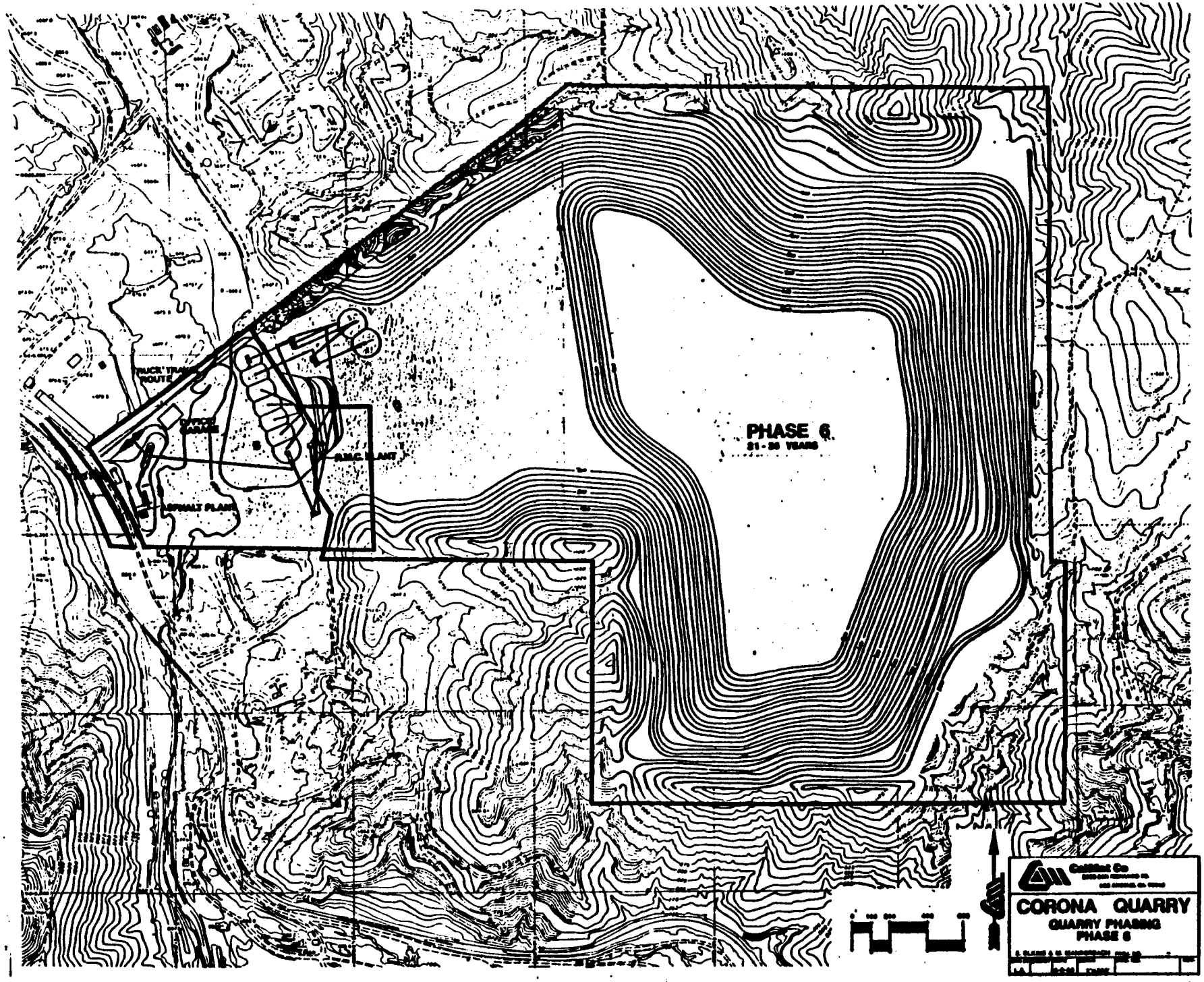
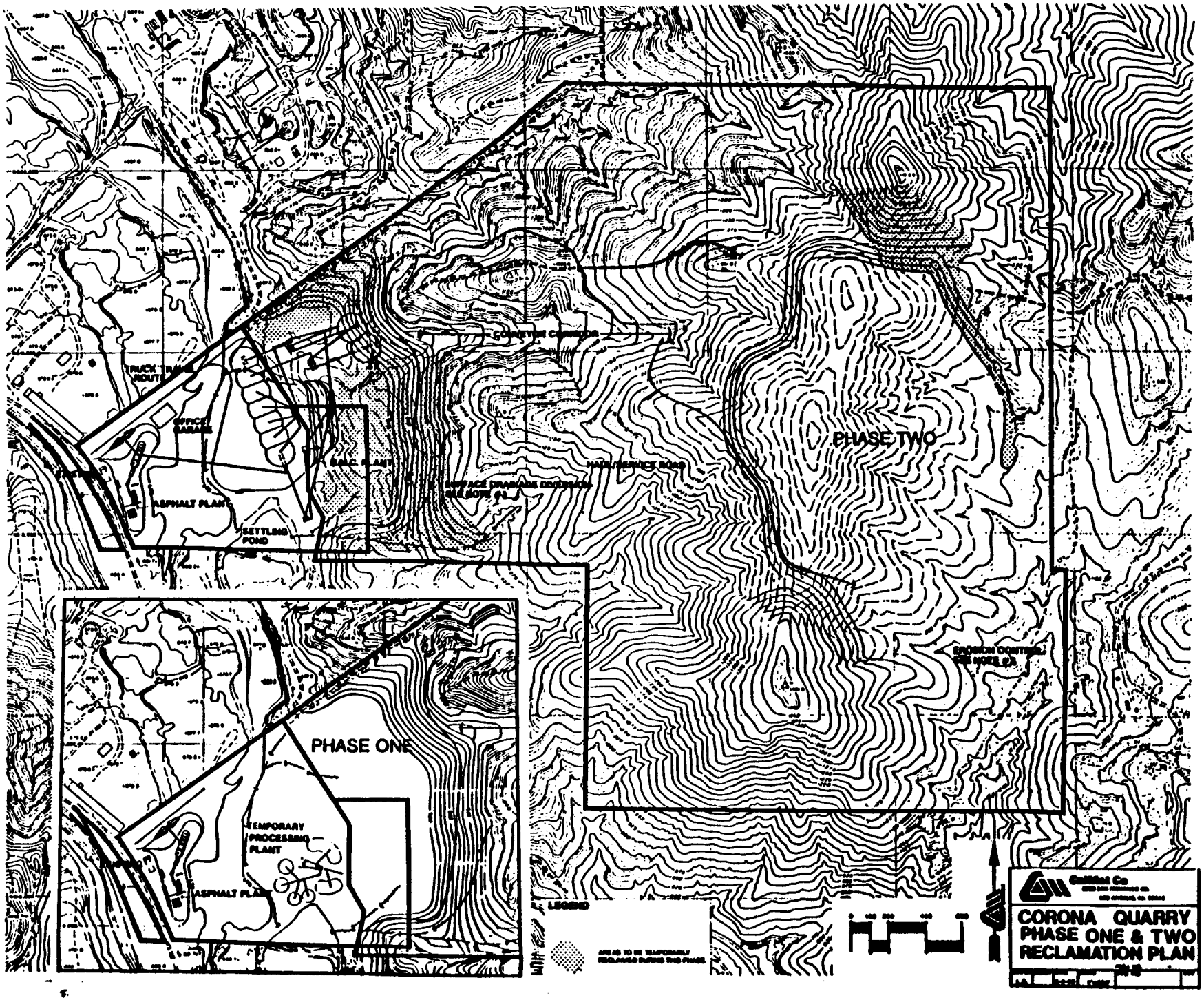
PHASE 5
35 - 37 YEARS
CORONA QUARRY
QUARRY PHASING
PHASE 5


PHASE 6
31 - 36 YEARS
CORONA QUARRY
QUARRY PHASING
PHASE 6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PHASE ONE
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TRUCK ROUTE
OFFICE GARAGE
SCALE PLANT
ASPHALT PLANT
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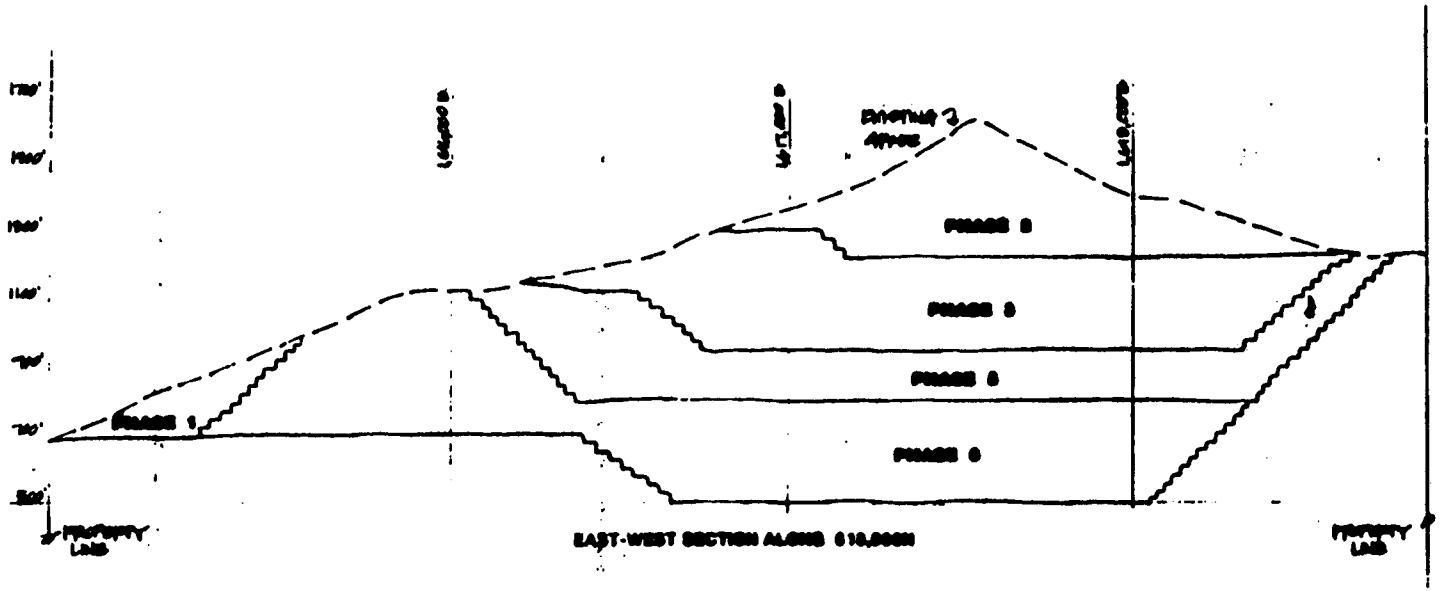
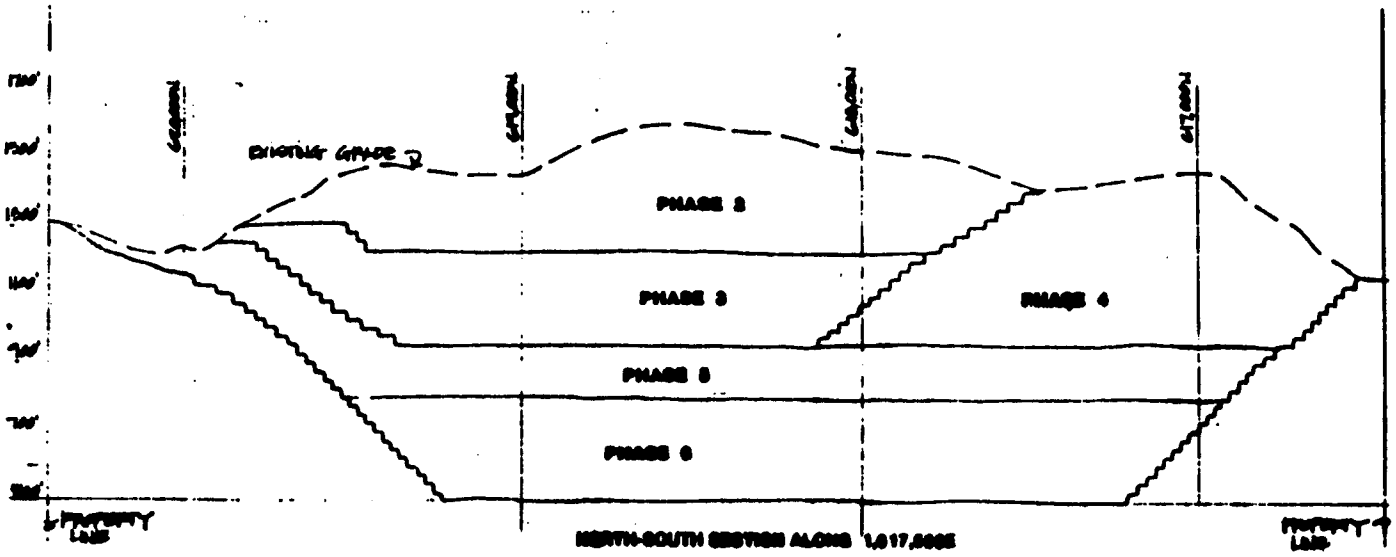
MAINTENANCE ROAD
SURFACE DRAINAGE DIVERSION
SEE NOTE #3
EROSION CONTROL
SEE NOTE #2
TEMPORARY PROCESSING PLANT
ASPHALT PLANT
LEGEND
AREAS TO BE TEMPORARILY
RECLAIMED DURING THIS PHASE
CORONA QUARRY
PHASE ONE & TWO
RECLAMATION PLAN

LEGEND
CORONA QUARRY
PHASE SIX
RECLAMATION PLAN


PHASE 3
PHASE 3
PHASE 3
PHASE 3
PROPERTY LINE
PROPERTY LINE


PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
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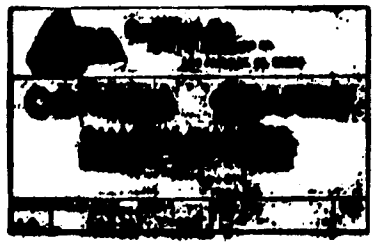

EXHIBIT NO. C (Amended No. 1)

CASE NO. SMP 168

1.1 Subject of Review

The following is an application for a Surface Mining Permit for an extraction facility on property leased by CalMat Co., situated near the Temescal Wash, south of the Riverside Freeway (Route 91) and east of the Corona Freeway (I-15.) The subject property comprises 336.92 acres within an unincorporated area in Riverside County.

CalMat Co., a mining operator as defined by SMARA 1975, is hereby requesting a permit to operate a surface mine for the extraction of construction aggregates, and for the related processing of construction materials. This location, to be known as the Corona Quarry, would be part of CalMat's overall southern California network of construction aggregate facilities. The site would be oriented to serving the continually growing Inland Empire region with high quality construction aggregates, as well as supplying such materials to users throughout Southern California, as needed.

1.2 Purpose and Intent

The purpose of this document is to provide the County of Riverside, and its constituent public, with general information and specific data regarding CalMat's plans for the use of the Corona Quarry site for mining and processing, and the reclamation of the property subsequent to the termination of these activities. This application will describe the on-site activities and characteristics during and after aggregate mining and processing. Included in the following text and graphics are discussions of:

- Site and area characteristics,
- Mining activities,
- Processing functions, and
- Reclamation measures.

The following application complies with the requirements of California's Surface Mining and Reclamation Act of 1975 (SMARA), and Riverside County Ordinance Number 555.

1.3 Historical Perspective

CalMat's proposed Corona Quarry is located in an area along the Temescal Wash, southeast of the City of Corona in Riverside County. This region is designated by the California Department of Conservation as Sector Q, in the Orange County/Temescal Valley Construction Aggregate Resource Area. The site is located in a state-classified MRZ-2 Zone (Mining Resource Zone containing significant mineral resources.)[1] Riverside County encourages the preservation of lands having known mineral deposits "so that present and future extraction potentials can be maximized." The Riverside County General Plan requires development on or adjacent to these mineral lands to be compatible with mining uses.[2]

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[1]SMARA EIR No. 3 (SCH # 82042314), *Designation of Regionally Significant Construction Aggregate Resource Areas in the Orange County/ Temescal Valley and San Gabriel Valley Production/Consumption Regions*, December 1982, prepared by the State of California, Department of Conservation, p. 177. Note that the Draft EIR identified this area as an MRZ-1 resource, indicating that adequate information did not identify significant mineral deposits were present. However, during the public hearing process testimony revealed that such deposits did exist, and had in fact been mined for several decades. Hence, the Final EIR was amended to include the area around Temescal Wash in the MRZ-2 category.

[2]*County of Riverside, Comprehensive General Plan*, Second Edition, December 1986, adopted by the Board of Supervisors of Riverside County, p. 401.

Riverine and open pit mining operations have occurred, and continue to operate, on properties adjacent to CalMat's Corona Quarry site. All-American Asphalt (formerly Corona Rock Products Company), directly to the north, has operated instream aggregate mining operations, and is currently quarrying monzonite and granodiorite for use in concrete and asphalt. To the south, the adjacent Fontana Paving operations currently consist of riverine extraction, and have in the past included open pit mining. Both sites operate processing plants on site. Mining has occurred on these properties for several decades.

Minnesota Mining and Manufacturing (3M) has operated a permitted multibench, side hill, drill and blast quarry less than one mile south of the CalMat site since 1947. This operation extracts dacite porphyry for processing into roofing granules and industrial filler. This operation is very similar to the proposed CalMat quarry. Similar operations have occurred in the area bordering the Temescal Wash since the 1920s. Santa Ana River Rock is located within two miles of the proposed project. Latite was mined in the area as far back as 1888. A surface mining application is also pending for Corona Sand and Granite, located approximately 1/4 mile northeast of Corona Quarry.

L.S. Hawley is currently operating a permitted multibench, side hill, drill and blast quarry on a portion of the site. This riprap quarry has been in operation since 1957. Permits for this operation include M3-269 and Reclamation Plan 117.

1.4 Organization

This document is a revision of an early Surface Mining Permit, submitted in July of 1988. It incorporates by reference that document.

A Focused Environmental Impact Report (SCH No. 88081517, Riverside County No. 316) has been prepared addressing the significant environmental issues related to the proposed Corona Quarry. This EIR concentrated on the following issues:

1. Hydrology - including drainage, erosion, flooding, groundwater, surface and subsurface water quality.
2. Noise and Vibration - from proposed mining (including blasting) and processing, as well as truck traffic.
3. Air Quality - including the cumulative effects of dust, mining and processing, vehicular emissions and the production of asphalt.
4. Biological Resources - including the impacts which would be produced on the riparian and coastal sage plant communities, and the associated animal species.
5. Archaeological Resources - the potential impacts if such resources are present.
6. Visibility and Aesthetics - impacts caused by the proposed project on the local residential neighborhoods and highways.
7. Circulation - impacts on Cajalco Street and Magnolia Avenue due to the project.
8. Public Safety - related to site access and blasting.
9. Fire Hazards - due to the fact that the project is located within the regional fire hazard area as identified by the Riverside County General Plan.

The Notice of Preparation for the Environmental Impact Report (EIR) was distributed between August 18 and September 16, 1988. A Draft EIR was prepared and the public review period was from March 10 and April 24, 1989. The final EIR has been prepared and is awaiting public hearings and final certification.

2.1 Project Overview

L.S. Hawley is currently operating a permitted riprap quarry on the east side of the Temescal Wash, in an unincorporated portion of Riverside County. This facility, which is located approximately two miles southeast of the City of Corona, has been in operation since 1957. CalMat now proposes to increase the operation into surrounding property. In order to do so, a comprehensive Surface Mining Permit and Reclamation Plan application has been prepared.

The site is located on 336.92 acres along Cajalco Street, approximately one mile south of Magnolia Avenue. The property is designated by both the State of California and the County of Riverside as a mineral resource area. Mining, in one form or another, has occurred along the Temescal Wash for at least 100 years. Current quarries are in operation on adjacent properties to the north and south of the CalMat site.

The planned quarry operation will produce a wide spectrum of construction aggregates, ranging from fine sands to riprap. The mining will be a multibench, side hill, drill and blast operation, similar to the current quarrying on-site and on adjacent property. Processing, including crushing and sorting, will also occur on the property. A concrete batch plant, asphalt plant, and other related aggregate product facilities will also be located here.

2.2 Site and Area Characteristics

2.2.1 Access: Vehicular access to the Corona Quarry is achieved via the Corona Freeway (I-15). From I-15, exit at Magnolia, proceeding east to Cajalco Street, then south approximately one mile to the site entrance.[3]

There are currently Atchison, Topeka and Santa Fe railroad tracks transecting the western side of the subject site. Use of these tracks for transporting aggregate from Corona Quarry to the Los Angeles basin and elsewhere is being considered for the future.

2.2.2 Land Use: The Corona Quarry site is situated in an area designated in the open space element of the Riverside County General Plan as a Mineral Resource Area. The County of Riverside does not currently have a land use map as part of its General Plan. Instead, the County has adopted a community plan system of land use planning. The Corona Quarry does not fall within an identified community plan area. At the time of this application no land use map has been drafted for the area, nor has a citizens advisory committee been formed.

The Riverside County Zoning Ordinance identifies the majority of the site as Mineral Resources and Related Manufacturing (M-R-A.) Small portions at the western end of the site, known as the Hohn and Hawley properties, are zoned Heavy Agriculture (A-2). Mining and related operations are permitted in both of these zones, providing that the operator has a valid Surface Mining Permit.

[3]The County-maintained portion of Cajalco Street ends approximately one-quarter mile south of Magnolia. However, CalMat has permission to use the private portion of Cajalco through their lease agreement with the owner of the road, Hohn Properties.

The existing land uses on and near the site fall into one of the following categories:

1. Mining and Processing: There are active mining and processing facilities directly to the north and south of the site.

2. Salvage: A construction salvage yard is located just northwest of the site.

3. Landfill: Directly across Cajalco Street there is a sanitary landfill. This landfill is no longer in operation and it is currently being capped.

4. Open Space: All other areas on and around the site are currently vacant land.

2.2.3 Visibility: The Corona Quarry site is visible from the Corona Freeway (I-15) and from the Riverside Freeway (Route 91.) Topographical variations screen the site in large part from Route 91, as well as from residences in the area. The immediately adjacent properties are currently in a similar land use, so this operation does not represent a marked deviation in the local aesthetics. Later topographical changes resulting from mining on this and adjacent sites will be apparent throughout the area. But it must be recalled that, for the most part, the surrounding area is in industrial land uses. It is not feasible, nor necessarily desirable, to screen all such land uses.

2.2.4 Geology: The Corona Quarry site is located in an area of rich aggregate resources, bordering on the Temescal Wash. Crystalline rocks typical of the northern Peninsular Ranges underlay the site and nearby areas. Metasedimentary rocks of the Triassic Bedford Canyon formation, including quartzite, argillite, and limestone, are the oldest rocks present. The Bedford Canyon formation has been intruded with a succession of Jurassic and Cretaceous igneous rocks. The Temescal quartz latite porphyry is the oldest of these intrusive rocks. It is a fine-grained rock with a blue-black groundmass containing abundant white phenocrysts. Quartz latite is currently being mined for roofing granules immediately south of the proposed mine site.

The next oldest intrusive rock is the Corona hornblende granodiorite porphyry. The granodiorite is typically medium grained and is characterized by a dark gray color and abundant mafic minerals. This mineral is currently being mined in the area for rip-rap.

The Cajalco quartz monzonite is the third oldest igneous rock, and is the most widespread, regionally. It is a pinkish to tan granitic rock with variable texture, and is presently being mined for crushed aggregate immediately north of the proposed mine site.

Other intrusive igneous rocks found in the area include the Home Gardens quartz monzonite porphyry and micropegmatite granite. The quartz monzonite porphyry forms a thick dike-like structure that was intruded along the western quartz latite-granodiorite contact. It is a fine-grained, dark gray rock containing abundant white phenocrysts. Micropegmatite granite occurs as dikes which intrude all other igneous rocks in the region.

Contacts between the various igneous units are very irregular and unpredictable. Consequently, the thickness and volume of each unit cannot be accurately calculated. Field evidence and sparse drill data indicate that the quartz latite is underlain by both the Corona granodiorite and the Cajalco quartz monzonite. However, the relationship of these rocks at depth is not known. Based on the surface geologic contacts, quartz latite is the most extensive rock unit within the mine site, covering an area of 257 acres. Granodiorite crops out over 41 acres and quartz monzonite appears over 12 acres.

The Corona Quarry site is not traversed by any known earthquake faults. The primary seismic hazard on the site would occur from groundshaking from the nearby Elsinore Fault Zone. The subject property is located in an area designated by Riverside County as a Groundshaking Zone II. Mining and related activities are considered suitable for such zones.

2.2.5 Hydrology - Surface Water: The Corona Quarry site is situated along the eastern side of the Temescal Wash, a small ephemeral stream which serves as the principle drainage channel for most of the surrounding area. This channel begins at Lake Elsinore southeast of the site, and extends northerly to its confluence with the Santa Ana River near Prado Dam. There have been only minor flood control improvements made to the channel, primarily streambed realignments and channelization. On-going instream mining operations along the wash have modified the original stream profile. There are no water diversion or storage facilities in the area.[4] However, deep excavations at the upstream (southerly) property boundary, together with a second one approximately 1,200 feet downstream from the subject property will collect floodwaters during major flood events because of the limited capacity of bypass channels constructed as part of on-going and past mining programs.

Streamflows in Temescal Wash are typically ephemeral, although urban irrigation runoff does provide some nonseasonal flow. After 1980, there was an increase in the winter runoff, due to a significant rise in the water level of Lake Elsinore. With the onset of drier years after 1983, the lake level has dropped and flows in Temescal Wash reflect the normal runoff patterns without the influence of Lake Elsinore overflows.

Although a portion of the subject property is located within the wash itself, no significant alteration of streamflow patterns is anticipated. During quarry operations, adequate steps will be taken to maintain the existing positive drainage of the flood plain portion of the site. There will be no adverse drainage effects on adjacent property as a result of the proposed quarry operations.

Approximately 30 percent of the alluvial deposit along Temescal Wash within the property is located within the 100-year floodplain. Historically, sand and gravel mining operators along Temescal Wash have attempted to bypass a portion of the flow of Temescal Wash around their deep, closed excavations, in order to permit dry mining above groundwater levels. However, the capacity of the bypass channel passing through the subject property is limited, with a variable capacity depending on the reach. This channel, and all associated culverts and roads, including an upstream railroad bridge, will be totally inundated during the 100-year flood event.

An existing low-flow culvert, located where the access road along the northern property boundary crosses the existing by-pass channel constructed previously, would be damaged or destroyed by floods of 20-year magnitude or greater. This crossing, as well as all other drainage features required for the site, will be modified as required with the aid of on-site mining and grading equipment.

Some toxic substances will be used in the production of asphalt and concrete on-site, including diesel oil, lubricants, concrete admixtures, asphalt, etc. However, none of these will be used or stored in such a way as to possibly contaminate the surface or ground water. Additionally, no toxic disposal will occur on site.

[4]SMARA EIR No. 3, p. 28.

2.2.6 Hydrology - Groundwater: Groundwater levels vary from season to season and month to month, and are mostly a function of recharge from runoff along Temescal Wash. Groundwater levels in the vicinity of the subject property are most easily observed by the fluctuations in the surface level of water within the excavation at the southern property boundary. A topographic map prepared by the Riverside County Flood Control and Water Conservation District, based on aerial topography dated June 10, 1980,[5] shows the water table in that excavation to be within 10 feet of the ground surface. Such groundwater levels are representative of conditions which would occur during a typical wet year, as in 1980. (During a 100-year flood event, the excavation will be filled with flood waters and accumulated bedload material washed down from upstream areas.) Aerial photos taken on December 10, 1987 show the water level in that same excavation to be approximately 32 feet below the adjacent ground surface. This level is representative of dry year conditions.

2.2.7 Soils: Two types of soils occur on or around the site. The first is the Monserate-Arlington-Exter soil association. This soil type is characteristically well-drained, sandy-loam to loam, of variable depths, on level to moderately steep terrain. The other soil type is the Cortina soil series, primarily located close to the wash. Cortina soils are excessively drained and gently sloping, supporting sparse plant communities. Significant portions of the original soils in the area have been distributed by aggregate extraction and urbanization.[6]

2.2.8 Vegetation: With the exception of two areas containing riparian vegetation, the entire Corona Quarry site consists of partially degraded non-native grassland and coastal sage scrub plant communities. It appears that the site formerly contained a greater percentage of coastal sage scrub, but many years of stock grazing, along with frequent wildfires, have apparently limited the distribution of this habitat. The annual grassland and coastal sage scrub have blended into a single community. The dominant coastal sage scrub species on the site include brittlebush and California sagebrush, with lesser amounts of California buckwheat, laurel sumac, black sage, and Palmer's goldenbush. The understory is comprised mainly of red brome, slender wild oats, ripgut grass, abu mashi, short-pod mustard, star-thistle, red-stem filaree, doveweed, and fiddleneck. Weedy species, such as common sunflower, telegraph weed, western ragweed, and wild lettuce, occur mainly along roadsides.

Riparian communities occur in drainage areas on the property. A portion of the Temescal Wash itself comprises the largest of these communities. The wash is usually dry, and is dominated by mulefat. Emergent black willow is present, mostly along the margins of the wash. Introduced giant reed and tamarisk are invading the area. Near the southwestern corner of the property there is a high quality riparian environment occurring around a year-around 1-acre pond just south of the property line. Black willow is the dominant tree in the community, with mulefat, tamarisk, young arroyo willow, and freshwater marsh plants forming the understory. The other riparian area is located near the southeastern corner of the site. This drainage contains a willow/mulefat riparian scrub community. It is dominated by mulefat, with clumps of tree-sized black willows occurring at various points. One side of the canyon contains a small, but especially well-developed, willow woodland.

[5]Sectional topographic map for Section 5, T4S, R6W, San Bernardino Books and Maps.

[6]U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey, Western Riverside Area, California*, November 1971, p. 24.

The following is a list of plant species found at the Corona Quarry site:

Amaranthus albus	Tumbleweed	Salsola iberica	Russian thistle
Rhus laurina	Laurel sumac	Croton californicus	California croton
Rhus trilobata	Squawbush	Eremocarpus setigerus	Doveweed
Schinus molle	Pepper tree	Euphorbia polycarpa	Sand mat
Sarcostemma cynanchoides	Climbing milkweed	Ricinus communis	Castor bean
Ambrosia psilostachya	Western ragweed	Erodium cicutarium	Red-stem filaree
Artemisia californica	California sagebrush	Marrubium vulgare	Horehound
Baccharis emoryi	Emory's baccharis	Salvia apiana	White sage
Baccharis glutinosa	Mulefat	Salvia mellifera	Black sage
Bebbia juncea	Sweetbush	Salvia columbariae	Chia
Brickellia californica	California brickellbush	Malacothamnus fasciculatus	Bush mallow
Centaurea melitensis	Star thistle	Eriogonum fasciculatum	California buckwheat
Chrysopsis villosa	Golden-aster	Eriogonum gracile	Slender woolly buckwheat
Conyza canadensis	Mare's tail	Polygonum hydropiperoides	Water smartweed
Corethrogyne filaginifolia	Common corethrogyne	Rumex crispus	Curly dock
Encelia farinosa	Brittlebush	Populus fremontii	Fremont's cottonwood
Gnaphalium californicum	Ever-lasting	Salix gooddingii	Black willow
Gnaphalium luteo-album	Cudweed	Salix laevigata	Red willow
Haplopappus palmeri	Palmer's goldenbush	Salix lasiolepis	Arroyo willow
Haplopappus venetus	Goldenbush	Mimulus puniceus	Coast monkeyflower
Helianthus annuus	Common sunflower	Datura meteloides	Jimsonweed
Helianthus gracilentis	Slender sunflower	Lycium andersonii	Waterjacket
Hemizonia kelloggii	Kellogg's tarweed	Nicotiana glauca	Tree tobacco
Heterotheca grandiflora	Telegraph weed	Solanum elaeagnifolium	Silverleaf horse-nettle
Lactuca serriola	Wild lettuce	Solanum xanti	Purple nightshade
Malacothrix saxatilis	Cliff malacothrix	Tamarix sp.	Tamarisk
Pluchea purpurascens	Marsh fleabane	Urtica holosericea	Stinging nettle
Stephanomeria virgata	Tall stephanomeria	Washingtonia sp.	Fan palm
Xanthium strumarium	Eastern cocklebur	Cyperus odoratus	Fragrant flatsedge
Amsinckia intermedia	Common fiddleneck	Avena barbata	Slender wild oats
Heliotropium curassavicum	Heliotrope	Bromus diandrus	Ripgut grass
Brassica geniculata	Short-pod mustard	Bromus mollis	Soft chess
Sisymbrium irio	London rocket	Bromus rubens	Red brome
Opuntia littoralis	Prickly pear	Festuca megalura	Foxtail fescue
Opuntia parryi	Valley cholla	Schismus barbatus	Abu-mashi
Chenopodium ambrosioides	Mexican-tea	Typpha domingensis	Tule cattail

2.2.9 **Wildlife:** The most valuable wildlife habitats are associated with the riparian plant communities. The dense and diverse vegetation in these areas support an equally dense and diverse faunal community. The riparian ecosystems are especially important in providing food and cover for birds. Other plant communities adjacent or near riparian habitats also exhibit increased diversity of avian species. Field surveys of the Corona Quarry site resulted in the sighting of 37 species of birds, with a the vast majority observed in the willow riparian communities.

The area around the pond near the southwest corner of the site is important to local animals as a source of water. Raccoon and coyote tracks are evident in the mud surrounding the pond. Pacific treefrogs and bullfrogs were observed around the margins.

The grassland/coastal sage scrub on the site produces green plant material and seeds which are utilized for food by a wide variety of birds and small mammals. These open areas are also important as foraging grounds for raptors.

Two sensitive animal species were detected during field studies at the Corona Quarry site. Golden eagles nest in rugged mountainous areas near the site and pursue prey on the site. No suitable nesting sites occur on the site. The California black-tailed gnatcatcher were observed at various location on the site. The coastal sage habitat on-site is the preferred plant community for breeding and foraging for this species.

Three individuals of a federally-listed endangered species, the Stephens kangaroo rat, were found on site. There occurrence is restricted to a small area on the extreme eastern side of the sight. This species requires relatively flat terrain (less than 15% grade), which eliminates the majority of the site from its possible habitat. Since the Stephens kangaroo rat has only recently been listed as an endangered species, ordinances to protect the species have not yet been enacted. Currently County consultants and task forces are creating these protective regulations.

The following is a list of the animal species observed during field studies on-site:

Hyla regilla	Pacific treefrog	Corvus corax	Common raven
Rana catesbeiana	Bullfrog	Salpinctes obsoletus	Rock wren
Sceloporus orcutti	Granite spiny lizard	Thryomanes bewickii	Bewick's wren
Sceloporus occidentalis	Western fence lizard	Cistothorus palustris	Marsh wren
Uta stansburiana	Side-blotched lizard	Polioptila melanura	Black-tailed gnatcatcher
Cnemidophorus tigris	Western whiptail	Toxostoma redivivum	California thrasher
Nycticorax nycticorax	Black-crowned night-heron	Lanius ludovicianus	Loggerhead shrike
Cathartes aura	Turkey vulture	Sturnus vulgaris	European starling
Buteo jamaicensis	Red-tailed hawk	Vermivora celata	Orange-crowned warbler
Aquila chrysaetos	Golden eagle	Geothlypis trichas	Common yellowthroat
Falco sparverius	American kestrel	Wilsonia pusilla	Wilson's warbler
Callipepla californica	California quail	Pipilo erythrophthalmus	Rufous-sided towhee
Actitis macularia	Spotted sandpiper	Pipilo fuscus	Brown towhee
Columba livia	Rock dove	Amphispiza belli	Sage sparrow
Zenaida macroura	Mourning dove	Melospiza melodia	Song sparrow
Geococcyx californianus	Greater roadrunner	Zonotrichia leucophyrs	White-crowned sparrow
Tyto alba	Common barn-owl	Sturnella neglecta	Western meadowlark
Aeronautes saxatalis	White-throated swift	Carpodacus mexicanus	House finch
Calypte anna	Anna's hummingbird	Carduelis psaltria	Lesser goldfinch
Picoides nuttallii	Nuttall's woodpecker	Lepus californicus	Black-tailed hare
Sayornis nigricans	Black phoebe	Sylvilagus audubonii	Audubon cottontail
Sayornis saya	Say's phoebe	Otospermophilus beecheyi	Beechey ground squirrel
Tyrannus verticalis	Western kingbird	Thomomys bottae	Botta pocket gopher
Eremophila alpestris	Horned lark	Dipodomys species	Kangaroo rat
Aphelocoma coerulescens	Scrub jay	Canis latrans	Coyote
Corvus brachyrhynchos	American crow	Procyon lotor	Raccoon

2.2.10 Water and Sewer Systems: Municipal water and sewer systems are not available on site. An on-site well will provide sufficient water for most on-site uses at the quarry. If necessary, bottled or trucked-in water will be provided for domestic use. Sewage will be handled with portable systems. All water and sewage systems will be maintained in accordance with Riverside Health Department regulations.

2.2.11 Temescal Water Company Water Line: A twenty-four (24) inch water line currently crosses the project site. Discussions have taken place with the Temescal Water Company regarding the relocation of the water line prior to extensive mining. The new alignment has not been determined, but will most likely the follow the northern property line southwesterly to the Hohn property, reconnecting near the existing extraction pit at the south end of the project site. A civil engineer has been retained to design the new water line.

2.3 MINING

2.3.1 Mineral Commodity: The Corona Quarry is expected to produce a wide-spectrum of construction aggregates, ranging from fine sands to rip-rap. This material will consist of the following:

Quartzite
Argillite
Limestone
Temescal quartz latite porphyry
Corona hornblende granodiorite porphyry
Cajalco quartz monzonite
Home Gardens quartz monzonite porphyry
Micropegmatite granite

2.3.2 Mining Operation: Mining of the Corona Quarry site will occur in six phases. These phases are illustrated in the accompanying exhibit.

Phase One will involve excavating the area just east of the existing riprap quarry. The primary purpose of this phase is to establish a site for the permanent processing plant. During this phase a temporary processing plant will be used to handle the material excavated. The area to be mined in this phase is approximately 20 acres. The anticipated life of this phase is 4-7 years. At the end of this phase the permanent processing plant will be constructed.

Phase Two will include the construction of a conveyor corridor, a haul road or tunnel, and the quarrying of the east face of the central peaks of the property. The conveyor will connect the plant site with the a point at approximately 1,150 feet MSL. Its location in a relatively tight canyon will screen it from the view of almost everyone off the site. At its furthest point from the plant site either a haul road or a tunnel with conveyor will be constructed to transfer the material quarried from the eastern side of the conveyor. The mining of the eastern side of the central peaks first will shield the operation from general public view for as long as possible. This phase will include approximately 80 acres, and take about 9-13 years, beginning at the end of Phase One.

Phase Three take place over the next 10-14 years, during which approximately 160 acres of land will be worked. This phase is essentially a continuation of Phase Two. Again, the northern and southern faces of the outer peaks will be preserved as buffers of the mining activities.

Phase Four will involve the quarrying of the southern peak. Approximately 180 acres of land will be worked during this phase, which is anticipated to last from 11-15 years, subsequent to the completion of Phase Three.

Phase Five will remove the final, northern peak. At the end of this phase, which will take the next 22 to 27 years, approximately 210 acres will have been mined.

Phase Six represents the ultimate resource utilization. The lowest portion of the site will now be at approximately 500 feet MSL. At the end of this phase mining will be complete. It is estimated that this phase will take from 21-26 years, after the completion of Phase Five.

Current plans call for 25-foot benches. However, bench height is subject to modification based on rock strength, drilling characteristics and economic considerations. Mining will be accomplished by drill and blast, load, haul and dump methods. In normal situations, blasted rock will be loaded onto off-road dump trucks by large rubber-tired loaders. The dump trucks will then transport the rock via haul roads to the primary crusher. Conveyor belts will carry the product rock from the primary crusher to a surge pile near the processing plant.

2.3.3 Project Life: The Corona Quarry is expected to begin expanded operations within 90 days of permit issuance. Mining is anticipated to continue through depletion. Exact dates for this completion are a factor of resource conditions and market characteristics. The approximate mine life is estimated to be between 76 and 102 years.

2.3.4 Size: This Surface Mine Permit applications covers 336.92 acres. Actual mining will occur on only 230.8 acres, with the remainder being setbacks, processing areas, storage sites, etc. The reclamation plan will address the entire 230.8 acres to be mined.

2.3.5 Excavations: The deposit at the Corona Quarry will be mined to a depth of approximately 500 feet above mean sea level. Final pit slopes, bench crest to bench crest, will be approximately 1:1 (45 degrees off horizontal.) Finished cut slopes (bench faces) are expected to vary from near vertical, to 70 degrees off horizontal.

2.3.6 Anticipated Production of Commodity: The quantity of rock mined and processed will be a function of market conditions at the time. Under existing mining plans, 400 million tons of rock will be mined and processed for crushed aggregate. It is anticipated that all rock located within the proposed pit will be utilized and that no waste rock will be produced. The anticipated annual yield is expected to be approximately as follows:

First year	300,000 - 750,000	tons
Third year	750,000 - 1,000,000	tons
Fifth year	1,000,000 - 2,000,000	tons
Tenth year	2,000,000 - 5,000,000	tons

Long-range forecasts indicate that the demand for construction aggregates will be increasing far into the mid-21st century. Therefore, the ultimate capacity of the site could exceed 5,000,000 tons per year.

2.3.7 Planned Ore Processing Methods On-Site: Quarry run material will be delivered to a primary crusher by pit haul trucks. The primary crusher will then reduce the quarry run material to less than eight inches in size. This material will be conveyed to the processing plant surge pile by a belt conveyor. The processing plant will utilize crushers and vibrating screens to size the materials into specification aggregates for sale. These sales may take the form of direct sales or transfers to on-site aggregate users such as a concrete batch plant, asphalt plant or any other aggregate user for future processing into other commodities.

2.3.8 Production Water Data: Water will only be used on-site to wash those aggregates which will be used in concrete. All other aggregates are produced without utilizing water, except as necessary for dust control. The average use is expected to be approximately 1,500 US gallons per minute while washing aggregates. This water will be recycled. The anticipated total water loss (from aggregate absorption and evaporation) is estimated to range between 10,000 and 40,000 gallons per operating day during the first few years of operation.

The sources of operational water will include on-site well(s) and municipal water (if required.) Surface soils, evidence from exposed faces of the existing on-site and nearby deep excavations, as well as the attraction of the riverine deposits of mineral aggregates to sand and gravel operators, all attest to the high porosity of the local groundwater formations. Groundwater slopes generally follow the channel thalweg of Temescal Wash, except where distorted by pumping levels in wells. High water tables will have no impact on the proposed quarry operations, which will be carried out well above flood plain levels.

Groundwater use on the property will have a negligible impact on local groundwater levels, which contrasts with the situation in a riverine sand and gravel operation.

Disposal of wastewater will not be necessary, as all production water will be recycled. This recycled water will contain natural soils and fines washed from the aggregates. These materials, which are not toxic, will be settled out in a pond, and the water reused. The large pond located at the southwest corner of the project site will be used for settling. Other ponds may need to be constructed as future operations dictate.

2.3.9 Mine Wastes: There are only two types of excess materials which will be produced at the Corona Quarry. First, there will be excess overburden soils or rock types which cannot be processed into saleable aggregates. The other type of excess mined materials will be the natural fines washed from the concrete aggregates and bailed out of the settling pond. Both of these materials have been successfully marketed by CalMat at other sites in the past. However, the demand for these products cannot be guaranteed. If sale of these wastes is not realized they will be incorporated back into the site during reclamation. The total anticipated excess material for the entire deposit is estimated to be approximately 3,500,000 tons. The material will not occur evenly throughout the site, so annual volumes will vary greatly.

2.3.10 Imported Wastes: No waste products will be imported onto the site during mining or processing.

2.3.11 Erosion and Sedimentation Control: Wastewaters will be recycled and re-used, or disposed of in the existing deep excavation from previous riverine mining operation. Quarry mining material will also be deposited in this excavation, which, together with bed load deposits during major flood events, will eventually fill this excavation.

Culverts will be installed within the plant site and on access roads for local drainage control. Bedrock materials within the rock quarry area are stable and will not require erosion control treatment.

Velocities through the floodplain area of the property during a 100-year flood event will range from 8.7 to 27.8 fps, with maximum depths of flow ranging from 5.4 to 12.4 feet along the thalweg. Discharges will be subcritical at all sections except at cross-sections 11.750 and 14.000, which will be supercritical. These discharges will be incapable of scouring the unimproved flood plain and no erosion management controls are proposed to interrupt the natural flow regime. Stockpiled material will be located above the 100-year floodplain elevation on elevated ground or outside the flood plain boundary.

2.3.12 Blasting: Blasting will be necessary to remove aggregates from the Corona Quarry site. Storage of all explosives, blasting agents and blasting caps will be in accordance with all applicable federal, state and county regulations. It is anticipated that an ammonium nitrate fuel oil mixture (ANFO) with high explosive boosters will be used for most blasting situations. In order to minimize noise impacts, along with ground and air vibration, blasting caps will be detonated in a delayed sequence. Blasting will be conducted only during daylight hours and will be carried out in accordance with the appropriate federal and state safety standards.

2.3.13 Truck Traffic: Finished products will be delivered to the consumer by over-the-road trucks and trailers, for the most part. The delivery trucks will be owned and operated by CalMat Co. as well as independent operators, customers and public works departments. The anticipated average truck load will be twenty-five (25) tons.

According to the production/sales estimates given herein, the daily truck trips are estimated in Table 2-1.

TABLE 2-1

ESTIMATED DAILY TRUCK TRIPS[7]

Year	Tons/Year	Trips/Year	Trips/Day[8]
1-2	300,000-750,000	15,000-30,000	50-100
3-4	750,000-1,000,000	30,000-40,000	100-133
5-9	1,000,000-2,000,000	40,000-80,000	133-266
10+	2,000,000-5,000,000	80,000-200,000	266-666

It is estimated that nearly 100 percent of all deliveries will use Magnolia Street westbound to the I-15 Freeway, except for local deliveries. Once on I-15, it is estimated that 80 percent of the deliveries will be northbound and 20 percent southbound.

2.3.14 Rail Delivery: Currently, CalMat is investigating the possibility of using the existing Atchison, Topeka and Santa Fe Railway lines for delivery of mined materials to the Los Angeles basin and beyond. Such a system would greatly decrease the quantity of truck traffic.

2.4 RECLAMATION PLAN

2.4.1 Subsequent Uses: It is always difficult to anticipate specific manners in which land will be used at dates at least fifty years in the future. In the case of the Corona Quarry site, current surrounding land uses and circulation patterns in the area indicate a strong likelihood that this site would be best utilized as an industrial area. The topography of the reclaimed site would be suitable for such a purpose. However, the reclaimed site could also be appropriate for use as residential, commercial, public services, or open space/recreational sites, if such utilization seemed appropriate at the time.

[7]Does not include ancillary truck traffic.

[8]Assumes 300 delivery days/year.

2.4.2 Reclamation Schedule: Reclamation will be an on-going activity, concurrently phased with the mining of the site. The accompanying exhibits illustrate the phases of this reclamation. Two types of phased reclamation will occur. Temporary reclamation will be used in areas which will not be mined again until a later phase. Permanent reclamation will occur in those areas where mining has been completed.

2.4.3 Future Mining: This deposit is not renewable due to the fact that the geological conditions which formed it are no longer active. Hence, reclamation will have no affect on future mining of the site.

2.4.4 Public Safety: The Corona Quarry site will be adequately fenced and posted to discourage trespassing and insure public safety. All buildings and processing equipment will be removed at the termination of the mining operations. Slopes will be stabilized to prevent sliding.

2.4.5 Post-Reclamation: The accompanying exhibits illustrate the future appearance of the site. The basic appearance of the site will be bowl-like in configuration, with terraced slopes on all sides.

2.4.6 Drainage and Erosion Controls: Surface drainage from the west facing slopes of the quarry property will be diverted to the northern portion of the existing impoundment located at the extreme southwest corner of the site. Surface drainage from the west will, for the most part, be restricted from entering Temescal Wash.

The natural materials occurring on-site are not characteristically easily eroded. Wide-ranging sedimentation and erosion controls will not be necessary to protect such materials during or following reclamation. Specific erosion or sedimentation issues cannot be anticipated, and will be addressed as they arise. Where necessary, desilting basins will be constructed in natural ravines to reduce erosion and minimize sediments from entering major drainage courses.

2.4.7 Slopes and Slope Treatment: The accompanying exhibits illustrate the ultimate configuration of reclaimed slopes. Post-reclamation slopes will average 1:1. These slopes will be stable, as verified by the project soils engineer. The large existing excavation may be partially filled at the conclusion of the quarry operations, using overburden, silts and fines produced during mining.

Except within the quarry itself, and where portions of the floodplain fringe area have been raised, post-reclamation drainage configurations will be identical to the existing condition. Under post-reclamation conditions there will be no measurable difference between surface runoff, erosion, sedimentation effects, streamflow and streambank stability on the subject and downstream properties because no essential changes in landforms or channelization are proposed.

Slopes will be benched at about 20 to 50 foot intervals, depending on rock strength and slope stability. Vertical bench heights will average approximately 25 feet. Benches will be planted with appropriate plant materials, which will be able to survive with soil and water conditions similar to the natural environment. Slopes between benches will be seeded with native or ecologically comparable species, able to survive without supplemental water. This seeding will take place in the fall or winter months in order to take advantage of annual rainfall to ensure successful germination.

2.4.8 Pit Areas and Excavations: The floor of the reclaimed site will be covered and graded, as illustrated in the accompanying exhibits, to create a surface area suitable for appropriate land uses. Resoiling and revegetation will be accomplished as necessary to conform with such future land uses.

2.4.9 Ponds, Reservoirs, Tailings, Wastes: Following completion of mining and processing settling ponds will be retained for use as spreading basins, or as recreational or ecological water elements, depending on availability of surface water. Such riparian habitats are valuable in the relatively arid climate of the area.

2.4.10 Cleanup: The proposed mining operation is simple and can be characterized as free of debris. All equipment and structures will be dismantled and removed after the termination of mining operations. No additional cleanup will be necessary.

2.4.11 Contaminants: Sources of contaminants (i.e., trucks, fuel storage tanks, etc.) are limited. No surface water flows over the site, except within the wash area itself. Conscious efforts will be undertaken to insure that potential impacts to the groundwater or surface water are negligible.

2.4.12 Soils and Fine-Textured Waste: Excess overburden soils and natural fines washed from the concrete aggregates will be bailed out of the settling ponds, if necessary, and will be either sold or incorporated back into the site during reclamation.

2.4.13 Revegetation: During reclamation, sufficient resoiling will occur on benches to allow for the growth of selected plant materials. Benches will be planted with appropriate plant materials, which will be able to survive with soil and water conditions similar to the natural environment. Slopes between benches will be seeded with native or ecologically comparable species, able to survive without supplemental water. The revegetation of the remainder of the site will be accomplished by the future land user.

The attached seeding programs will be used at the beginning of reclamation. The success of these programs will be monitored and the process or materials will be adjusted for maximum adaptation to the site's ecosystems.

2.4.14 Monitoring and Maintenance: As described in Section 2.2, CalMat has undertaken a comprehensive investigation to accurately determine the existing conditions on the Corona Quarry site. Throughout mining and reclamation CalMat will be responsible for monitoring operations on-site to ensure that the public safety is protected and that environmental quality is maintained. CalMat has successfully performed such monitoring and maintenance programs at numerous sites throughout California.

2.4.15 Reclamation Assurance: CalMat Co. recognizes its responsibility to insure the successful and timely completion of the project site's reclamation as proposed herein. Both Riverside County Ordinance #555 Section (10d) and the California Surface Mining and Reclamation Act of 1975 (Section 2774) require the operator to secure the reclamation of sites using one of several possible instruments or methods.

CalMat Co. desires to discuss with County staff and mutually agree upon the mechanism of reclamation assurance prior to final approval of the Surface Mining Permit or as a condition to be met prior to the permit becoming effective.

CORONA QUARRY SEED PROGRAM

Corona Quarry Native Non-Irrigated #80
Pecoff Brothers

PLANT PALETTE

Botanical name	Common name
Lasthenia glabrata	Goldfields
Exchscholzia californica	California poppy
Salvia columbariae	Chia
Mimulus puniceus	Coast monkeyflower
Eriogonum fasciculatum	California buckwheat
Encelia farinosa	Brittlebush
Haplopapus venetus	Goldenbush
Salvia mellifera	Black sage
Salvia apiana	White sage
Baccharis emoryi	Emory's baccharis
Artemesia californica	California sagebrush
Rhus laurina	Laurel sumac

AMENDMENTS

Amendment	Rate
Fiber mulch	2,000 lbs/acre
Moisture retainer: PAA-400 humecant or equivelant	100 lbs/acre
R-2400 CL Tacifier	75 lbs/acre
13-12-11 Sierra Blend with micro-nutrients	300 lbs/acre

NOTES

Materials should be planted in fall to take advantage of natural irrigation. No supplemental irrigation is required

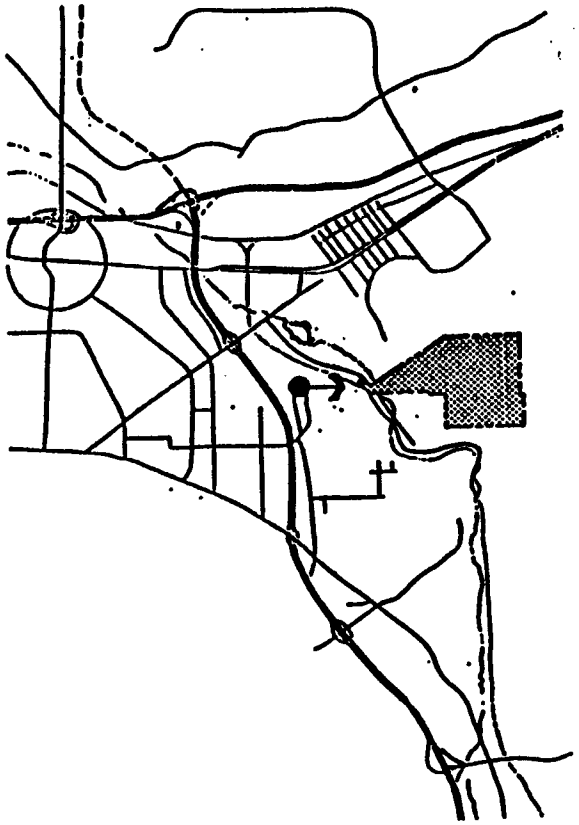
Seeding program will be monitored and adjusted as necessary.

Rhus laurina seed should be scarified before application.

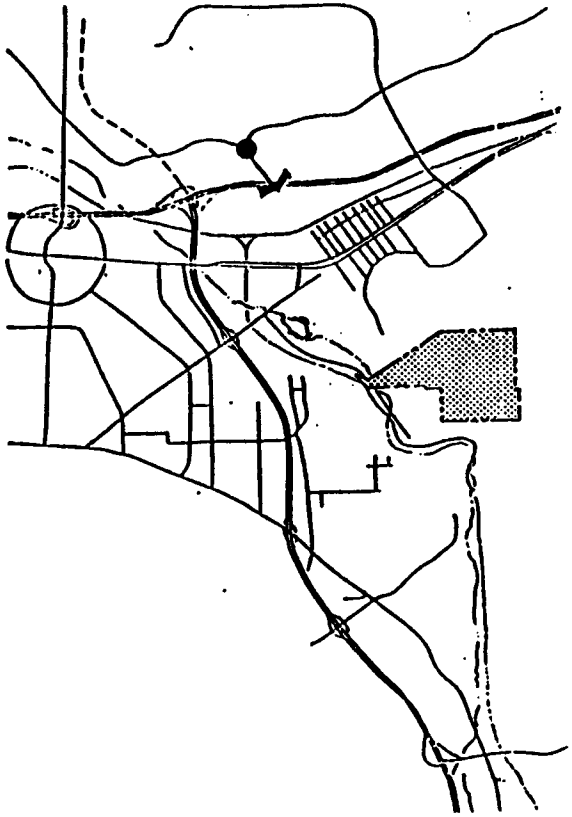
Seeding rate 80 lb/acre

VIEW POINTS

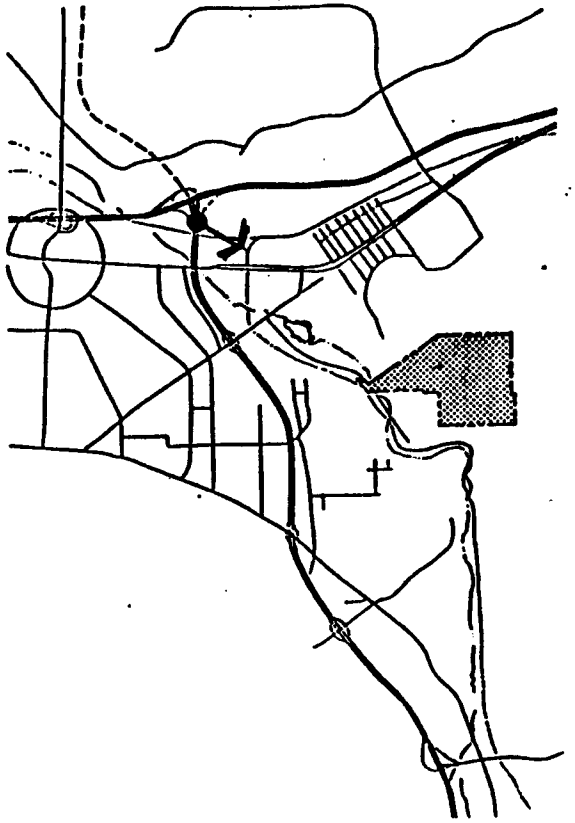
CORONA QUARRY
CALMAT CO.



BELAIR



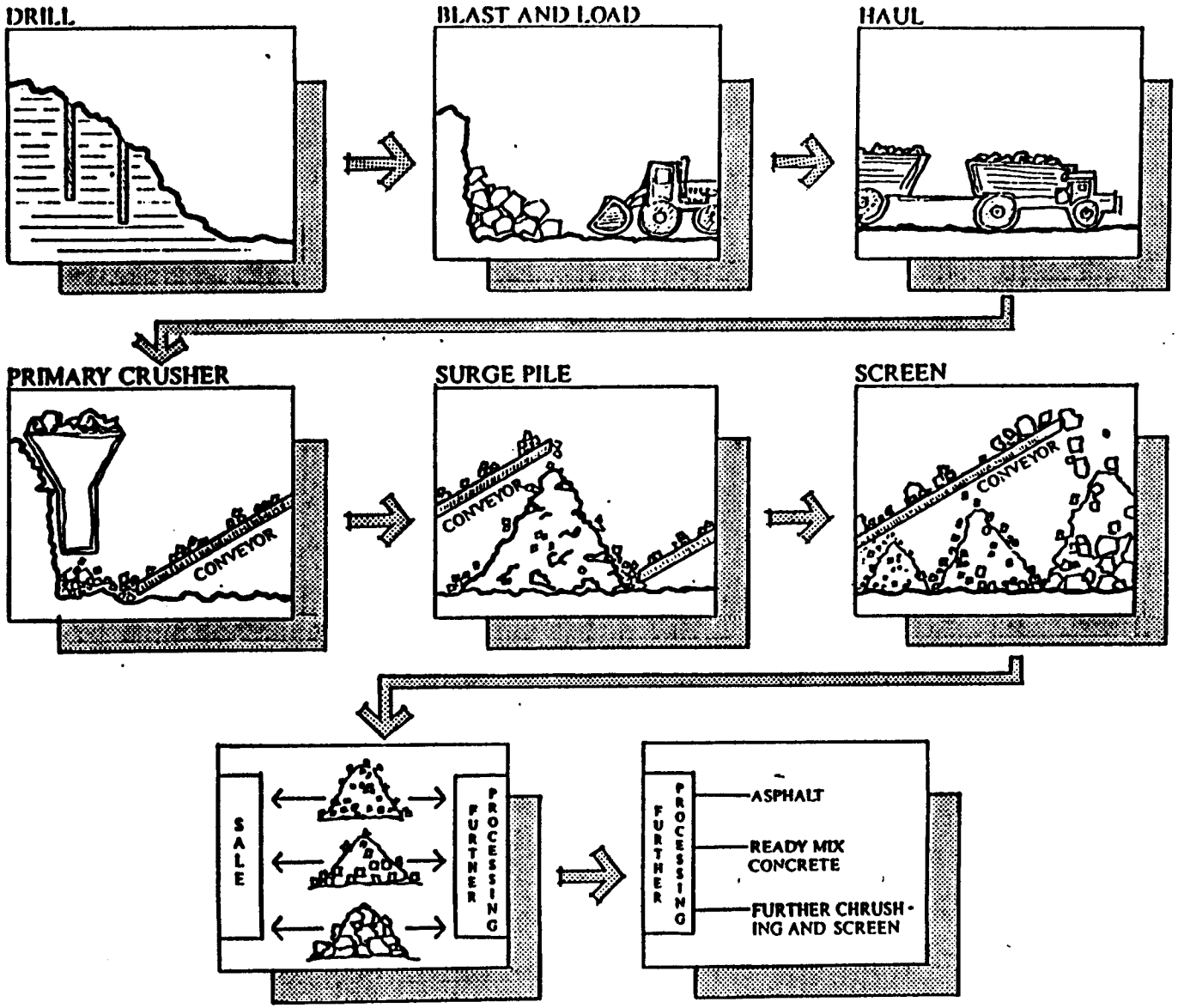
I-15 / SR91 INTERCHANGE



CORONA HILLS

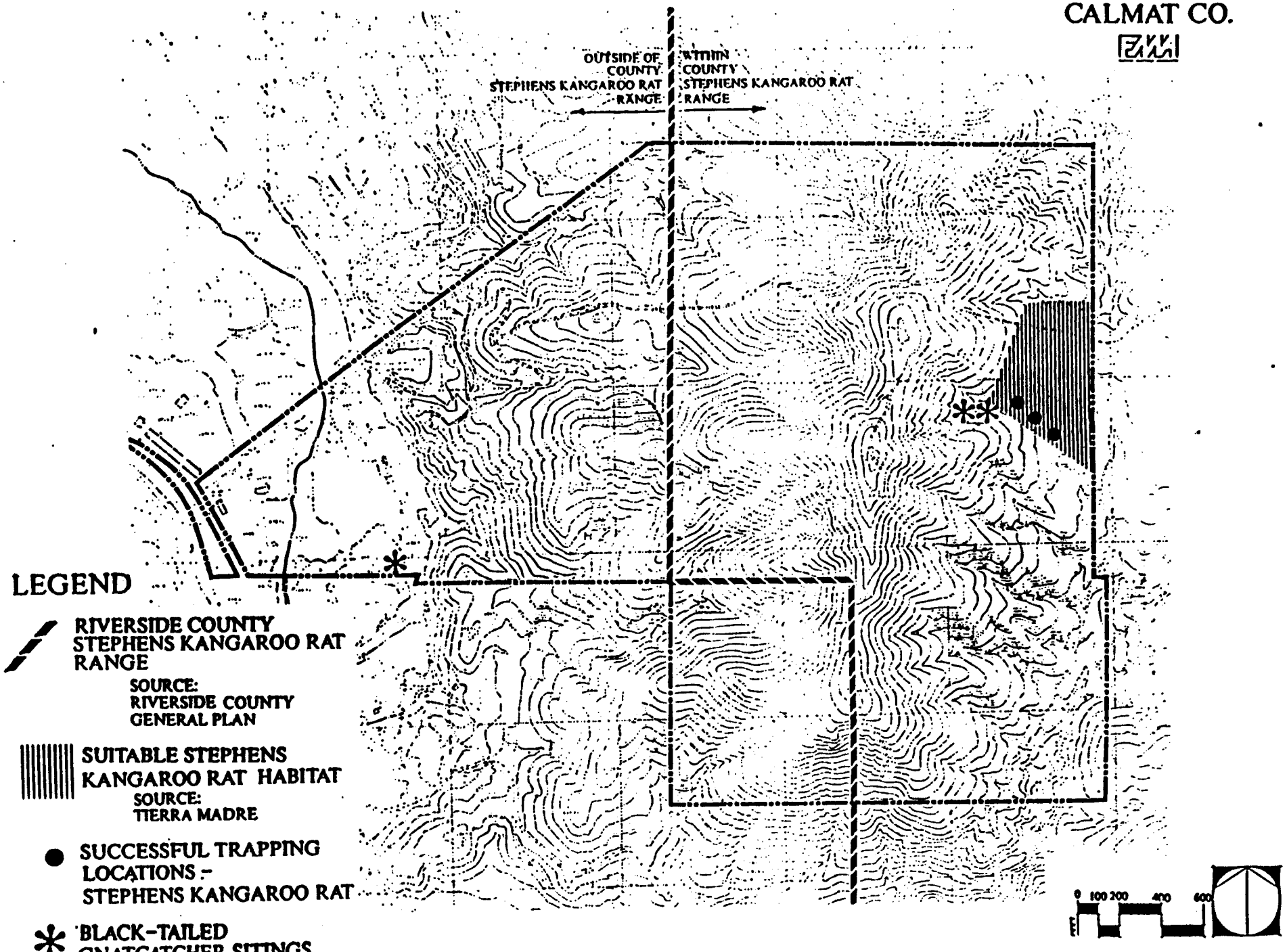
MINING-PROCESSING FLOW DIAGRAM

CORONA QUARRY
CALMAT CO.



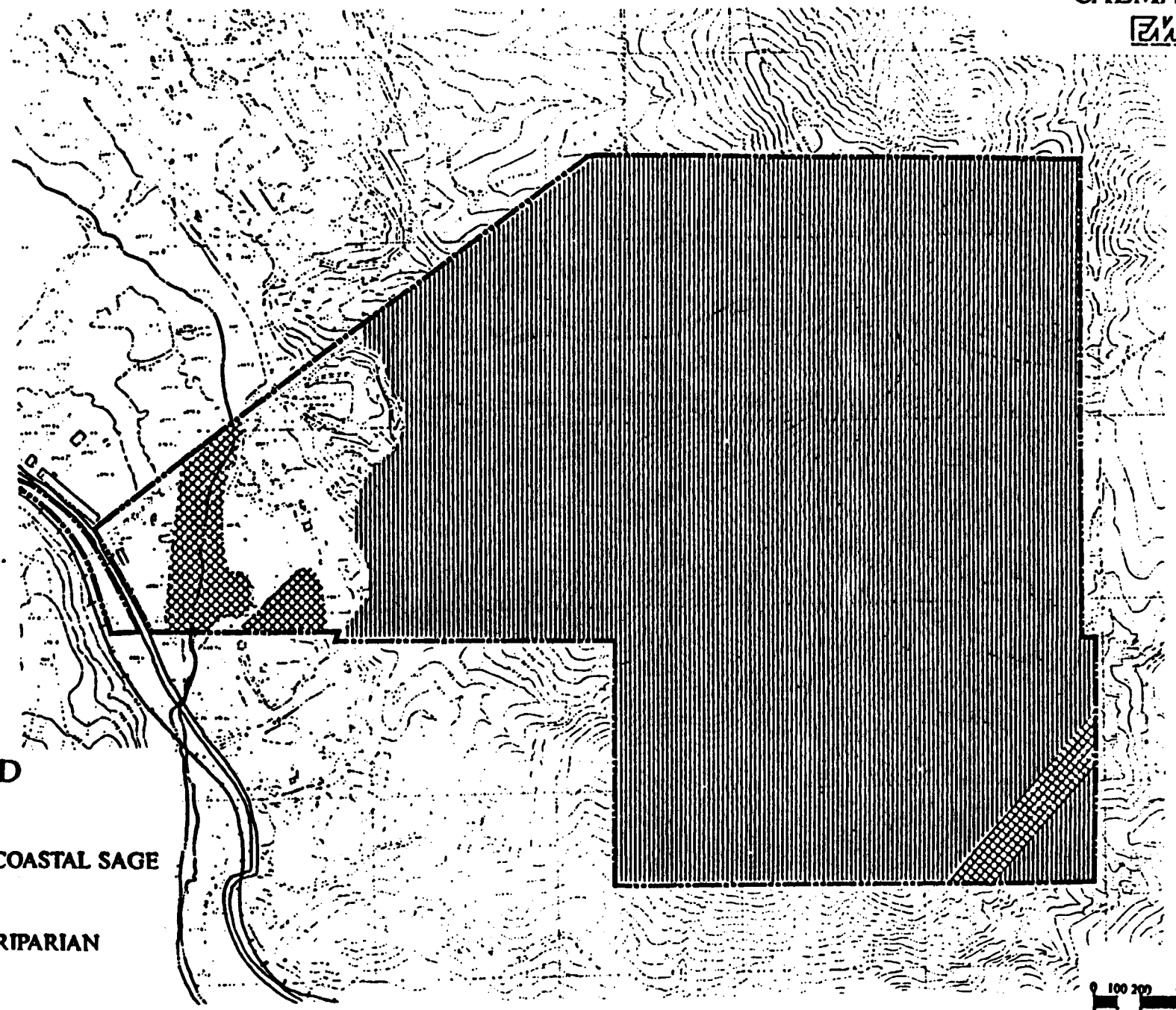
ANIMAL HABITATS

CORONA QUARRY
CALMAT CO.

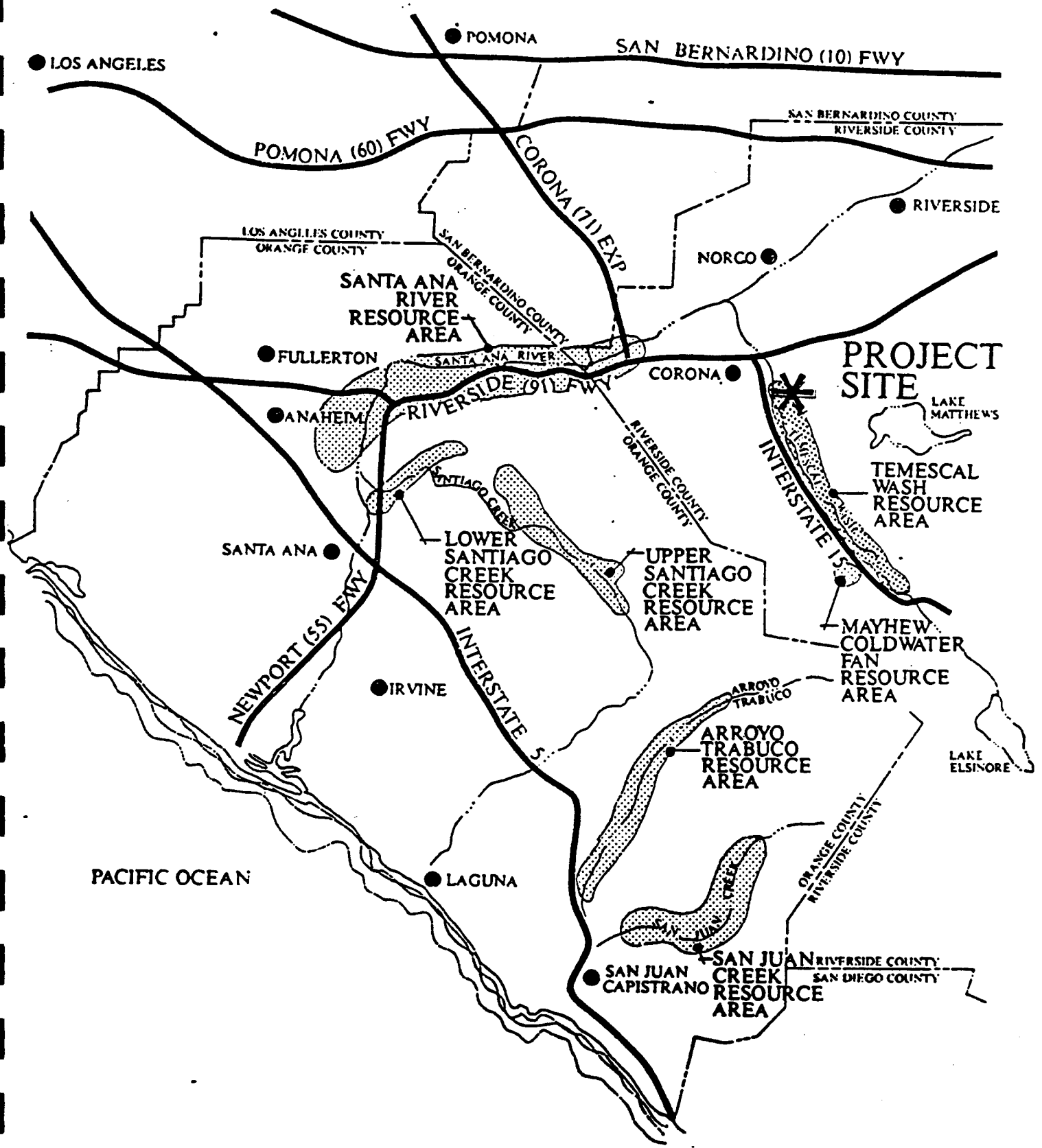


PLANT COMMUNITIES

CORONA QUARRY
CALMAT CO.



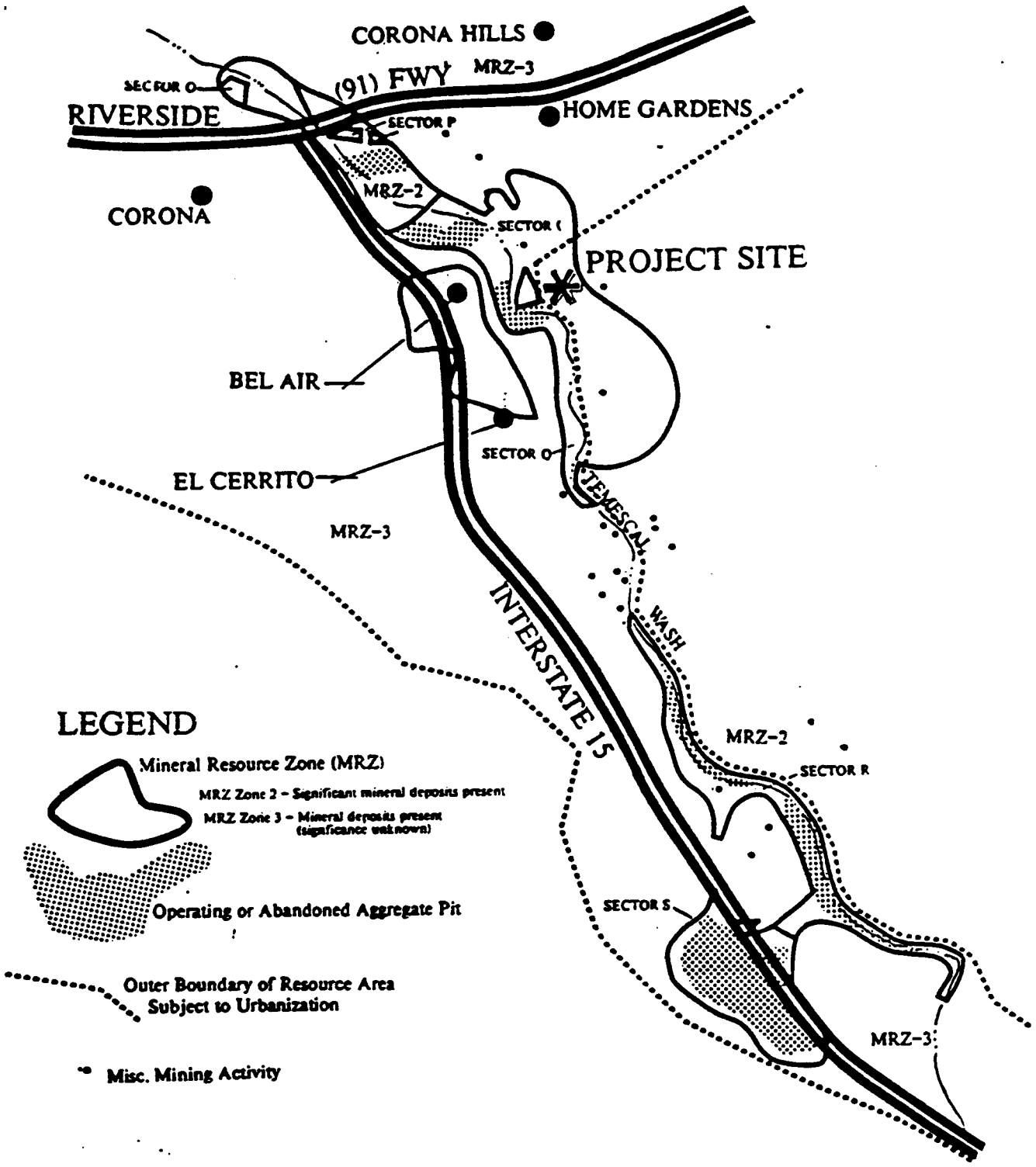
SOURCE OF INFORMATION:
TERRA MADRE



ORANGE COUNTY – TEMESCAL VALLEY
AGGREGATE PRODUCTION – CONSUMPTION REGION

CORONA QUARRY
CALMAT CO.

SOURCE OF INFORMATION:
SMARA EIR #3



TEMESCAL WASH AGGREGATE RESOURCE AREA

CORONA QUARRY
CALMAT CO.

Source of Information:
SMARA EIR #3

DON HARRIS & ASSOCIATES

P.O. Box 426
Arnold, CA 95223
(209) 795-4495

September 26, 1988

Donna McCormick
Florian Martinez Associates
15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383

Re: CalMat - Corona Quarry

Dear Donna;

Please find enclosed the Draft of a report, indicating my impressions and comments regarding proposed blasting activity in the above quarry and potential effects on the surrounding area. these comments are the result of my visit to the site on Thursday, September 15, 1988.

As you can see, I do not anticipate any serious adverse effects from blasting other than the expected changes in the topographic features within the property boundries.

The principal recommendation I have, at this time, is to start a site weather monitoring program, as soon as practical to obtain information which will assist in developing specific blasting parameters and limitations, if necessary.

As progress continues, I would appreciate being kept up to date on any developments which could have an impact on the blasting plans. Also, the copy of the July 1988, Reclamation Plan, I received last week did not include Page 32 (3.3.12 - Blasting). I would appreciate receiving a copy of this for my reference.

After you have had an opportunity to review this Draft, please advise me of any corrections, deletions, or additions you feel are appropriate.

Yours very truly;

Donald G. Harris

cc: Mr. Edward D. Elkins
CalMat Company

DRAFT REPORT

CalMat Company

CORONA QUARRY

September 23, 1988

I. SCOPE:

The following information, conclusions, and recommendations are the result of a brief, one day, visit to the site of the proposed CalMat, Corona Quarry. This property is located in Riverside County, south of the Riverside Freeway (Route 91) and east of the Corona Freeway (I-15).

A tour of the surrounding inhabited areas was made to observe the general conditions as they might pertain to blasting operations within the proposed quarry.

II. Observations:

The existing pit on the site has a predominent exposed face directed westerly. Development of the ultimate quarry will also show maximum exposure to the west. Since there is "open space" to the east and south of the property, no consideration has been given to blasting effects in these directions. Because of the orientation of the principal exposed face and other factors, that will be addressed below, the main concern regarding blasting effects will be to the west and, to a much lesser degree, to the north.

individual particles to oscillate in random directions. If these vibrations are of sufficient intensity, they may cause structural damage. However, as they move through the earth and expend energy, they become weaker as a direct fubction of distance. The further away, the lower the vibration intensity.

Numerous studies have determined that both the Frequency (cycles per second) of the vibrating waves and the Peak (maximum) Particle Velocity are contributing factors in blast related damage. However, in this geologic environment and the blasting techniques anticipated, Peak Particle Velocity is considered to be the most critical and appropriate descriptor.

For many years a value of 2 inches per second (Peak Particle Velocity) has been assumed as a threshold value for extremely minor damage to wood-frame construction (houses) under the conditions mentioned above. However, a more conservative value of 1 inch per second has, in recent years, become more widely accepted and would be appropriate for the situation in this case.

Since these values represent actual ground motion, they are not to be confused with the swaying of a building, for example, which may be very noticeable to occupants but not damaging to the structure itself.

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, NINTH FLOOR
RIVERSIDE, CALIFORNIA 92501

ROGER S. STREETER, PLANNING DIRECTOR

A **PUBLIC HEARING** has been scheduled before the **PLANNING COMMISSION** to consider the application(s) described below. An Environmental Impact Report has been prepared in connection with each project. Each report assesses the potential physical, biological, and cultural impacts of the proposals. The EIR along with the proposed project will be considered by the Planning Commission. However, the EIR is not finalized until certified by the Board of Supervisors.

Place of Hearing: Board Room, 14th Floor, 4080 Lemon Street, Riverside, CA

Date of Hearing: WEDNESDAY, OCTOBER 4, 1989

The time of hearing is indicated with each application listed below.

Any person affected by this application may submit written comments to the Planning Department before the hearing or may appear and be heard in support or opposition to the project at the time of the hearing. If you challenge any of the projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

The EIR and the proposed project application may be viewed at the Public Information Services Center from 9:00 a.m. until 4:00 p.m., Monday through Friday.

SURFACE MINING PERMIT NO. 168, EA 32943/EIR 316 is an application submitted by Cal Mat Co. for property located in the El Cerrito District and First Supervisorial District and generally described as Magnolia Avenue and Cajalco Street and made pursuant to Ordinance No. 348, Riverside Couanty Land Use Ordinance which proposes an Expansion of an existing surface mining/rock quarry with reclamation of the site

TIME OF HEARING: 1:45 p.m.

Seismic monitoring at the commencement of operations would increase the above limitation considerably if it should prove to be advantageous from an operating standpoint.

It is not anticipated that ground vibrations will be a damage or annoyance threat to any of the surrounding facilities or structures.

The second effect from blasting operations, mentioned at the beginning of this section (III Blasting Effects) is noise or Air Blast. Air Blast is a compressive wave that travels through the atmosphere. If this wave is audible it is called noise while Air Blast at frequencies below 20 Hz (inaudible to the human ear) is called concussion. This wave creates a pressure in the air greater than the normal atmospheric pressure and can be measured as an "over-pressure" and expressed as pounds per square inch (psi). This pressure can be converted to decibels (Db), which is a more common expression for sound, since it approximates the response of the human ear.

Air Blast from an explosive shot can be produced by several mechanisms. Primarily it is the result of energy which has not been confined at the site and is allowed to escape into the atmosphere. In order to achieve satisfactory fragmentation in an operation such as the one proposed, it is impossible to prevent some energy release. Therefore, there will always be some noise associated with the blasting.

Once a sound wave from a blast enters the atmosphere it is virtually uncontrollable. However, there are certain natural conditions that may determine its direction and local intensity. Temperature inversions in the atmosphere will cause the wave to be refracted or bent away from its natural course. Reflection will occur off surfaces such as the pit walls. Wind will distort the wave pattern and warp it downwind or possibly back toward the earth. These factors are beyond the blasters control but should be recognized and avoided, if possible. It has been demonstrated that at times several of the above circumstances are present at one time. The wall reflected, inversion bent, wind carried wave might produce a focal point at considerable distance from the blast site. The overpressure at this location could be many times greater than at a closer distance.

Since window panes are probably the weakest part of a structure subjected to Air Blast, they are most likely to be the first indication of this effect. Poorly mounted or prestressed frames will be broken most easily.

Actual damage from Air Blast is uncommon. The principal effects are (1) the rattling of windows and (2) noise that startles people. Occasionally the Ground Vibrations and the Air Blast appear at a location at approximately the same time, thereby magnifying the apparent intensity. Individuals assume that since their windows rattled and they heard a blast, their house must have been violently

shaken and damaged. Even without this assumption, they may have been startled, awakened or in other ways disturbed. Complaints may then result due to this subjective response. The disturbance may be simply annoying or can be intollerable.

There are several things the Corona Quarry should consider to minimize the effects of Air Blast. However, operational requirements may preclude the enactment of certain precautions. The following are general guidelines that may be helpful in controlling Air Blast effects:

1. Keeping Ground Vibrations to a minimum and thereby avoiding enhancement of the Air Blast.

2. Use down-the-hole initiation and avoid the use of high strength detonating cord.

3. Maintaining an adequate burden (cover in front and above) on all explosive charges.

4. Pay particular attention to weak zones within the rock formation which could cause excessive energy release and place non-explosive decks through these zones.

5. Keep face heights to a minimum, practical level.

6. Provide sufficient time between adjacent holes to help prevent Air Blast reinforcememt.

7. To the extent possible, avoid blasting during meteorological conditions that might produce Air Blast focusing (temperature inversions, wind strength and direction).

8. Reduce the frequency of blasting by increasing the blast sizes.

The OSHA maximum level for "impulsive sound" is 140 Decibels or 0.030 psi.. However, damage to large, single-strength, aged glass panes has been reported at that level. In Technical Progress Report 78, dated May 1974, the U.S. Bureau of Mines has recommended the following limits for Air Blast to minimize the probability of both annoyance and structural damage.

Sound Level Meter Scale

	Linear-Peak	C-Peak	A-Peak
Safe Level	128 dB (.007psi)	120 dB	95 dB
Maximum	136 dB (.018psi)	130 dB	115 dB

The third environmental factor to be considered, with regard to blasting at this location, is the airborn dust and smoke created from a blast.

An explosive detonation creates a number of gasses, some of which are toxic in high concentrations. However, quarry type operations, such as proposed at the Corona site, are not conducive to generating sufficient concentrations at the site itself and certainly not to the surrounding area.

The dust generated from a blast, composed of soil and rock particles, is relatively heavy and therefore settles to earth quite rapidly. If wind conditions prevail, this dust will naturally be carried downwind and be dissipated over a wider area.

Recommendations:

Based on the above, the following recommendations are offered, with the understanding that there may be circumstances or information of which I am not aware, that may alter my opinions:

1. It is recommended that initial blast designs do not exceed 2000 pounds of explosives per 8 ms delay period. Seismic monitoring would probably increase this limitation considerably, without exceeding a 1 inch per second Peak Particle Velocity at nearby residential structures and be acceptable.

2. I feel it would be advisable to commence obtaining accurate area or site specific weather data regarding temperature inversions and wind conditions as soon as possible. The time of day this imformation is acquired woukd be critical to assist in determining blast times that would have the least effect on surrounding facilities. The results from this study will be pertinent to Air Blast and dust control.

DON HARRIS & ASSOCIATES

P.O. Box 426
Arnold, CA 95223
(209) 795-4495

DRILLING AND BLASTING PLAN

CalMat - Corona Quarry

November 28, 1988

The proposed plan as outlined in the "Plan For Reclamation" dated July 1988, states that initial production will come from the lower elevations to provide a permanent Plant Site area. Phase II will be a top-to-bottom ultimate pit, commencing at the higher elevations and stepping downward in benches. The following comments are based on the anticipated production schedule contained in this Plan.

To process material through the plant facilities planned for this operation, the rock must first be broken into small enough pieces to allow equipment to dig and transport it from the quarry floor. Since explosive energy cannot be effeciently applied by simply placing explosives on top of a rock mass, the first step in fragmenting the material is the drilling of "blast holes." When a sufficient number of holes of the proper diameter, depth, and spacing have been drilled to produce the desired quantity of broken rock, explosives are loaded and initiated in these holes.

For the type of operation planned for the CalMat, Corona Quarry two factors are critical for safe and efficient production. First: the rock must be properly fragmented, not too coarse or too fine, for handling and processing. Second: the broken rock must be confined within a relatively small area to avoid loss, prevent contamination with other rock types, minimize the size of the "safe zone", and facilitate the recovery process.

Drilling and blasting is both a science and an art. No two operations or even individual blasts, are identical. Therefore, before any drilling commences the physical nd geological conditions are studied and determinations are made as to how to layout the quarry or individual "shot", to achieve the desired results.

Depending upon anticipated production demands, geological conditions, safety requirements, and costs, various pre-production studies will be made to select the proper equipment for this operation. Based on the type and scale of operation planned for the CalMat, Corona Quarry it is anticipated that large "front-end loaders" will be used to dig the broken rock and load it into large hauling trucks for transport to the crushing plant. To meet the production schedules indicated in the July 1988 "A Plan For Reclamation: Corona Quarry" the following general .lling parameters would be appropriate:

that, except for a temporary dust and smoke cloud, unless someone happened to be looking in the proper direction, they would not see the blast.

Although the smoke from a blast contains some toxic gasses such as carbon monoxide and oxides of nitrogen, the atmosphere reduces their concentration to well below allowable limits almost immediatly. Therefore, blasting in an open excavation, as in this case, presents no toxic concern to local vegetation, wildlife, or humans.

Techniques have been developed over the years and aare in common usage to prevent excessive ground vibrations from blasting operations and avoidance of noise related problems. Although weather conditions can effect the magnitude and direction of blast noise, proper scheduling and timing of blasts will mitigate the circumstances and avoid disturbance in areas where there may be concern.

The explosives to be used will be safe, efficient, and specifically designed for this type of operation. These modern explosive products are highly controllable and manufactured to very close tollerances to provide adequate energy release without producing excessive results. The initiating devices are designed to provide the user with the capability of determining the precise quantity of explosives to be detonated within any time frame. They will be confined within the blast holes to avoid excessive noise and produce maximum control.

Safety is always the primary concern of anyone involved in the use, handling, transportation, or storage of explosives. For this reason the explosives industry has an extremely good record with regard to accidents. There are very strict regulations governing the transport of "Hazardous Materials," such as explosives, prepared by the Federal Department of Transportation and other State and Local agencies. These regulations stipulate types of acceptable containers, vehicle safety, driver competence, routes to be followed, unloading devices, etc.. Storage facilities must comply with the Bureau of Alcohol, Tobacco, and Firearms standards with regard to construction, materials contained, quantities of explosives, location, security, etc.. Facilities are inspected regularly by qualified individuals from various Federal, State and local agencies that have responsibilities regarding explosives. The Occupational Safety and Health Administration and the Mine Safety and Health Administration also have regulations regarding the transportation, storage and safe handling of explosive products on site. Due to the nature of the material involved, personnel selected for explosives handling are carefully chosen and trained. Both company management and insurance carriers are partiicularly strict with regard to safety practices where explosives are concerned.

Close to the time of a blast the site is cleared of people, warning signals are sounded and visual inspect-iions are made to be certain that no unauthorized people are in the area, Subsequent to the blast an inspection is required to ascertain that things went as planned. If not, corrective action is taken immediatly before an "all clear" signal is given.

Blasting is a relatively minor but very important step in the production of rock products. It has been demonstrated that explosives can be used effectively and safely for a wide variety of uses essential to our modern life if used properly. Therefore, only qualified, exper-iienced, State licensed blasters are permitted to design, supervise the loading, and shoot explosives.

NOISE ASSESSMENT FOR THE CORONA QUARRY SURFACE MINING OPERATION COUNTY OF RIVERSIDE

Report #88-20-12PDW.a
February 8, 1989

Prepared By

Paul Dunholter, P.E.
William Bloomer
MESTRE GREVE ASSOCIATES
280 Newport Center Drive
Suite 230
Newport Beach, CA 92660-7528
714/760-0891

TABLE 1
MODEL NOISE ORDINANCE STANDARDS

MAXIMUM TIME OF EXPOSURE	NOISE METRIC	NOISE LEVEL NOT TO BE EXCEEDED 7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
30 Minutes/Hour	L50	50 dBA	45 dBA
15 Minutes/Hour	L25	55 dBA	50 dBA
5 Minutes/Hour	L8.3	60 dBA	55 dBA
1 Minute/Hour	L1.7	65 dBA	60 dBA

2.3 Existing Noise Levels

2.3.1 Noise Measurement Survey

Noise measurements were made at six locations in the vicinity of the proposed project area. The measurement locations are depicted in Exhibit 4. The daytime measurements were made on December 2, 1988 (a Friday) and on December 4, 1988 (a Sunday). The nighttime measurements were made at three locations early on February 9, 1989 (a Thursday). The monitoring times and locations are shown below in Table 2. The wind speeds during the time of the measurements were light (0 to 5 miles per hour).

Monitoring Site 1 and 5 are located southwest of the project site, east of the I-15 Freeway near Old Temescal Road within an existing residential area. Sites 2, 3 and 4 are also located within existing residences near Magnolia Avenue, northwest of the site. Site 6 is located west of Rimpau Road and the I-15 Freeway in an area where future homes are planned. Site 6 is currently undeveloped.

The measurements were made with a Bruel & Kjaer Type 4427 Sound Level Meter, and calibrated before and after each measurement series. Measurements were made for one fifteen minute period at each site. The composite results are presented in Table 3. The results are presented in terms of the equivalent noise levels (Leqs), minimum noise levels and percentile noise levels (L%). The L10 percentile level for example, represents the noise levels exceeded 10 percent of the time. Therefore the L1 and L10 levels represent the loudest noise levels generally experienced. For all six the sites monitored the loudest event was usually a car pass-by on the adjacent roadway for daytime measurement. The L90 levels represent the most quiet noise levels experienced, or the background noise levels. These daytime levels were usually due to distant traffic noise sources. A typical low daytime background level in this area is 40 dBA.

Nighttime noise sources included mining operations noise from existing mining operations sites and nearby industrial activities. The background noise was predominantly due to drilling and industrial operations. The peak sound levels were from aircraft overflights. The noise from the existing mining operations was in the low 40's dBA for the nearest residential land uses. The low background sound levels in the nighttime, without mining noise, is approximately 35 to 40 dBA.

3.0 MITIGATION MEASURES

Intrusive noise levels may result from Sand and Gravel Plant site operations when located close to residential developments. Mitigation measures to be considered include: (1) measures to quiet to the earth moving equipment, (2) reduction in number and size of equipment, (3) construction of berms around the project site, (4) performance conditions, and (5) construction of barriers along impacted roadways. Potential measures that are available fro this project are discussed in the following paragraphs.

It should be noted that the exact types of machinery, operational procedures, and in some cases, locations of equipment used will vary and are not known at this time. The precise noise levels generated by the Sand and Gravel Facility may be slightly different from those projected in this report. The numbers in this report should be considered a "best estimate."

1. A performance condition may be imposed on the mining site operations. A performance condition would allow the site operations to proceed as long as specified noise levels (i.e., the Model Noise Ordinance or equivalent) are not exceeded. The noise limits contained in noise ordinances are designed to protect quiet residential areas from excessive noise. The analysis shows that the project would comply with typical noise ordinance levels. A noise ordinance would allow mining operations to proceed, and provide protection from excessive noise levels. If problems arise, equipment or operations could be modified in such a way that would result acceptable noise levels in the adjacent residential areas. No mitigation measures are required to meet the model noise standards. However, the following measures are presented for consideration by the operator, and are discussed in the following paragraphs Possible measures that could be implemented at that time to further reduce the noise levels are listed below.

    - Noise generated by earth moving equipment comes from a variety of sources including exhaust noise, mechanical or engine noise, and contact with the ground. The most significant of these sources is usually the exhaust system. Several grades of mufflers are available for earth moving equipment. The mufflers are commonly ranked as stock, residential, or hospital; with hospital mufflers resulting in the most quieting. Manufacturers representatives were contacted to determine the amount of quieting that could be expected by upgrading the muffler systems on the earth moving equipment. Estimates of performance improvement were in the range of 5 to 10 dB. Tuning the engines may also lower the noise levels generated.

    - Reducing the number and size of the equipment can result in lower noise levels. Generally, the smaller the equipment the less noise generated. A smaller dozer, for example, may be employed to reduce noise. Since in this case, the dirt would be moved at a slower rate, the time the operations would be near the residences would be longer. However, this type of change would result in lower noise levels.

    - Installing acoustic blankets around drilling operations could be used to reduce the potential drilling noise. These acoustic blankets could reduce the drilling noise by 3 to 5 dBA. This is recommend for this project. Drilling operations from nearby existing quarries generate audible sound levels.

    - Temporary or permanent noise barriers have been employed around mining site and equipment. The barriers may be walls, berms made of processing material.

The local topography will determine the effectiveness of any noise barriers. CalMat proposes to locate all equipment such topography or mineral piles will be located between the noise source and the nearby homes. This will act as a noise barrier to shield these homes from direct exposure from the mining operations. This will reduce the potential noise levels by 5 dBA or more.

2. The general guidelines presented in the Don Harris report to minimize the effects of blasting should be implemented. In addition, initial blasting should be limited to 2000 pounds of explosive per 8 ms blast increment. Seismic monitoring at the start of the operations should be completed to determine the actual vibration levels from these blasts. The appropriate amount of explosives that limits potential impacts can be determined from these measurements. Avoid blasting during meteorological conditions (inversions) that result in higher blast levels.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PROPOSED CONDITIONS OF APPROVAL

Cal Mat Co.
3200 San Fernando Road
Los Angeles, CA 90065

Surface Mining Permit No. 168
Project Description: Surface Mining and Processing of Aggregate
Assessor's Parcel No. 135-027-002,003, 004,005; 278-012-001, 278-013-001
El Cerrito Area

1. The permittee shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees from any claim, action or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning Surface Mining Permit No. 168. The County of Riverside will promptly notify the permittee of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the permittee or any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.

2. This approval shall be used within two (2) years of approval date; otherwise it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the two (2) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval.

3. The development of the premises shall conform substantially with that as shown on the Mining Plan marked Exhibit A (Amended No. 1) Phases One, Two and Three, the Reclamation Plan marked Exhibit B (Amended No. 1) Phases One, Two and Three, and Exhibit C (Amended No. 1), Project Description.

These conditions, 4 through 15, shall be met prior to the commencement of any mining operation and maintained throughout the life of the operation.

4. Prior to the commencement of operations allowed by this permit, a bond in the amount of $200,000 or other appropriate security, shall be filed with the County by the surface mining operator or land owner to cover the cost of the Reclamation Plan, or as otherwise approved by the Planning Director. This bond shall include but not necessarily be limited to the removal of equipment and derelict machinery, waste materials and scraps, soil revegetation and landscaping stabilization of slopes, land restoration compatible with the topography and general environment of surrounding property in accordance with the Reclamation and Mining Plans. The bond shall be held for a thirty-one (31) year period and shall be released by the Building and Safety Director on approval of the final reclamation plan inspection by the Department of Building and Safety.

This bond shall be adjusted annually by the applicant as approved by the Building and Safety Department according to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

5. The applicant shall comply with the street improvement recommendations outlined in the County Road ~~Department's letters dated 8-4-88 and 4-25-89, copies~~ Department letter dated 10-4-89, a copy of which are is attached. (Revised at Planning Commission, 10-4-89)

6. The applicant shall comply with the Riverside County Health Department transmittals dated 8-2-88 and 7-20-89, copies of which are attached.

7. The permittee shall comply with the fire improvement recommendations outlined in the County Fire Department's letters dated 8-2-88 and 7-11-89, copies of which are attached.

8. The applicant shall comply with the Riverside County Department of Building and Safety transmittals dated 8-9-88, 7-31-89, and 8-17-89 copies of which are attached.

9. The permittee shall obtain any and all necessary permits or clearances from the South Coast Air Quality Management District.

10. The project area delineated by the Mining Plan on Exhibit "A", shall be posted with "No Trespassing" signs no further than 100 feet apart. Said "No Trespassing" signs shall be approved by the Planning Director and be maintained to the completion of the project.

11. There shall be a fence erected along the boundary of the entire property area indicated on Exhibit "A". Said fence shall consist of a chain link fence approximately six (6) feet in height with an angled barbed wire extension and shall be maintained at all times during the operation.

12. The permittee shall apply for a Special Inspection Permit from the Building and Safety Director which will be accompanied by the appropriate filing fee prior to commencement of operations and at least 15 days before the conclusion of each calendar year ~~thereafter~~ or at least 15 days before completion of each phase. The application shall include a written report which specifies how the reclamation of the site conforms or deviates from the reclamation plan (Ordinance No. 555). (Revised at Planning Commission, 10-4-89).

13. Prior to the issuance of the Special Inspection Permit and/or site disturbance, the applicant shall comply with Ordinance No. 633 by paying the fee required by that ordinance which is based on all portions of the project within the fee assessment area. Should Ordinance No. 663 be superseded by the provisions of a Habitat Conservation Plan prior to payment of the fees required by Ordinance No. 663, the applicant shall pay the fee required under the Habitat Conservation Plan as implemented by County ordinance or resolution.

14. Prior to issuance of the Special Inspection Permit and commencement of operations, the applicant shall submit six (6) copies of a detailed plot plan of the temporary processing plant to the Planning Director for review and approval.

15. Prior to the use hereby permitted, the applicant shall obtain clearance and/or permits from the following agencies:

Road Department	Riverside County Flood Control
Environmental Health	South Coast Air Quality Management District
Building and Safety-Grading	
California Dept. of Fish and Game	Planning Department
U.S. Fish and Wildlife Service	U.S. Army Corps of Engineers

Written evidence of compliance shall be presented to the Land Use Division of the Department of Building and Safety.

The following conditions, 16 and 17 shall be met prior to the commencement of operations or any site disturbance beyond Phase One of the Surface Mining Permit.

16. Prior to the commencement of operations or any site disturbance beyond Phase One of the Mining Permit whichever occurs first: 1) the Secretary of the Interior must have approved the Stephens Kangaroo Rat Habitat Conservation Plan and any proposed taking of the Stephens Kangaroo Rat must be in compliance with the approved plan; 2) the Secretary of the Interior must have issued to the County, the Section 10(a) Permit required by the Endangered Species Act of 1973 and said Permit must be in effect; and 3) a report, prepared by a biologist ~~licensed~~ permitted by the U.S. Fish and Wildlife Service to trap the Stephens Kangaroo Rat for scientific purposes, documenting the amount and quality of occupied Stephens Kangaroo Rat habitat subject to disturbance or destruction must have been submitted to and approved by the Planning Director. (Revised at Planning Commission 10-4-89)

17. Prior to the commencement of Phase Two operations and any site disturbance of Phase Two, the applicant shall submit six (6) copies of a detailed plot plan of the permanent processing facilities, conveyor corridor and haul roads to the Planning Director for review and approval.

The following conditions, 18 though 46, shall be complied with during the life of the operation.

18. The applicant shall comply with Flood Control recommendations outlined by the Riverside County Flood Control District's letter dated 8-3-89, a copy of which is attached.

19. The applicant shall comply with the recommendations concerning slope stability made in the report entitled "Engineering Geologic Evaluation,

Proposed Slopes, Corona Quarry Property for Cal Mat" by LeRoy Crandall and Associates, dated June 17, 1988; a copy of which is on file at the Riverside County Planning Department.

20. Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546.

21. A minimum of one on-site parking space for each two employees on the largest shift, plus one on-site parking space for each vehicle kept in connection with the use shall be provided and additional parking for private haul trucks in accordance with Section 18.12(c), Riverside County Ordinance No. 348. (Revised by Planning Commission 10-4-89)

22. The permittee shall comply with spark arrestor requirements of the Public Resources Code, Section 4442, for equipment used on the premises other than turbocharged vehicles designed and licensed for highway use.

23. All proposed structures on the subject property shall conform to all of the applicable requirements of Ordinance No. 348.

24. All roads, driveways and mining areas shall be kept wetted while being used, or shall be treated with ~~oil~~ EPA approved dust suppressant to prevent emission of dust. (Revised at Planning Commission 10-4-89)

25. On-site operating hours other than maintenance or emergencies shall be limited to the hours of 6:00 a.m. to 10:00 p.m.

26. Transporting operations shall be limited to weekdays between sunrise and sunset of the same day. Transporting operations are prohibited on weekends and holidays.

27. Operations are prohibited on Saturdays, Sundays and holidays.

28. Mining operations and practices will comply with the safety requirements of MSHA, OSHA, the State Division of Industrial Safety, and California Mine Safety Orders.

29. The permittee shall, during the proposed mining operation, ensure that off-site storm runoff through the property outlets in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining operation. All runoff water from this area should be collected and carried off in a protected outlet.

30. All loaded trucks egressing from the subject property shall be properly trimmed so as to prevent spillage onto the public roadway. In the event that spillage onto the road does occur, said spillage shall be removed immediately from road right-of-way.

31. All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times.

32. In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

33. This permit shall become null and void thirty (30) years after the date the permit becomes effective.

34. The temporary and permanent processing plants shall be setback at least 50 feet from riparian areas.

35. On-site mining and processing operations shall be limited to maximum noise levels in the Model Noise Ordinance Standards, Table 1 in the project Noise Assessment by Mestre Greve Assoc., a copy of which is attached. These levels will be monitored by the applicant's Noise Consultant once per week for the first three months of operation, then once per month for the life of the project. Noise reports shall be submitted to the Planning Department once per month for the first three months and then once every six months for the life of the project. If the project noise is exceeding the specified levels, the following measures shall be implemented: 1) use of hospital mufflers and engine tuning on heavy equipment; 2) reduction in size and number of heavy equipment; 3) installation of acoustic blankets around drilling operations; 4) temporary or permanent construction of walls, berms or stockpiles to act as noise barriers around mining areas and processing equipment.

36. The applicant shall file a written plan with the Planning Department for protection of cultural resources should any be unearthed or detected during mining.

37. Topsoil which excavated during the mining operation shall be stored in stable stockpiles which shall be protected against water and wind erosion. Sufficient topsoil shall be stockpiled to provide for landscaping during reclamation. If not, topsoil shall be imported as needed. Fertilizer or other materials shall be added to the soil at the time of planting as needed.

38. The applicant shall utilize the revegetation methods set forth in Exhibits "B" and "C" in regards to spreading of topsoil, seed mixes, plant species, planting and irrigation techniques. The hydroseeding and hydromulching method shall be used to seed the slopes.

39. Quarry blasting shall only be conducted between the hours of 12:00 Noon and 4:00 p.m., Monday through Friday. If an emergency situation related to safety or weather conditions should occur, blasting may occur outside of these hours. Blasting shall be performed in accordance with the Blasting Plan set forth in the Blasting Reports by Don Harris and Associates dated September 28, 1988 and November 28, 1988, copies of which are attached, and in such a manner that noise, ground and air vibration,

and dust are maintained at levels which satisfy Federal, State and County standards.

40. The applicant shall notify the Riverside County Sheriff's Department at least 24 hours in advance of any blasting at the site. Dispatch telephone is (714) 787-2444.

41. A record of each blast, including seismographic data, shall be retained for at least two (2) years and shall be available for inspection by the County of Riverside. Such record shall contain the following data:
    (a) Location, date and time of blast
    (b) Name, signature and license number of blaster-in-charge
    (c) Direction and distance, in feet, to the nearest improvement and residence
    (d) Weather conditions, including temperature, wind direction and approximate velocity
    (e) Number of holes, burden and spacing
    (f) Diameter and depth of holes
    (g) Types of explosives used
    (h) Total weight of explosives detonated
    (i) Maximum weight of explosives detonated within an 8-milliseconds period
    (j) Maximum number of holes detonated within any 8-milliseconds period
    (k) Type of initiation system
    (l) Type and length of stemming
    (m) Type of delay detonator and delay periods used
    (n) Sketch of the delay pattern
    (o) Seismogram including the calibration signal of the gain setting and;
        (1) Seismographic reading, including location of seismographic and its distance from the blast
        (2) Name of the person taking the seismographic reading; and
        (3) Name of the person and firm analyzing the seismographic record

42. The development of the property shall comply with all provisions of Riverside Country Ordinance No. 348, Article XIIb, Section 12.62 (Special Development and Performance Standards), except as modified by the conditions of this permit.

43. Light sources shall be limited to those necessary for normal maintenance and security activities, and for nighttime mining operations which are located more than 300 feet inside the outer boundary of the project. Light sources shall be shielded so as not to direct glare into any residential areas.

44. No standing water shall be permitted on the site which could create a hazard to the public.

45. If the mining use hereby permitted ceases for a period of one year or more, the applicant shall be responsible for implementing the Reclamation Plan.

46. During the life of this permit, the permittee shall annually prepare and submit a written report to the Planning Director of the County of Riverside and the Building and Safety Director of the County of Riverside, demonstrating compliance with all the conditions of approval and mitigation for this permit and EIR No. 316. The Planning Director and/or the Building and Safety Director may require inspection or other monitoring to insure such compliance.

The following conditions, 47 through 49, shall be complied with in order to release the reclamation bond (Condition 4).

47. The applicant shall comply with the Reclamation Plan, Exhibit B, Amended No. 1, and the supplemental report for the proposed reclamation, Exhibit C, Amended No. 1, all on file with the Riverside County Planning Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

48. The permittee (mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements according to State of California and Riverside County guidelines.

49. The permittee shall submit a final reclamation completion report prior to the completion of each phase and prior to permit expiration to the Building and Safety Director and Planning Director for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration, resoiled areas, erosion control structures, and successful revegetation. This report shall be submitted at least 30 days prior to completion of each phase and expiration of this permit.

50. The following road improvements as recommended by the City of Corona shall be complied with:

    a. A number two lane shall be constructed for both directions on Magnolia Avenue from Cajalco Street to the I-15 freeway, designed to handle the anticipated truck and vehicle traffic. Prior to the development, the developer shall bond or enter into an agreement to construct the street improvements prior to implementation of Phase Two or ten years, whichever occurs first.

    b. The developer shall post a security bond or enter into an agreement to construct a traffic signal at the intersection of Cajalco Street and Magnolia Avenue. The agreement shall specify that if the intersection warrants a signal within ten years, the developer shall contribute his

pro rata share of the costs of the signal based on specific warrants met.

c. The developer shall construct public portions of Cajalco Street to a width and structural design required for the anticipated traffic loading. (Added by Planning Commission 10-4-89)

INTER-DEPARTMENTAL MEMORANDUM
COUNTY OF RIVERSIDE
Road and Survey Department

TRANSPORTATION PLANNING SECTION

October 4, 1989

TO: Steve Kupferman, Planning Department

RE: SMP 168/EIR 316

The Transportation Planning staff has reviewed the traffic study for the above referenced project. The traffic study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County approved guidelines. We generally concur with the findings relative to traffic impacts.

The following conditions of approval incorporate appropriate mitigation measures.

CONDITIONS OF APPROVAL

1. Prior to any use allowed under this permit, the project proponent shall deposit with the Riverside County Road Department, a cash sum of $15.00 per trip as mitigation for traffic signal impacts ($15 X 1750 = $26,250).

2. Comply with Road improvements as recommended by the City of Corona (attached).

Sincerely,

Edwin Studor
Transportation Planning Manager

ES:lg
Attachment

City of Corona
Recommended Conditions of Approval
As Presented By
Lawrence J. Stickney, Deputy Public Works Director
At Planning Commission
October 4, 1989

1. A Number 2 lane shall be constructions for both directions on Magnolia Avenue from Cajalco Street to the I-15 Freeway, designed to handle the anticipated truck and vehicle traffic. Prior to development, the developer shall bond for and enter into an agreement to contribute their prorata as determined by the City Engineer to construct the street improvements prior to the implementation of Phase II or 10 years, whichever occurs first.

2. The developer shall post a security for and enter into an agreement to construct a traffic signal at the intersection of Cajalco Street and Magnolia Avenue. The agreement shall specify that if the intersection meets signal warrants within 10 years, the developer shall contribute its prorata share of the costs of the signal based on the specific warrants met.

3. The developer shall construct public portions of Cajalco Street to the width and structural design as required for the anticipated traffic loading.

INTER-DEPARTMENTAL MEMORANDUM
COUNTY OF RIVERSIDE
Road and Survey Department

TRANSPORTATION PLANNING SECTION

April 25, 1989

TO: Steve Kupferman, Planning Department

RE: SMP 168/EIR 316

The Transportation Planning staff has reviewed the traffic study for the above referenced project. The traffic study has been prepared in accordance with accepted traffic engineering standards and practices, utilizing County approved guidelines. We generally concur with the findings relative to traffic impacts.

The following conditions of approval incorporate appropriate mitigation measures.

CONDITIONS OF APPROVAL

1. Sufficient right of way along Cajalco Street shall be dedicated for public use to provide for a 88 foot full width right of way.

2. Prior to any use allowed under this permit, the projecy proponent shall deposit with the Riverside County Road Department, a cash sum of $15.00 per trip as mitigation for traffic signal impacts ($15 X 1750 = $26,250).

3. Cajalco Street shall be improved with asphalt concrete dikes located 32 feet from centerline and match up asphalt concrete paving or reconstruction as determined by the Road Commissioner within a 88 foot full width dedicated right of way.

4. Improvement plans shall be based upon a centerline profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Road Commissioner. Completion of road improvements does not imply acceptance of maintenance by County.

5. Provide a standard road connection as approved by the Road Department at Cajalco Street and the project access road.

6. Any work within County maintained right of way will require an encroachment permit.

Sincerely,

Edwin Studor
Manager, Transportation Planning

ES:lg

OFFICE OF THE ROAD COMMISSIONER AND COUNTY SURVEYOR
COUNTY OF RIVERSIDE

LeRoy D. Smoot
Road Commissioner and
County Surveyor

County Administrative Center
4080 Lemon Street, 8th Floor
P.O. Box 1090
Riverside, CA 92502
(714) 787-6554

August 4, 1988

Roger S. Streeter, Planning Director
County Administrative Center
4080 Lemon Street, 8th Floor
Riverside, CA 92507

RE: Steve Kupferman, Geologist

RE: Surface Mining Permit 168-
Cal Met Co. - El Cerrito Area

Dear Mr. Kupferman:

The Road Department has reviewed the project referenced above and has the following comments.

We concur that this site can be deactivated as a mining operation by implementing the conditions of approval stated below.

CONDITIONS OF APPROVAL

Prior to the issuance of any permit or use is allowed, the applicant shall meet the following conditions:

1. All driveway and roadway connections not necessary for essential access shall be obliterated as approved by the Road Commissioner.

2. The proponent shall convey sufficient right-of-way for roadway modifications necessary to support the reclamation program.

3. The proponent shall participate in the repair of the County Maintained roadway fronting on the site and any off site impacts determined to be caused by mining traffic operations, as determined by the Road Commissioner.

4. An encroachment permit shall be obtained prior to conducting any work within the road right-of-way.

5. The proponent shall advise the Road Department of any change to the reclamation program with regard to access requirements and land use changes.

Sincerely,

John Johnson
Associate Planner

JJ:

County of Riverside

DEPARTMENT OF HEALTH

TO: RIVERSIDE COUNTY PLANNING DEPT.
ATTN: Steve Kupferman

DATE: 08-02-88

FROM: Jim Gillis, Sr. Sanitarian, Environmental Health Services

RE: SURFACE MINING PERMIT 168

The Environmental Health Services has reviewed Exhibit A for Surface Mining Permit 168 and has no objections. Sewerage and potable water supply are not normally required. If this condition should change, this Department is to be notified for updated recommendations. For example, if there are to be any permanent facilities that will require sewerage and potable water supply, the following items will be required prior to any building plans submittals:

1. Adequate/satisfactory detailed soils percolation testing in accordance with the procedures outlined in the Riverside County waste disposal booklet entitled Waste Disposal for Individual Homes, Commercial and Industrial.

2. A clearance letter from the appropriate California Regional Water Quality Control Board.

3. A will serve letter from the agency providing potable water.

4. Three copies of a detailed, scaled (1" = 40' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system(s). The complete subsurface sewage disposal system(s), including 100% expansion must be shown on the plot plan.

5. If there are to be any wells, pumps or water tanks, a water supply permit will be required. The requirements for a water supply permit are as follows:

   a. Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral, and radiological) to prove the water potable.

   b. Satisfactory proof that there is adequate quantity (to include fire flow) and available for the intended development.

   c. A complete set of plans for Environmental Health Services' review and approval showing all details of the proposed and existing water systems: sizes and types of pipe and calculations, storage tanks, etc. showing that adequate quantity (to include fire flow requirements) and pressure can be maintained (California Waterworks Standards-California Health and Safety Code and California Administrative Code, Title 22). These plans must be signed by a registered civil engineer.

   d. Contact Riverside County Environmental Health Services Engineering Section at (714) 787-6543 for any other specifics.

   e. Until Environmental Health Services has the above information, the project cannot be approved.

JG;tac

County of Riverside

TO: RIVERSIDE COUNTY PLANNING DEPT. DATE: July 20, 1989

ATTN: Steve Kupferman

FROM: SAM MARTINEZ, ENVIRONMENTAL HEALTH SPECIALIST IV

RE: SURFACE MINING PERMIT 168

Environmental Health Services has reviewed Amended No. 1 dated June 27, 1989 . Our current comments will remain as stated in our memo dated August 2, 1988.

SM:tac

KENNETH L. EDWARDS
CHIEF ENGINEER

1995 MARKET STREET
P. O. BOX 1033
TELEPHONE (714) 787-2015

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

RIVERSIDE, CALIFORNIA 92502

August 3, 1989

Riverside County
Planning Department
County Administrative Center
Riverside, California 92501

Attention: Steve Kupferman

Ladies and Gentlemen:

Re: Surface Mining Permit 168
Corona Quarry
Amendment No. 1

This is a proposal to mine rock in the Corona area in Temescal Canyon, east of Cajalco Street, south of Magnolia Avenue.

Temescal Creek flows through the property. The applicant has had the flood plain and floodway re-mapped by Robert H. Born Consulting Engineers, Inc. According to that mapping and the mining plans processing equipment, stockpiling and the rock excavation will all be outside of the floodway. This will prevent damage to equipment and diversion of flows onto neighboring property.

We have attached a copy of our earlier letter in response to the draft EIR.

Very truly yours,

JOHN H. KASHUBA
Senior Civil Engineer

Enclosure

c: Florian Martinez Associates

JHK:seb
smp168

KENNETH L. EDWARDS
CHIEF ENGINEER

1995 MARKET STREET
P. O. BOX 1033
TELEPHONE (714) 787-2015

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

RIVERSIDE, CALIFORNIA 92502

May 3, 1989

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: Steve Kupferman

Ladies and Gentlemen:

Re: Corona Quarry Draft EIR
(Surface Mining Permit 168)

I am writing regarding the above referenced proposal to operate a quarry, and to construct and operate aggregate, ready-mixed concrete and asphaltic concrete plants in Corona. The proposed site is easterly of Cajalco Road and southerly of Magnolia Avenue.

The District is extremely concerned about the adverse impacts of the proposed project, particularly with respect to a large parcel of commercial-industrial property owned by the District at the southeasterly corner of Magnolia Avenue and Cajalco Road. The District is currently negotiating a substantial long term lease with the Koll Company of Newport Beach for development of a 44 acre commercial-industrial center at this location. Current quarry, and other related materials operations, have impacted this general area in an adverse manner due to the constant stream of large trucks on Magnolia Avenue and Cajalco Road. Impacts include: traffic congestion due to the multitude of trucks operating in the area; traffic safety problems due to lack of signalization combined with speeding heavily loaded trucks; loss of materials on the streets resulting in a constant dust and airborne pollution problem; deterioration of pavement due to continuous operation of heavily loaded trucks; and excessive noise due to constant truck traffic. These already serious impacts will be multiplied by the proposed project decreasing the value of the District's property.

Of particular concern is the additional heavy truck traffic the proposed project will generate which would effectively triple the current serious problems. The EIR states that when fully operational, the proposed project would generate 1,750 vehicle trips daily. Heavy trucks would make up virtually all of the increase in traffic.

All American Asphalt, doing business as Corona Rock, has an operation similar to the present proposal located northwesterly of CalMat's Corona Quarry site. However, they take their truck access to Magnolia Avenue along the easterly side of Temescal Creek Channel on a privately maintained road located on District property.

The combination of the All American Asphalt - Corona Rock Quarry truck traffic onto Magnolia Avenue along with the CalMat operation and the existing Industrial asphalt operation entering Magnolia Avenue a mere 600 feet away, will create an extreme safety hazard to the traveling public. An observation of existing truck traffic clearly shows the existing current dangers. These truckers simply do not observe safe speeds and courteous driving. If the CalMat project is allowed to proceed, access via this route to Magnolia Avenue should be considered as a mitigation measure for the impacts to Cajalco Road. This could be accomplished by joint use of All American Asphalt's road, minimizing adverse impacts on the District's property. Signalization would be required at Magnolia Avenue.

Lacking rerouting of traffic, the following should be considered:

- The applicant should install a traffic signal at Magnolia Avenue and Cajalco Road, immediately upon issuance of permits, to mitigate congestion and safety impacts.

- To mitigate congestion and maintenance concerns the applicant should improve Cajalco Road to full County standards from their site to Magnolia Avenue, with the structural section upgraded to account for the constant heavy truck traffic.

- A mitigation plan should be developed to address loss of materials on the streets, and to minimize dust and airborne pollution.

- A mitigation plan should be developed to address noise concerns, and to further address congestion. Shifting material deliveries to nighttime hours (to the extent possible) and other innovative measures should be considered.

- Mitigation of safety and noise concerns should be further addressed by establishment of an inspection program for all trucks and trailers operating from the proposed project.

Very truly yours,

Kenneth L. Edwards

KENNETH L. EDWARDS
Chief Engineer

cc: County Counsel
Attn: Katherine Lind
Building Services Department
Attn: Jason Laine
Don Greywood
Art Krueger

JHK:FJP:pln

RIVERSIDE COUNTY
PLANNING DEPARTMENT

DATE: July 20, 1988

TO: Assessor
Building and Safety
Surveyor - Dave Duda
Road Department
Health - Ralph Luchs
[redacted] Protection
Flood Control District
Fish & Game
LAFCO, S Paisley
U.S. Postal Service - Ruth E. Davidson
Commissioner Bresson

Western Municipal Water Dist.
So. Calif. Edison
So. Calif. Gas
General Telephone
CALTRANS #8
City of Corona
Greater Lake Mathews
Regional Water Quality Bd. #8
Greater Lake Mathews Rural Trails
Bel Air Homeowners Assoc.

SURFACE MINING PERMIT 168 - (Geologist)
E.A. 32943 - Cal Met Co. - G. Thomas
Davis - El Cerrito Area - First Supervisorial District - Magnolia at Cajelco Street - M-R-A/A-2 Zone - 387 Acres into 2 lots - Mod 101 - AP Various

Please review the case described above, along with the attached case map. A Land Division Committee meeting has been tentatively scheduled for August 11, 1988. If it clears, it will then go to public hearing.

Your comments and recommendations are requested prior to August 11, 1988 in order that we may include them in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Steve Kupferman at 787-1377
Planner

COMMENTS:

All buildings must meet current Fire Protection requirements.

RIVERSIDE COUNTY
FIRE DEPARTMENT
Planning & Engineering

JUL 21 1988

RECEIVED

DATE: 8-02-88 SIGNATURE [signature]

PLEASE print name and title Wes Alston, Deputy Fire Marshal

4080 LEMON STREET, 9TH FLOOR
RIVERSIDE, CALIFORNIA 92501
(714) 787-6181

46-209 OASIS STREET, ROOM 304
INDIO, CALIFORNIA 92201
(619) 342-8277

RIVERSIDE COUNTY
FIRE DEPARTMENT

IN COOPERATION WITH THE
CALIFORNIA DEPARTMENT OF FORESTRY
AND FIRE PROTECTION
GLEN J. NEWMAN
FIRE CHIEF

Planning & Engineering Office
46-209 Oasis Street, Suite 405
Indio, CA 92201
(619) 342-8886

7-11-89

Planning & Engineering Office
4080 Lemon Street, Suite 11L
Riverside, CA 92501
(714) 787-6606

TO: PLANNING DEPARTMENT

ATTN: STEVEN KUPFERMAN

RE: SURFACE MINING PERMIT #168 - AMENDED #1

The Fire Department staff has reviewed the above referenced document and determined the project will not have an adverse impact on the Department's ability to provide fire protection services. Any fire protection measures necessary for the operation of the quarry will be addressed with the surface mining permit.

All questions regarding the meaning of conditions shall be referred to the Planning and Engineering staff.

RAYMOND H. REGIS
Chief Fire Department Planner

By
Michael E. Gray,
Deputy Fire Department Planner

ama

COUNTY OF RIVERSIDE

Department of Building and Safety

TO: Planning - File DATE: 8/9/88

FROM: Grading Section INITIAL: TH

RE: SMP 168

X Please make the following a condition of approval:

___a. Prior to commencing any grading exceeding 50 cubic yards, the owner of that property shall obtain a grading permit from the Department of Building and Safety

___b. Prior to approval of this use/subdivision a grading permit and approval of the rough grading shall be obtained from the Building and Safety Department.

X c. Prior to issuance of any building permit, the property owner shall obtain a grading permit and approval to construct from the Building and Safety Department.

___d. Constructing a road, where greater than 50 cubic yards of material is placed or moved, requires a grading permit.

_____The Grading Section has no comment on this site

284-134 (5/88)

To: Kirk / Steve Kupferman Date: 8/10/88

From: Bldg & Safety Grading

Re: SMP 168

Grading has the following comments:

1. Show a distance & bearing on each property line
2. Show the existing topography on adjacent properties especially slopes/cuts for the pit area's.
3. Slopes should be benched at 30' intervals
4. Recommend 1½:1 as the maximum slope ratio.
5. Provide a slope stability analysis on slopes over 30' high or steeper than 2:1
6. Site should be fenced & posted.
7. Show the original contours.
8. Show the dates of reclamation on the phasing plan.
9. Hours of operation should be limited to 6 AM to 10 PM daily.
10. Provide a 400' noise buffer zone.
11. Provide erosion control to keep H_2O from draining over slope faces.
12. A grading permit will be required for any area where a structural permit or paved parking area will be placed.

COUNTY OF RIVERSIDE

Department of Building and Safety

Administrative Center • 1777 Atlanta Avenue
Riverside, CA 92507

July 31, 1989

Riverside County Planning Department
Attention: Steve Kupferman
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

RE: SMP 168, Amendment #1

Ladies and Gentlemen:

The Land Use Division of the Department of Building and Safety has the following comments and conditions:

If the proposed project is to be "phased," an approved exhibit indicating which structures and on-site improvements are required for each "phase" should be required.

An additional plot plan or an approved exhibit for on-site signage will be required.

Prior to the issuance of building permits, written clearance is required from the following:

- Corona/Norco Unified School District

If approved elevations are required from the Planning Department the approved plans must be submitted to the Land Use Division concurrently with submittal of structural plans for review.

Prior to acceptance of structural plans for Building and Safety review, one complete set of approved conditions from Planning Department must be attached.

Performance Securities Bond for maintenance of landscaping may be required. Consult your conditions of approval.

Building permits are required for any proposed structures. Structures to be permitted must be shown on approved exhibit.

Very truly yours,

Becky Brewington

Becky Brewington
Land Use Technician

COUNTY OF RIVERSIDE

Department of Building and Safety

Administrative Center • 1777 Atlanta Avenue
Riverside, CA 92507

August 17, 1989

Riverside County Planning Department
County Administrative Center
4080 Lemon Street
Riverside, California 92501

Attn: Steve Kupferman (Geologist)

Re: Surface Mine Permit 168

Ladies and Gentlemen:

Surface Mining Permit number 168 is an application to greatly expand the extraction of aggregate from a currently inoperative hillside mining operation located on the east bank of Temescal Wash approximately one mile south of Corona. We understand an asphalt plant and a concrete batch plant are also proposed.

Annual inspections are required and will be applied for by the applicant each year. The Building and Safety Department will process the inspection request and conduct such inspections in accordance with the approved conditions of approval for the surface mining permit. In addition it is recommended that:

1. Grading permits be obtained for all grading not associated with the approved extraction and stockpiling of aggregate.

2. Grading practices be in accordance with the current adopted edition of the Uniform Building Code. Easements may be required from any adjacent affected property.

3. Work areas be fenced to prevent unnecessary access especially in the areas of aggregate extraction.

4. Offsite tributary runoff, from the mountainous areas, not be allowed to drain over the areas of aggregate mining. Easements or permission from affected adjacent property may be required.

5. Permission be obtained from the adjacent southerly property owner for the continued use of the desilting basins for the proposed mining expansion.

6. Hours of operation, including maintenance, are to not adversely affect adjacent land uses.

Questions regarding this matter may be addressed to John Brewington or Gary cullen of this office at 714 787-2020.

Sincerely,

DEPARTMENT OF BUILDING AND SAFETY

John B. Brewington
Assistant Civil Engineer

Howard A. Hicks
General Manager

Donald L. Harriger
Assistant General Manager

David W. Hansen
Chief Engineer

Kenneth P. Weel
Controller

Western Municipal Water District

of Riverside County

450 ALESSANDRO BOULEVARD | P.O. BOX 5286 | RIVERSIDE, CALIFORNIA 92517 | 714 / 780-4170

August 9, 1988

County of Riverside
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Attn: Steve Kupferman, Planner

SURFACE MINING PERMIT 168, WITH REFERENCE TO:
E.A. 32943 - CAL MET COMPANY
RECLAMATION PLAN REVIEW - CORONA QUARRY

The District has reviewed the above project plan and has no pertinent comments at this time. Western suggests that the City of Corona Utility Services Department be contacted for comments relative to this project as they are the appropriate service area jurisdiction.

Thank you for the opportunity to review the above document.

DAVID W. HANSEN
Chief Engineer

DWH/DAH/cc

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY GEORGE DEUKMEJIAN, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 8, P.O. BOX 231
SAN BERNARDINO, CA 92402
TDD (714) 383-4609

July 27, 1988

Development Review
08-Riv-15-40.35
Your Reference:
SMP 168

Planning Department
Attention Steve Kupferman
County of Riverside
4080 Lemon Street
Riverside, CA 92501

Dear Mr. Kupferman:

Thank you for the opportunity to review the proposed Surface Mining Permit 168 located easterly of I-15, southerly of Magnolia Avenue, at the terminus of Cajalco Street near Corona.

This proposal is somewhat removed from an existing or proposed state highway.

Although the traffic generated by this proposal does not appear to have a significant effect on the State highway system, consideration must be given to the cumulative effect of continued development in this area. Any measures necessary to mitigate the cumulative impact of traffic should be provided prior to or with development of this area.

We have no specific comment on this proposal.

If additional information is desired, please call Mr. Patrick M. Connally at (714) 383-4384.

Very truly yours,

H. N. LEWANDOWSKI
District Permits Engineer

CORONA
CIRCLE CITY

OFFICE OF: Planning Department

(714) 736-2449

815 WEST SIXTH STREET (P.O. BOX 940), CORONA, CALIFORNIA 91718-0090

August 9, 1988

Mr. Steve Kupferman
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, Ca. 92501

RE: SURFACE MINING PERMIT APPLICATION FOR CORONA QUARRY

Dear Mr. Kupferman,

Thank you for the opportunity to comment on the Surface Mining Permit application for Corona Quarry.

A review of the Permit Application revealed several items of concern to the City of Corona. Of particular concern is the heavy truck traffic (266 to 666 trips per day in 10 years) that will use Magnolia Avenue within Corona in order to access the I-15 Freeway. Potential impacts include traffic control, increased costs of maintaining Magnolia Avenue, noise from the accelerating trucks and safety considerations.

Other concerns include potential effects the proposed mining operation and reclamation plan will have on the following:

1. Existing drainage pattern at the site and within the 100 year floodplain.
2. Ground water quality.
3. Noise levels in the vicinity especially during blasting.
4. Dust levels.
5. Habitats of the Least Bell's Vireo and the Stephens Kangaroo Rat, and proposed habitat reclamation plans for these animals.

Also of concern is the loss of vegetation and the large bowl like excavation resulting from the mining operation. The proposed reclamation plan fails to adequately address how the site will be suitably reclaimed for subsequent uses or what alternative uses would be appropriate for the site. There is no discussion on how the resulting topography would lend itself to alternative uses or how the reclaimed land could be adapted for alternative uses.

The plan does not describe preparation of the site, fill material, top soil replacement and plant species which would be appropriate for the revegetation of the land, not only on the slopes but on the entire site.

A maintenance program should ensure revegetation and monitor water quality. The plan should also specify the assurance mechanism which will guarantee the reclamation of the site.

The City of Corona requests that the above concerns be addressed in an EIR or focused EIR. We would appreciate the opportunity to review a draft EIR for the proposed quarry when its available.

If you should have any questions, please contact Belle Newman at (714) 736-2449.

Sincerely,

WILLIAM KETTEMAN
Planning Director

By Belle Newman
BELLE NEWMAN
Associate Planner

BN/ms
QUARRY

RIVERSIDE COUNTY PLANNING DEPARTMENT

DATE: July 20, 1988

RECEIVED
AUG 10 1988
RIVERSIDE COUNTY
PLANNING DEPARTMENT

TO: Assessor
Building and Safety
Surveyor - Dave Duda
Road Department
Health - Ralph Luchs
Fire Protection
Flood Control District
Fish & Game
LAFCO, S Paisley
U.S. Postal Service - Ruth E. Davidson
Commissioner Bresson

Western Municipal Water Dist.
So. Calif. Edison
So. Calif. Gas
General Telephone
CALTRANS #8
City of Corona
Greater Lake Mathews
Regional Water Quality Bd. #8
Greater Lake Mathews Rural Trails
Bel Air Homeowners Assoc

SURFACE MINING PERMIT 168 - (Geologist)
E.A. 32943 - Cal Met Co. - G. Thomas
Davis - El Cerrito Area - First Supervisorial District - Magnolia at Cajelco Street - M-R-A/A-2 Zone - 387 Acres into 2 lots - Mod 101 - AP Various

Please review the case described above, along with the attached case map. A Land Division Committee meeting has been tentatively scheduled for August 11, 1988. If it clears, it will then go to public hearing.

Your comments and recommendations are requested prior to August 11, 1988 in order that we may include them in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Steve Kupferman at 787-1377
Planner

COMMENTS: Bel Air Homeowners Association is opposed to the approval of Surface Mining Permit # 168. Briefly, some of our objections are as follows; probable damage to residental structures due to blasting, noise and dust pollution, probable toxic fumes due to substances that would be used for production of asphalt and concrete. We would appreciate being notified of any further hearings regarding this matter. Thank you!

DATE: 8-9-88 SIGNATURE Michael F Owens

PLEASE print name and title MICHAEL F. OWENS - PRESIDENT
737-5828

4080 LEMON STREET, 9TH FLOOR
RIVERSIDE, CALIFORNIA 92501
(714) 787-6181

46-209 OASIS STREET, ROOM 304
INDIO, CALIFORNIA 92201
(619) 342-8277

RIVERSIDE COUNTY
PLANNING DEPARTMENT
County Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92501-3657
Telephone (714) 787-6181

SURFACE MINING PERMIT APPLICATION

Ordinance 555

Please print or type all requested information.
Incomplete application and/or inaccurate exhibits will not be accepted

1. NAME OF MINE: Corona Quarry

LOCATION OF MINE (Street Address, etc): Cajalco Street, 1 mile South of Magnolia, Riverside County

2. OPERATOR: CalMat Co.

MAILING ADDRESS: 3200 San Fernando Road, (Street) Los Angeles, (City)
CA (State) 90065 (Zip) (213) 258-2777 (Telephone (8 a.m. - 5 p.m.))

3. APPLICANT: CalMat Co.

MAILING ADDRESS: 3200 San Fernando Road, (Street) Los Angeles, (City)
CA (State) 90065 (Zip) (213) 258-2777 (Telephone (8 a.m. - 5 p.m.))

NOTE: If more than one person is involved in the ownership of the property, a separate page must be attached to this application which lists the names and addresses of all persons having interest in the ownership of mineral rights.

4. LAND OWNER: See attached.

MAILING ADDRESS: (Street) (City)
(State) (Zip) (Telephone (8 a.m. - 5 p.m.))

NOTE: All applicants for surface mining permit who are not also the record owners(s) of the property must submit a signed statement by the property/mineral rights owner(s) authorizing them to act on the owner's behalf.

5. REPRESENTATIVE: G. Thomas Davis, CalMat Co.

MAILING ADDRESS: 3200 San Fernando Road, (Street) Los Angeles, (City)
CA (State) 90065 (Zip) (213) 258-2777 (Telephone (8 a.m. - 5 p.m.))

NOTE: The Planning Department will only mail correspondence regarding a surface mining permit to the person identified above as the representative. The representative may be the land owner, consultant, or agent. A name, address and phone number must be provided for a surface mining permit application to be acceptable.

6. OWNER OF MINERAL RIGHTS: same as land owners

MAILING ADDRESS: See attached. (Street) (City)
(State) (Zip) (Telephone (8 a.m. - 5 p.m.))

7. LESSEE: CalMat Co.

MAILING ADDRESS: 3200 San Fernando Road, (Street) Los Angeles, (City)

CA (State) 90065 (Zip) (213) 258-2777 (Telephone (8 a.m. - 5 p.m.))

8. Exact legal description of property as recorded in the office of the County Recorder (may be attached).

See Appendix 4.3 of this document

9. Assessor's Parcel Number(s): 135-27-02, 135-27-03, 135-27-004, 135-27-05, 278-12-01, 278-13-01

10. Cases Filed Concurrently: Indicate other cases and documents filed on the site. Include case numbers, environmental assessment numbers, environmental impact report numbers, etc.

11. APPLICANT'S CERTIFICATION OF FILING:
I certify that I am the owner of record, or the owner of record has knowledge of and consents to the proposed surface mining permit application for this property. I further certify that the information contined herein is true and correct to the best of my knowledge.

Executed on July 12, 19 88

G. Thomas Davis
Signature

G. THOMAS DAVIS
Print Name

3200 SAN FERNANDO Rd.
Address

LOS ANGELES, CA. 90065

Exhibit "C" (Continued)

b. Wastewater disposed of in gallons per minute, wastewater disposed of in acre-feet per year, possible contaminants, including turbidity and wastewater disposal method. Indicate the volume of excess or wastewater which will have to be contained and/or disposed of during the mining operation. Include excess processing water, mine drainage, storm runoff from disturbed or utilized areas and any other water which will be handled on the site. Describe anticipated or possible contaminants including processing chemicals, detergents, acid drainage, turbid (muddy) water, fuel oil or gasoline, and runoff water which may contain fertilizer or other soil amendments.

8. **Mine Wastes**
   a. Type(s) of waste to be produced, for example, topsoil, overburden, tailings, and sediment
   b. Amount of each type of waste to be produced per year
   c. Amount of each type of waste to be produced during the life of the mine
   d. Disposal method for each type of waste
10. **Imported Wastes** — If any imported materials, such as domestic garbage, chemicals, oil or other material will be disposed of on the project site, then describe what types, in what expected amounts, and what method of disposal.
11. **Erosion and Sedimentation Control** — Describe methods to prevent erosion and/or sedimentation of adjacent property due to waters discharged from the site. Also describe methods to protect stockpiles of mined materials from water and wind erosion.
12. **Blasting** — Procedures for storage and detonation of explosives, including notification of authorities, and methods to reduce effects on offsite structures and residents.
13. **Truck Traffic**— Number of daily trips, haul routes, safety measures.

Reclamation

1. **Subsequent Uses** — Describe proposed subsequent uses for the reclaimed mined land
2. **Reclamation Schedule** — Provide a schedule of the phasing of the reclamation, dates for each phase, and a description of the treatments. Indicate when reclamation is expected to begin (month and year) and when it will be completed. If reclamation is to be accomplished concurrent with mining, indicate at what time during the mining process (or give dates) it will be undertaken and accomplished. Explain what reclamation will be undertaken in each phase. Describe the time lag which will occur between completion of each mining phase and the beginning of reclaiming the land which was subject to that mining phase.
3. **Future Mining** — Describe how reclamation of site may affect future use of the property and adjacent or nearby property for mining purposes.
4. **Public Safety** — Describe what measures will be taken to ensure public safety (fences, gates, signs, hazard removal, etc.).
5. **Post-Reclamation** — Describe in detail what the mined site will look like after it has been reclaimed.
6. **Drainage and Erosion Controls** — Describe how post-reclamation drainage will differ from the original site condition; discuss the possible effect of changes in the drainage on runoff, erosion, sedimentation, streamflow, and streambank stability.
7. **Slopes and Slope Treatment** — Discuss how cut and fill slopes, waste piles, and tailings will be stabilized to prevent landslides, earth flows, rock falls, and erosion (revegetation, benching, scaling, slope reduction, etc.). Provide verification by a soils engineer that all fill slopes steeper than 2:1 will be stable.
8. **Pit Areas and Excavations** — Describe how pit areas or excavations will be reclaimed (backfilled, regraded, topsoiled, and revegetated, etc.).
9. **Ponds, Reservoirs, Tailings, Wastes**
   a. Describe how ponds, tailings, and/or mine wastes will be reclaimed (regraded, dewatered, capped, revegetated, removed, etc.).
   b. If any dams or embankments are to remain after reclamation, describe type of dam, construction material, permeability, foundation characteristics, storage volume and design criteria (including design criteria for seismic hazards); prepare a cross section through dams or embankments showing design characteristics.
10. **Cleanup** — Describe methods and timing for removal, disposal or utilization of residual equipment, structures, refuse, etc.
11. **Contaminants** — Describe methods to control contaminants, especially with regard to surface runoff and groundwater.
12. **Soils and Fine-Textured Waste** — Describe the method of removal, storage, and replacement of topsoil; the mean thickness of topsoil or fines on the site after reclamation; testing to determine whether soil or mine wastes need to be modified to encourage plant growth.
13. **Revegetation** — Describe plant species and/or seed to be used; rate of seed application and/or spacing of plants; planting methods; time of year for planting; types and amounts of fertilizers, mulch, lime, etc.; site preparation (ripping, disking, soil additives, etc.); and irrigation system.
14. **Monitoring and Maintenance**
   a. Describe any baseline monitoring that has been done to document present environment.
   b. Describe maintenance program to ensure that revegetation is successful, and that public safety measures, water quality, erosion control treatments, etc., are maintained.
   c. Indicate who will be responsible for carrying out the maintenance and monitoring program.
15. **Reclamation Assurance** — Describe assurance mechanism(s) to guarantee reclamation of the site (bonding, letter of credit, trust fund, etc.).
16. **Statement of Responsibility** — The applicant and/or his representative must sign and date the following statement of responsibility prior to County approval of the permit.

    I certify that the above information in this Reclamation Plan application is correct, to the best of my knowledge, and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the reclamation plan and within the time limits of said plan.

Walter Q Lukkarila — 7/9/98

Signature of Applicant or Representative — Date

Walter Q Lukkarila

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501-3657

Attention: Steve Kupferman

SUBJECT: SURFACE MINING PERMIT APPLICATION - CALMAT CORONA QUARRY

Gentlemen:

By this letter, Andrew and Mary Hohn authorize CalMat Co. to apply for a Surface Mining Permit covering certain property owned by Andrew and Mary Hohn and leased to CalMat Co.

The subject property is illustrated on the attached map and described as Assessor's Parcel Number 135-27-02, County of Riverside.

Very truly yours,

Andrew V. Hohn
signature

ANDREW V. HOHN
name

July 2, 1988

Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501-3657

Attention: Steve Kupferman

SUBJECT: SURFACE MINING PERMIT APPLICATION - CALMAT CORONA QUARRY

Gentlemen:

By this letter, L.S. Hawley Corporation authorizes CalMat Co. to apply for a Surface Mining Permit covering certain property owned by L.S. Hawley Corporation and leased to CalMat Co.

The subject property is illustrated on the attached map and described as Assessor's Parcel Number 135-27-03, County of Riverside.

Very truly yours,

L.S. Hawley Corporation

signature

L. D. Hawley
name

President
title

Date: July 5, 1988