



CITY OF CORONA

PLANNING AND HOUSING COMMISSION

STAFF REPORT

AGENDA ITEM: D-3

- MEETING DATE:** May 12, 2014
- APPLICATION REQUEST:** **SMPR12-001:** Surface Mining Permit (Reclamation Plan) 12-001 is an application to amend a surface mine reclamation plan for the reclamation of approximately 260 acres associated with mining activity at the Corona Quarry described by Surface Mining Permit 12-001.
- PROJECT LOCATION:** 1709 Sherborn Street
- APPLICANT:** Jim Gore, Permitting Manager
CalMat Co. dba Vulcan Materials Company, West Region
500 N. Brand Boulevard, Suite 500
Glendale, CA 91203
- RECOMMENDED ACTION:** *That the Planning and Housing Commission adopt Resolution No. 2448 **GRANTING SMPR12-001**, based on the findings contained in the staff report and conditions of approval.*

PROJECT SUMMARY

Surface Mining Permit (Reclamation Plan) 12-001 is an application made by CalMat Co. dba Vulcan Materials Company to establish a surface mine reclamation plan for the reclamation of the Corona Quarry located at 1709 Sherborn Street. The reclamation plan includes, but is not limited to the end-use, re-grading, phasing and re-vegetation of approximately 260 acres associated with mining activity at the Corona Quarry as described by Surface Mining Permit 12-001.

The proposed reclamation plan will provide for the mined site to be restored to a natural state that can be developed or used as open space in the future. The plan consists of six phases similar to that of the proposed mining with reclamation occurring sequentially in each phase upon completion of mining. Upon completion the property will consist of a bowl-shaped area, with benched perimeter slopes along most of the northern, eastern and southern portions of the site, and a large, relatively flat pad located at the base of these slopes along the western portion of the site. The proposed reclamation plan represents an operationally superior plan, because it provides for reclamation to occur sequentially and horizontally across the project site while remaining consistent with the original entitlements reviewed by the County of Riverside and Corona Quarry EIR certified by the Board of Supervisors in 1989.

PERTINENT FACTS

Area of Property:	336 acres (260 acres attributed to mining)
Existing Zoning:	M-3/MR (Heavy Manufacturing/Mineral Resource Overlay)
Existing General Plan:	GI (General Industry)
Existing Land Use:	Surface Mine Operation
Proposed Land Use:	Surface Mine Operation
Surrounding Zoning/Land Use:	N: M-3/MR (Heavy Manufacturing/Mineral Resource Overlay) / Surface Mining Operation E: M-3/MR (Heavy Manufacturing/Mineral Resource Overlay) / Vacant Land and one single family dwelling. S: M-H & MRA / Manufacturing (Heavy) and Mineral Resources/Related Manufacturing (Unincorporated area of Riverside County) W: M-1 Light Manufacturing / Concrete Batch Plant

BACKGROUND

Historically, the site has been used for surface mining since the 1940s with CalMat (predecessor of Vulcan Materials Company) acquiring the rights to the operation in the 1980s. The surface mining permit was initially approved by Riverside County as the property was located in the unincorporated area of Riverside County. In 1989 CalMat applied for a surface mining permit and reclamation plan in order to incorporate acreage that was not included in the original permit and to allow additional material processing facilities, including an asphaltic concrete plant, a concrete batch plant and a rail load-out facility. The permit requested by CalMat included the mining of 260 acres to be done in six phases. It also included the extraction of 400,000,000 tons of reserves (maximum of 5,000,000 tons per year) over the life of the permit, which was estimated to be 76 years to 102 years. Mining was also expected to go down to a depth of 500 feet above mean sea level, which would result in the digging of 1,000 feet from the site's highest elevation. The surface mining permit and reclamation plan were also accompanied by an Environmental Impact Report for the Corona Quarry which included an analysis of the entire 336 acres and the 260 acres to be disturbed with mining. The Riverside County Board of Supervisors certified the Corona Quarry EIR in its entirety, but did not approve the entire request made by CalMat in their surface mining permit, which was consistent with the acreage covered in the EIR. Instead the Board of Supervisors approved three phases of mining covering only 160 acres and down to a depth of 950 feet above mean sea level.

In 1991, the Corona Quarry and All American Asphalt, a surface mine that abuts the northwesterly property line of the Corona Quarry, were included in a larger annexation into the City of Corona. Vulcan is now proposing to amend their existing permit and regain the initial acreage and phases sought under their 1989 surface mining permit. Additionally, Vulcan is requesting to extend their permit beyond the current expiration in 2023.

The Corona Quarry is located within an area that is primarily surrounded by surface mining operations located within the city and in the adjacent unincorporated areas of Riverside County. Nearby mines include All American Asphalt, 3M (Minnesota Mining Manufacturing Co.), and Eagle Valley Quarry (Exhibit 2). A nearby cement batch plant is also located in proximity to the Corona Quarry on Sherborn Street.

Vulcan Materials is also processing a Surface Mining Permit (SMP12-001) and Development Agreement (DA13-002) in conjunction with SMPR12-001. Vulcan's applications were reviewed by the Project and Environment Review Committee on May 10, 2012.

PROJECT DESCRIPTION

Mine reclamation is the process of restoring land that has been mined of natural resources for an economically usable purpose. Typically, the process of mine reclamation occurs once mining is completed; however, the proposed plan demonstrates a top-to-bottom sequence meaning that reclamation will occur at the completion of each phase starting at the higher elevations and will descend uniformly across the site. Mine reclamation creates useful landscapes that meet a variety of goals ranging from the restoration of productive ecosystems to the creation of industrial and municipal resources.

As shown in Exhibit 1, the project site is located at 1709 Sherborn Street in the M-3/MR (Heavy Manufacturing/Mineral Resource Overlay) zone. The project site is located within a corridor that is conducive to surface mining and is bordered by two active surface mines with All American Asphalt, a surface mine occupying 298 acres located north of the project site, and 3M occupying 1,320 acres located south of the project site. West of the site is a temporary batch plant for Ready Mix Concrete (RMC), Exhibit 2.

At the completion of mining, the site will consist of a bowl-shaped area, with benched perimeter slopes along most of the northern, eastern and southern portions of the site, and a large, relatively flat pad located at the base of these slopes along the western portion of the site. The final site condition may be suitable for post-mining uses such as commercial, industrial, public service, or recreational. It should also be noted that the projection of market need for any of the aforementioned uses is too speculative based on the term of the permit which is 100 years from the effective date of the Development Agreement (DA13-002) between Vulcan and the City.

Reclamation Phasing

As depicted in Figures 17 through 22 (Pages 43 through 47) of the Corona Quarry Amended Mining and Reclamation Plan, hereafter referred to as "the plan" (Exhibit C), the proposed plan consists of mining approximately 260 acres and extracting aggregate

resources in six phases. Phase 1 is complete and is the location of the quarry's current plant operations. The remainder of the reclamation plan is comprised of Phases 2 through 6 which will be done sequentially at the completion of each phase. It is anticipated that reclamation will be ongoing in multiple phases simultaneously. The layered mining and reclamation approach again implements a superior reclamation plan and thereby reduces impacts on air quality and provides a more efficient re-vegetation of the mined slopes. Although Figures 23 through 26 (Pages 53 and 54) of the plan depict visual simulations from different perspectives in the surrounding community, Figures 27 through 31 (Pages 55 through 59) provide enhanced simulations of the mining and reclamation viewpoints that detail the existing, mid-project and end-project views.

Grading and Slope Stability

As shown in Figure 21 (Page 47) of the plan, the reclaimed site will feature one foot horizontal to one foot vertical (1:1) cut slopes with 25-foot wide benches and 25-foot high walls. A geotechnical analysis conducted in 2012 by Haley & Aldrich, Inc. determined that the proposed reclaimed slope at a ratio of 1:1 is adequate for use at the Corona Quarry under all geologic conditions. Furthermore, all slopes and quarry faces have been found suitable for the potential end uses and conform to the surrounding topography.

Re-Vegetation

The reclamation plan follows a step-benching slope reclamation method typical of hard rock quarries. Vertical bench heights will average approximately 25 feet. As previously discussed, Figures 27 through 31 (Pages 55 through 59 of the attached plan) provide enhanced simulations of the reclamation and depict existing, mid-project and end-project views. The benches will be planted with the same plant palette as that of the existing approved reclamation plan, Table 7 (Page 62) of the plan. As previously discussed, sequential re-vegetation will occur on the site. As mine benches are completed, re-vegetation will commence. Benches and slopes will be seeded with the aforementioned palette. Test plots will be conducted simultaneously with mining operations to determine the most appropriate planting procedures to ensure successful re-vegetation. Site re-vegetation will be conducted during the fall season to take advantage of natural rain-fall. The floor of the project site will be filled with inert material and graded to create a stable, semi-level surface. No mine waste will be produced as a result of mining and material processing.

All unnecessary on-site traffic routes to be reclaimed will be stripped of any road base material. The office facilities, storage facilities, and parking areas will be stripped of all structures and surfacing materials. These areas will be ripped or disked in preparation for planting. A re-vegetation monitor will oversee and guide implementation and maintenance activities. The monitor will also evaluate plant development and conduct data collection during establishment of plantings, and prepare reports documenting the restoration program. Monitoring of the re-vegetated sites will be conducted for five years or until the site is determined to be self-sustaining.

Corona Municipal Code Chapter 19

Title 19 of the Corona Municipal Code (CMC) governs Surface Mines in the City and their reclamation for the protection of public health, safety and welfare in accordance with the State Surface Mining and Reclamation Act (SMARA). SMARA is enforced by the Department of Conservation, Office of Mining and Reclamation. Title 19 of the CMC establishes the purpose and general provisions for surface mining, permit processing and reclamation plan procedures, minimum site performance standards, annual inspections and financial security to be borne by the operator, and findings for permit approval. The Corona Quarry is inspected annually by staff in addition to Vulcan preparing an annual inspection report for the quarry. The annual inspection report and financial assurance is submitted annually to the Department of Conservation. Vulcan Materials complies with both state regulations and local ordinances concerning the operation of the Corona Quarry.

ENVIRONMENTAL DETERMINATION

The City has prepared an Environmental Evaluation to analyze the potential environmental impacts of the project and whether the environmental impacts of the project were adequately addressed in the Corona Quarry Environmental Impact Report, previously certified in 1989. The evaluation indicated that the Project will not result in impacts beyond what was previously analyzed in the EIR because the project does not have any new or substantially more severe environmental impacts. As permitted by the State of California Environmental Quality Act (CEQA) Guidelines Sections 15162 (a), an Addendum to the EIR was prepared to address only those issues specific to the amended surface mine permit and reclamation plan. Table 4 (Page 4-1 and 4-2) of the addendum summarizes the proposed changes and compares key elements of the 1989 EIR and approved permit with the revised surface mining permit and reclamation plan amendment. As depicted there is either no change or impacts have been further reduced based on the more efficient or superior mining and reclamation plan.

PUBLIC NOTICE

A public notice was mailed to the properties within the 500-foot radius, and the project was also advertised in The Press-Enterprise newspaper and posted on the project site. Although CEQA does not require a review period for an EIR addendum, the Addendum was advertised and made available for 20 days prior to the public hearing. As of the preparation of this staff report, the Community Development Department has received one phone call inquiring about the proposal; however, has not received any correspondence in favor or opposition to the proposal.

STAFF ANALYSIS

Surface Mine Permit (Reclamation Plan) 12-001 amends the existing surface mining permit and reclamation plan. The amended reclamation plan facilitates re-vegetation sequentially in accordance with the revised mining plan and thereby allows re-vegetation to occur earlier in the mining process and be reclaimed in layers. The plan makes accommodation for slope stability and drainage and is in conformance with the reclamation standards

prescribed by SMARA. The plan has been reviewed by the State of California Office of Mining and Reclamation and is also found to be in compliance with the aforementioned standards. Therefore, based on the following findings and conditions of approval attached as Exhibit B, SMPR12-001 is recommended for approval.

FINDINGS OF APPROVAL **FOR SMPR12-001**

1. The City has prepared an environmental evaluation to analyze the potential environmental impacts of the project and whether the environmental impacts of the project were adequately addressed in the Corona Quarry Environmental Impact Report, previously certified in 1989. The evaluation indicated that the Project will not result in impacts beyond what was previously analyzed in the EIR because the project does not have any new or substantially more severe environmental impacts. As permitted by the State of California Environmental Quality Act (CEQA) Guidelines Sections 15162 (a), an Addendum to the EIR was prepared to address only those issues specific to the amended surface mine permit and reclamation plan. Table 4 (Page 4-1 and 4-2) of the addendum summarizes the proposed changes and compares key elements of the 1989 EIR and approved permit with the revised surface mining permit and reclamation plan amendment. As depicted there is either no change or impacts have been further reduced based on the more efficient or superior mining and reclamation plan.

2. The proposed surface mining operations and reclamation plan will not be detrimental to the public health, safety or general welfare and will be in harmony with various elements and objects in the city's General Plan for the following reasons:
 - a. *The proposal promotes General Plan Goal 10.13 to ensure that the process and manner of locating and extracting mineral resources in the City and Planning Area occurs in a non-impactive manner as the revised plan implements a superior mining and phasing plan that facilitates sequential reclamation and further reduces environmental impacts.*
 - b. *The proposal implements General Plan Policy 10.13.2, as the project is required to maintain compliance with SMARA (Surface Mining and Reclamation Act).*
 - c. *The proposal promotes General Plan Goal 10.16 to recognize and protect valuable mineral resources in a manner that does not create land use conflicts.*

3. The surface mining operations will be located in a zone in which such operations are a permitted use.
 - a. *The subject site is zoned M-3 (Heavy Manufacturing) with a Mineral Resources (MR) overlay zone. The MR overlay designates properties in the city that contain mineral resources suitable for extraction with an approved surface mining permit.*

4. The reclamation plan submitted by the applicant is sufficient in all respects to prevent or mitigate any adverse effects on the environment caused by the mining operations and gives adequate consideration to values relating to groundwater supply, recreation, watershed, wildlife, range and forage and aesthetic enjoyment.
 - a. *The reclamation plan is designed in accordance with Surface Mining and Reclamation Act and provides for the re-vegetation of the benched slopes with plant species which are native to the region and will thereby mitigate long term impacts of the mining operation. Furthermore, the operator has paid or will be paying all mitigation fees for the mitigation of potential impacts to local biological species as identified by the Riverside County Multiple Species Habitat Conservation Plan and Stephen's Kangaroo Rat Habitat Management and Monitoring Plan for Riverside County Habitat Conservation Agency Lands in the Lake Mathews and Steel Peak Reserves.*

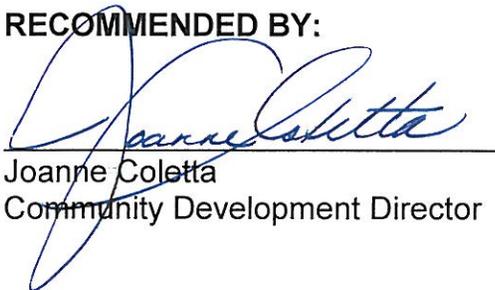
5. The reclamation plan will adequately provide for the protection and subsequent beneficial use of the mined lands because:
 - a. *The project site will be reclaimed and restored to a condition that is compatible with, and blends with, the surrounding natural environment, topography and other resources as the plan provides for the re-vegetation of the benched slopes with plant species which are native to the region.*

6. The reclamation plan complies with Surface Mining and Reclamation Act and the state regulations because:
 - a. *The proposal and plan have been reviewed by the Department of Mining and Reclamation and have been deemed to be consistent with the state guidelines. Annual inspections of the mining operation will continue to be held in accordance with SMARA to ensure that the reclamation plan is being adhered to and reclamation is occurring sequential with the completion of the respective mine phases.*

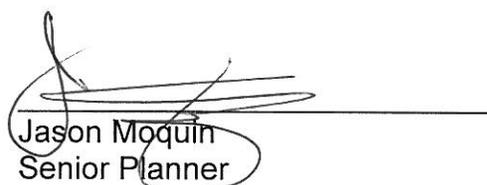
FISCAL IMPACT

The applicant has paid all the required application processing fees.

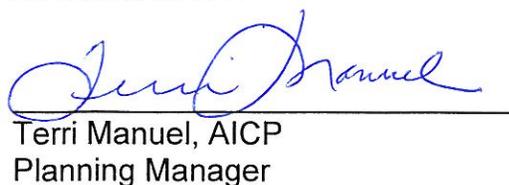
RECOMMENDED BY:


Joanne Coletta
Community Development Director

PREPARED BY:


Jason Moquin
Senior Planner

REVIEWED BY:


Terri Manuel, AICP
Planning Manager

1. Locational and Zoning Map
2. Surrounding Land Uses
3. Exhibit A1–A5 - Reclamation Phases
4. Exhibit B - Conditions of Approval
5. Exhibit C - Corona Quarry Amended Mining Permit and Reclamation Plan
(Separate Attachment)
6. Exhibit D - Environmental Documentation (Separate Attachment)

CASE PLANNER: Jason Moquin / (951) 736-2268



RESOLUTION NO. 2448

APPLICATION NUMBER: SMPR12-001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING AN APPLICATION TO AMEND A SURFACE MINE RECLAMATION PLAN FOR THE RECLAMATION, WHICH INCLUDES BUT IS NOT LIMITED TO, THE END-USE, RE-GRADING, PHASING AND RE-VEGETATION OF APPROXIMATELY 260 ACRES ASSOCIATED WITH MINING ACTIVITY AT THE CORONA QUARRY DESCRIBED BY SURFACE MINING PERMIT 12-001 LOCATED AT 1709 SHERBORN STREET.

WHEREAS, the application to the City of Corona, California, for a surface mining permit (Reclamation Plan) under the provisions of Chapter 19.08 of the Corona Municipal Code, made by, CalMat Co. dba Vulcan Materials Company, has been duly submitted to said City's Planning and Housing Commission for decision after Public Hearing, for which proper notice was given, held on May 12, 2014, as required by law; and

WHEREAS, after close of said hearing, the Planning and Housing Commission by formal action, found that all the conditions necessary to grant a surface mining permit reclamation plan as set forth in Corona Municipal Code Section 19.08.100 as specified in the Findings of Approval do exist in reference to SMPR12-001 based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission has adopted an addendum to the Corona Quarry Environmental Impact Report in connection with Surface Mining Permit 12-001, which addresses the environmental impacts and compliance with the California Environmental Quality Act of the present proposal to amend the Corona Quarry's reclamation plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Housing Commission of the City of Corona, California, in a regular session assembled this 12th day of May, 2014, that the aforesaid application for a surfacing mining permit reclamation plan is hereby granted in accordance with Exhibit A and subject to the attached conditions.

RESOLUTION NO. 2448
APPLICATION NO. SMPR12-001

BE IT FURTHER RESOLVED that a copy of this resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said surfacing mining permit reclamation plan.

Adopted this 12th day of May, 2014.

Yolanda Carrillo, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

Olivia Sanchez
Secretary, Planning and Housing Commission
City of Corona, California

I, Olivia Sanchez, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing resolution was regularly introduced and adopted in an adjourned regular session of said Planning and Housing Commission duly called and held on the 12th day of May, 2014, and was duly passed and adopted by the following vote, to wit:

AYES:

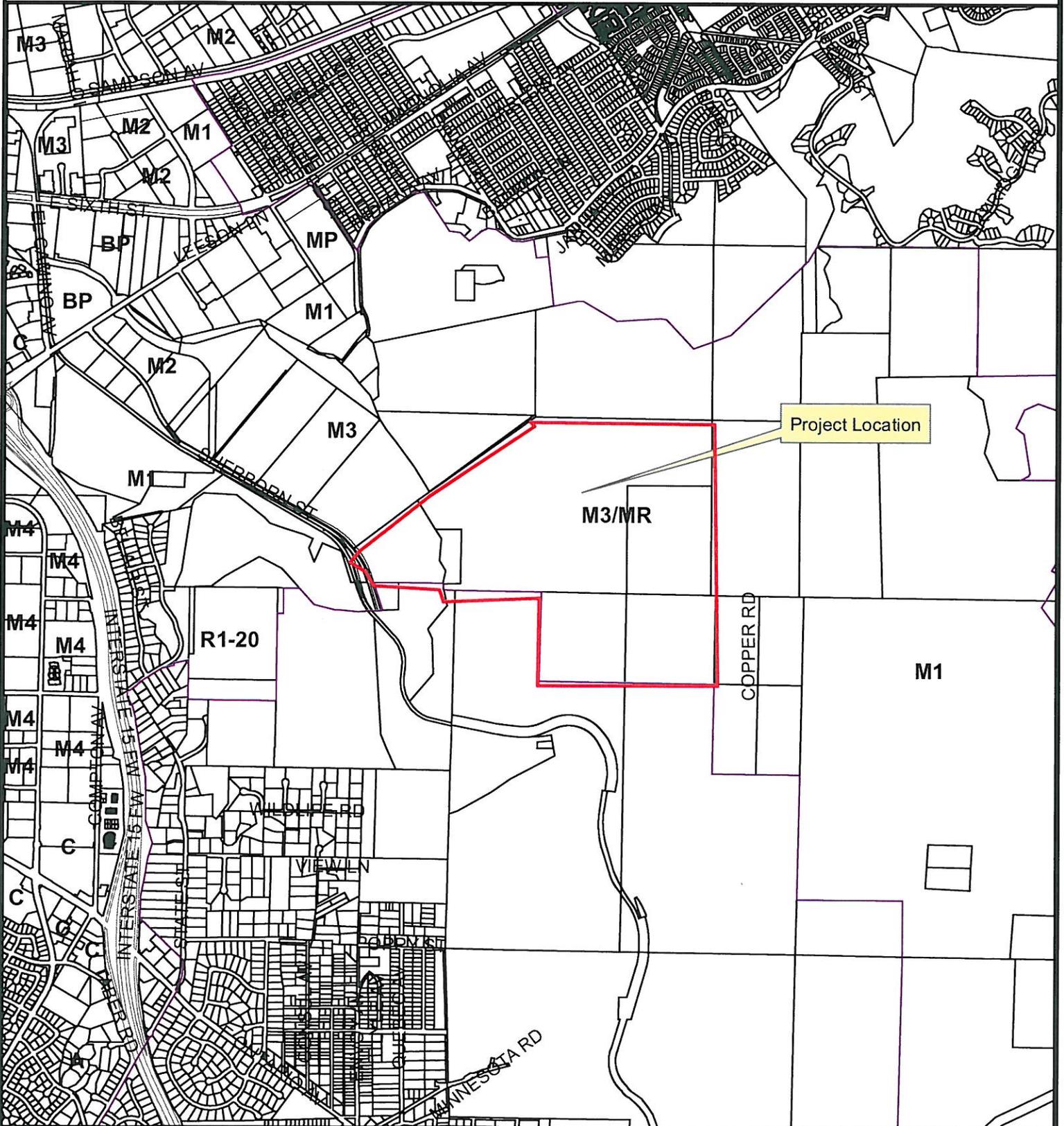
NOES:

ABSENT:

ABSTAINED:

Olivia Sanchez
Secretary, Planning and Housing Commission

Locational Exhibit



Date: 04/24/2014

Vulcan Materials Company
DA13-002, SMP12-001 and SMPR12-001

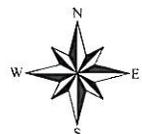
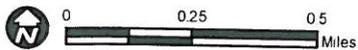
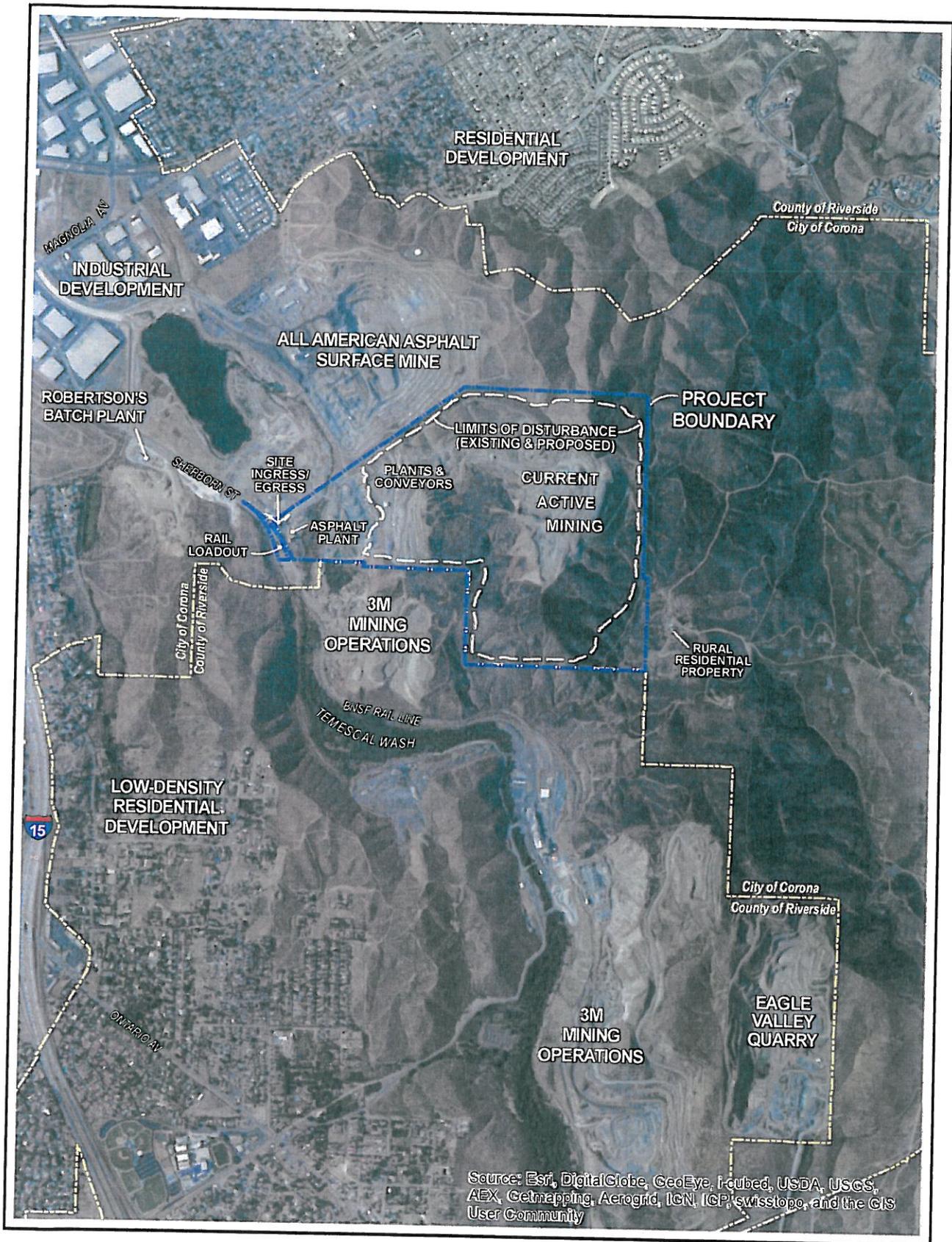
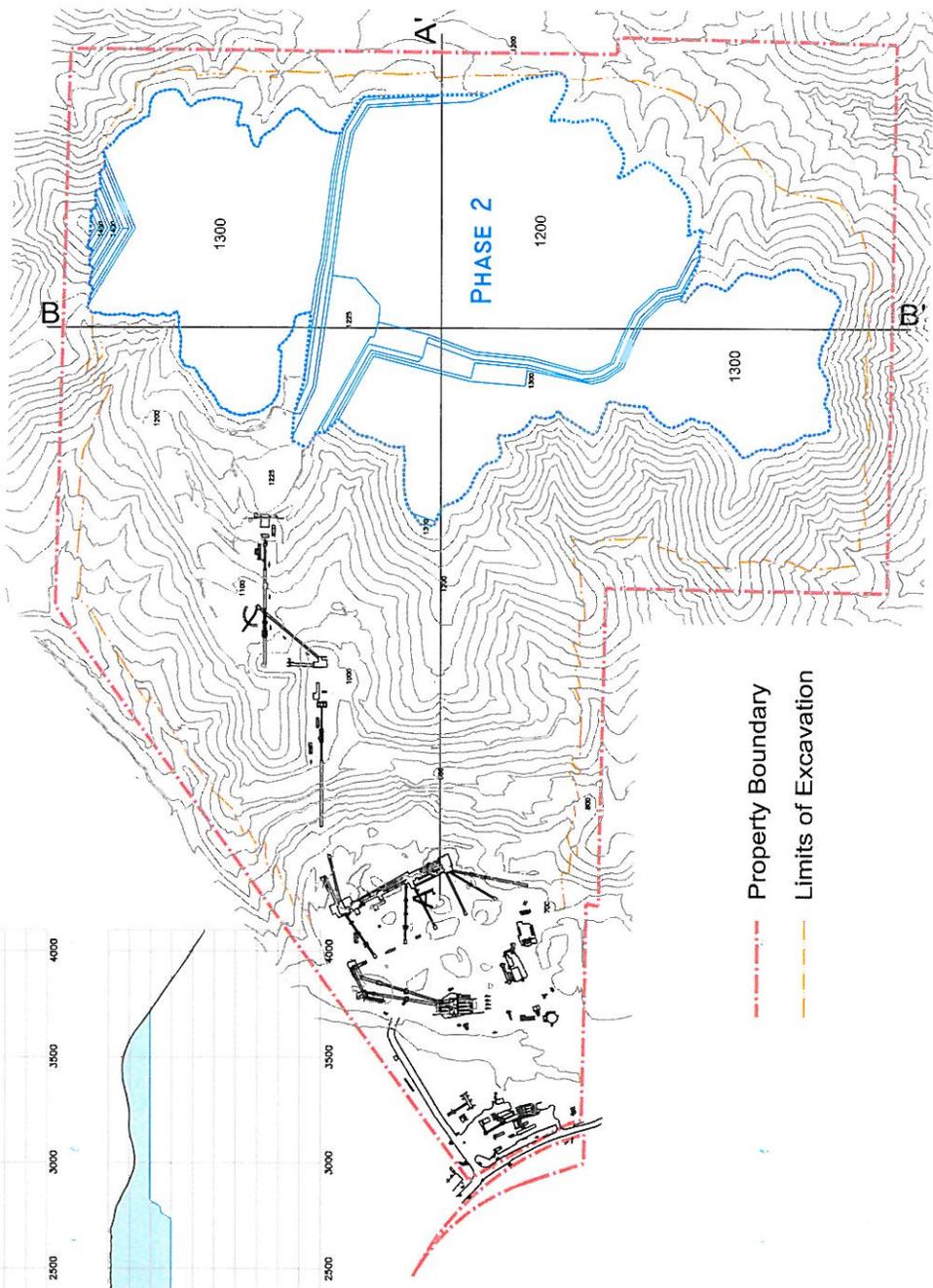
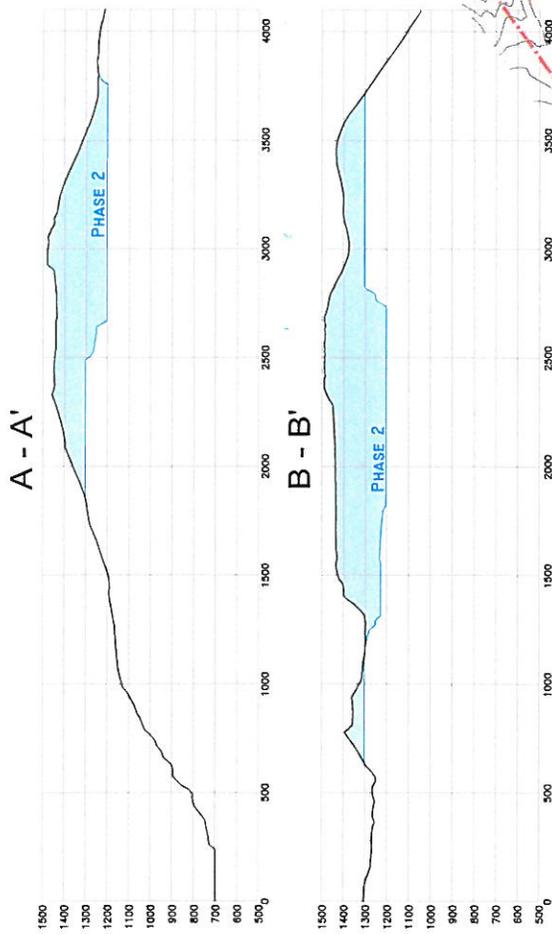


EXHIBIT 1

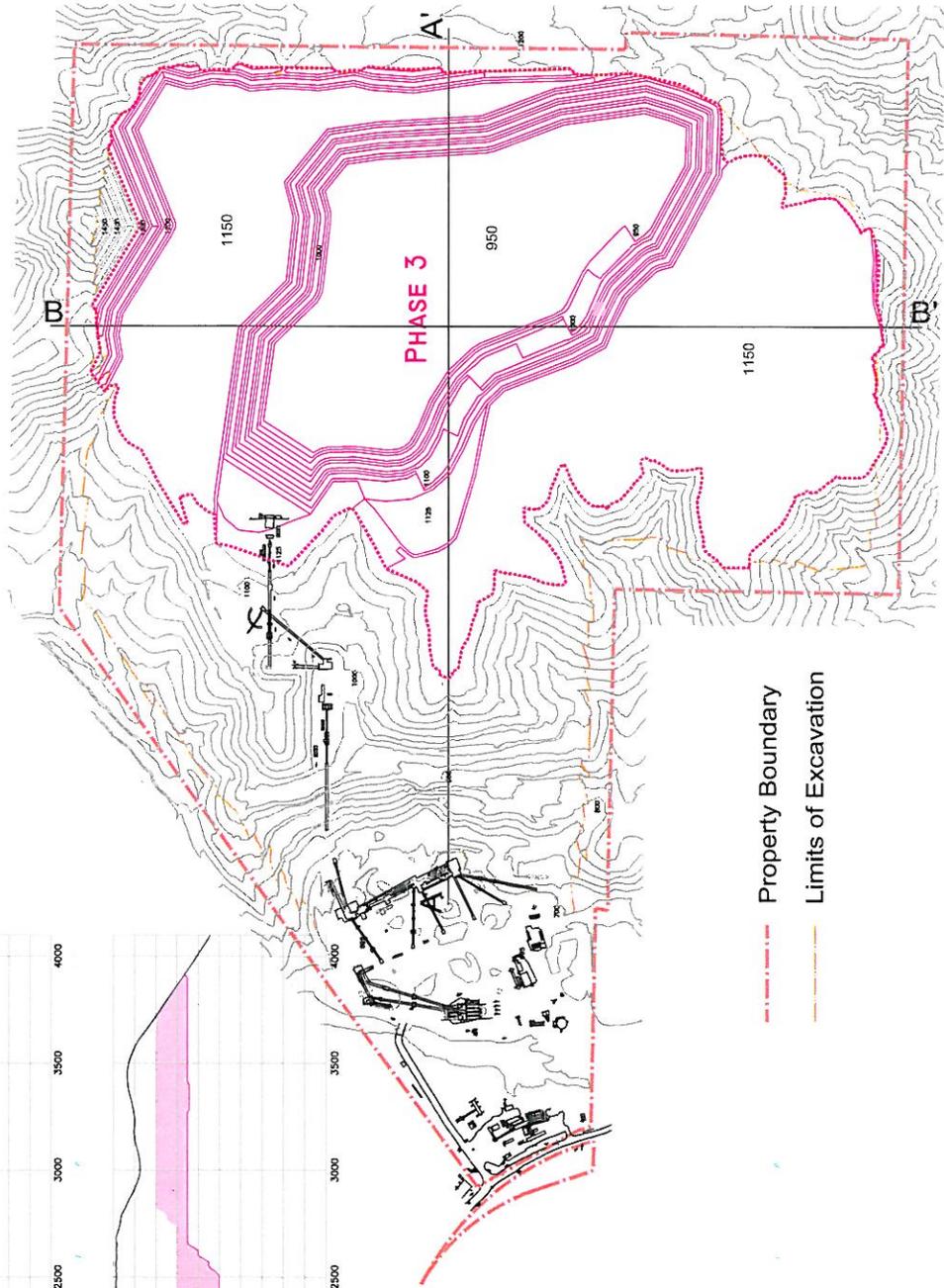


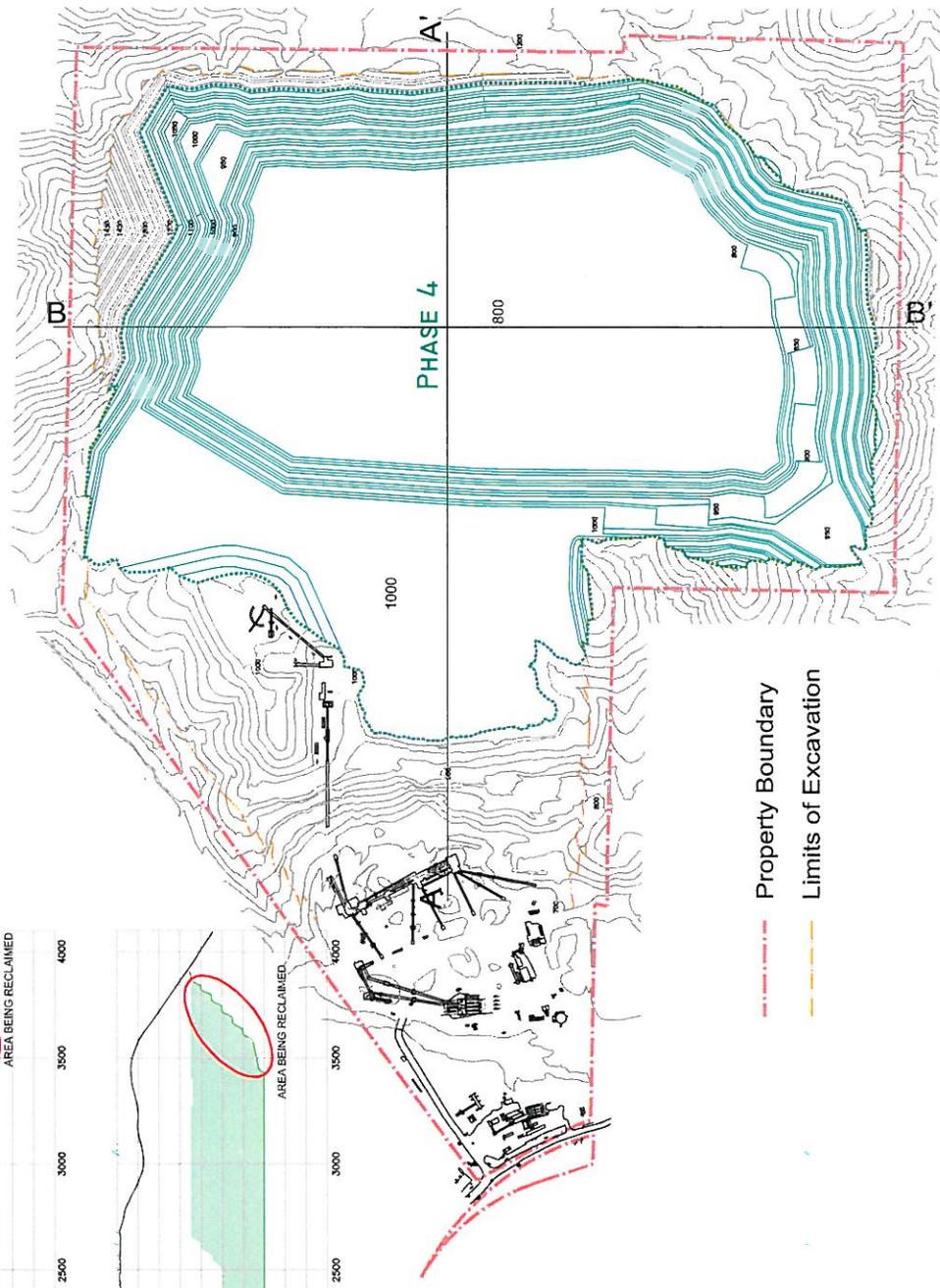
Surrounding Land Uses



- Property Boundary
- Limits of Excavation

EXHIBIT A1





- Property Boundary
- Limits of Excavation



EXHIBIT A3

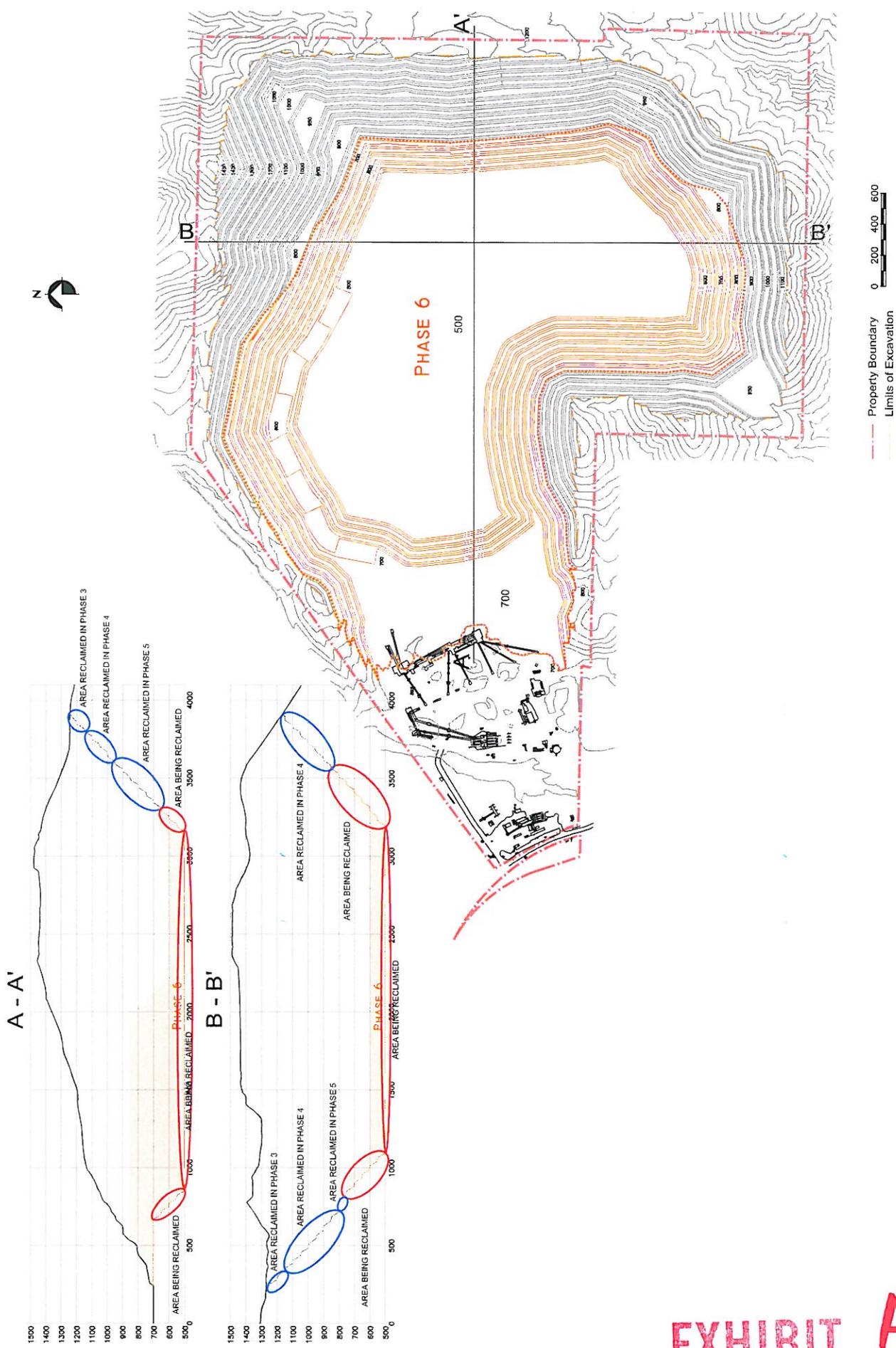


EXHIBIT A5



CITY OF CORONA
400 South Vicentia Avenue
Corona, CA 92882
(951) 736-2262

Conditions Of Approval For Project SMPR12-001

Applicant: CAL MAT CO., DBA VULCAN MATERIALS – West Divison
500 NORTH BRAND BLVD., SUITE 500
GLENDALE, CA 91203

Location: 1709 SHERBORN ST CORONA CA 92879 **Application Date:** 04/24/2012

Community Development Department:

- 1PL-001 To the fullest extent permitted by law, the permittee shall defend, indemnify and hold the City of Corona and its directors, officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, proceedings, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, in any manner arising out of, pertaining to, or incident to any attack against or attempt to challenge, set aside, void or annul any approval, decision or other action of the City of Corona, whether such approval, decision or other action was by its City Council, Planning Commission or other board, director, official, officer, employee, volunteer or agent, concerning SMPR12-001. The permittee's obligations hereunder shall include, without limitation, the payment of any and all damages, consultant and expert fees, and attorney's fees and other related costs and expenses. The parties agree to cooperate with each other in good faith as the permittee defends and indemnifies City from such claims or lawsuits, provided that nothing herein shall be construed to require the City to defend any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action. If at any time the permittee chooses not to defend (or continue to defend) any attack against or attempt to challenge, set aside, void or annul any such City approval, decision or other action, the City may choose, in its sole discretion, to defend or not defend any such action. In the event that the City decides not to defend or continue the defense, the permittee shall be obligated to reimburse City for any and all costs, fees, penalties or damages associated with dismissing the action or proceeding. If the permittee fails to defend (or continue to defend) or otherwise resolve or dispose of any attack against or attempt to challenge, set aside, void or annul any City approval, decision or other action concerning SMPR12-001, City may resolve or dispose of such attack or challenge as City deems appropriate, including by rescission or action to deem null and void such City approval, decision or other action. The permittee shall be required to enter into any reimbursement agreement deemed necessary by the City to effectuate the terms of this condition.

- 1PL-002 The permittee shall comply with Surface Mine Reclamation Plan 12-001 on file with the City of Corona Community Development Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

- 1PL-003 The permittee (mine operator and/or landowner) shall accept responsibility for reclaiming the mine lands in accordance with Surface Mine Reclamation Plan 12-001.

- 1PL-004 The permittee shall provide and continually maintain the appropriate "financial assurances" as required by Public Resources Code sections 2770 and 2773.1 and Corona Municipal Code section 19.08.110.

Conditions of Approval
For SMPR12-001

- 1PL-005 The permittee shall submit a final reclamation completion report prior to the completion of each reclamation phase and prior to permit expiration to the Community Development Director for review. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration, re-soiled areas, erosion control structures, and successful re-vegetation. This report shall be submitted at least 30 days prior to completion of each phase and expiration of this permit.
- 1PL-006 The applicant shall comply with the recommendations concerning slope stability made in the report entitled "Geotechnical/Geologic Evaluation Update" by Haley & Aldrich, dated May 18, 2012, and, to the extent applicable, the report entitled "Engineering Geologic Evaluation, Proposed Slopes. Corona Quarry Property for Cal Mat" by LeRoy Crandall and Associates, dated June 17, 1988.
- 1PL-007 The permittee shall obtain and maintain permits from State, Federal, and City regulatory agencies as applicable to the activities authorized herein, including but not limited to permits and approvals from the City Public Works Department, Community Development Department Building and Planning Divisions; the U.S Army Corps of Engineers, the California Department of Fish and Wildlife, South Coast Air Quality Management District, and the U.S. Fish and Wildlife Service.

SMPR12-001
EXHIBIT C
CORONA QUARRY
AMENDED MINING PERMIT
AND RECLAMATION PLAN

A COPY IS LOCATED AT
THE COMMUNITY DEVELOPMENT
FRONT COUNTER
FOR PUBLIC REVIEW

EXHIBIT C

SMPR12-001

EXHIBIT D

ENVIRONMENTAL DOCUMENTATION

**A COPY IS LOCATED AT
THE COMMUNITY DEVELOPMENT
FRONT COUNTER
FOR PUBLIC REVIEW**

EXHIBIT D