



CITY OF CORONA

PLANNING AND HOUSING COMMISSION

STAFF REPORT

AGENDA ITEM: D-2

- MEETING DATE:** May 12, 2014
- APPLICATION REQUEST:** **SMP12-001:** Surface Mining Permit 12-001 is an application to amend an existing surface mining permit and reclamation plan (SMP93-01) to expand entitlement for mining aggregate resources from 160 acres in three (3) phases to 260 acres in six (6) phases and to permit mining of the subject site for up to 100 years from the effective date of approval.
- 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. 2447 **GRANTING SMP12-001**, based on the findings contained in the staff report and conditions of approval and adopt the addendum to the Corona Quarry EIR.*

PROJECT SUMMARY

Surface Mining Permit 12-001 is an application made by CalMat Co. dba Vulcan Materials Company to amend their existing surface mining permit and reclamation plan (SMP93-01) for the Corona Quarry located at 1709 Sherborn Street in the M-3/MR (Heavy Manufacturing/Mineral Resource Overlay) Zone. The existing surface mining permit entitles Vulcan to mine 160 acres in three phases, to extract up to 90,000,000 tons of reserves and to mine down to a depth of 950 feet above mean sea level. Quarry operations also include drilling, blasting, materials processing and maintenance. On-site operations except for blasting are allowed 24 hours a day, but are restricted to certain areas of the site in the late evening and early morning. The existing permit will expire in 2023.

The amendment to the existing surface mining permit proposes to: 1) expand the mining and reclamation footprint from 160 acres to 260 acres, 2) establish a new phasing layout and a total of six phases for mining to cover the 260 acres, 3) allow up to 400,000,000 tons of

reserves to be extracted from the site, and 4) allow mining down to a depth of 500 feet above mean sea level. Vulcan is also requesting to extend the term of their permit for another 100 years or until the exhaustion of permitted aggregate reserves, whichever occurs first.

The amended permit and reclamation plan represents an operationally superior plan, while remaining consistent with the original entitlements reviewed by the County of Riverside and the Corona Quarry Environmental Impact Report (EIR) certified by the Board of Supervisors in 1989. The revised surface mining permit is consistent with that analyzed in the Corona Quarry EIR and mitigated to the greatest extent feasible.

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 Mine Reclamation Plan (SMPR12-001) and Development Agreement (DA13-002) in conjunction with SMP12-001. Vulcan's applications were reviewed by the Project and Environment Review Committee on May 10, 2012.

PROJECT DESCRIPTION

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. Access to the project site remains unchanged and is taken from Sherborn Street with primary distribution of the aggregate material being hauled by trucks and supplemented by an adjacent rail line.

Mining & Operations

Approximately 160 acres of the requested 260 acres have been disturbed with mining, as 33,163,000 tons of aggregate have been extracted from the site. The site's 336 acres is mountainous and is located within the eastern portion of the City having elevations ranging from 680 feet to 1,500 feet above mean sea level. As part of the mining operation, the mountain peaks and ridges will gradually be reduced in elevation over the life of the permit. SMP12-001 would result in 1,000 feet of elevation being removed from the highest elevation of the affected mining area and the removal of 400,000,000 tons of reserves.

Quarry operations under SMP12-001 will continue to include drilling, materials processing,

and maintenance. The on-site operation occurs 24 hours a day, seven days a week, but mining is restricted to certain hours of the day. Mining operations east of the easterly ridge are restricted to the hours of 6:00 am to 10:00 pm; however, maintenance and emergency operations are permitted outside these hours. Distribution and shipping operations including trucking and rail methods are permitted 24 hours a day, seven days a week. Blasting is an integral part of the quarry's operations and is limited to the hours of 12:00 pm to 4:00 pm, Monday through Friday.

Estimated Production

The Corona Quarry produces a variety of construction-grade aggregates, ranging from fine sands to riprap. These products are used as the basic ingredient in concrete for construction of homes, public and private buildings, dams, bridges, highways and other structures. The material mined at the Corona Quarry is also used for the production of hot mix asphalt concrete (HMA) for use in parking lots, highways, surface streets, bicycle paths and related trail systems. Ready-mixed concrete (RMC) has previously been manufactured on-site, and is done so when needed based on the economic factors within the aggregate industry. Consistent with Vulcan's existing permit, SMP12-001 will continue to allow up to 5,000,000 tons of reserves to be extracted from the site annually. The processing of HMA and RMC will also continue under the amended permit with the site capable of producing the following quantities shown in Table 1.

**Table 1
SMP12-001
Annual Rate of Production**

Construction Material	Annual rate of Production (Approximate)
Hot Mixed Asphaltic-Concrete (HMA)	600,000 tons
Ready Mixed Concrete (RMC)	875,000 cubic yards

Vulcan is requesting that SMP12-001 remain in effect until the sooner of exhaustion of permitted reserves or 100 years. The term for SMP12-001 is consistent with the term adopted for Development Agreement 13-002.

Method of Extraction

Mining under SMP12-001 will continue to be done in a conventional method using a basic top-to-bottom sequence. Final benches would be established at 25 foot intervals (25 foot wide benches and 25 foot highwalls). The material is loosened within active mining areas using heavy equipment, and/or by drilling and blasting as needed to fracture rock. The loosened material is loaded and transported to the processing area where it is crushed. The crushed material is transported via conveyors where the material is further crushed, screened, and sent to stockpiles where the material awaits loading into on-road trucks or rail cars for transport to end use customers. The overall operations are visually depicted in Exhibit A and Figure 16 (Page 42) of the Corona Quarry Amended Mining and Reclamation Plan, hereafter referred to as "the plan."

Mine Phasing

Although the original entitlement limited mining on the site to 160 acres in three phases, a total of six phases covering 260 acres was requested under the 1989 surface mining permit consistent with the analysis that was done in the Corona Quarry EIR. SMP12-001 includes the initial 260 acres to be mined in six phases. The first phase was already completed and is the location of the on-site processing facilities and market-ready stockpiles (Exhibit A). In an effort to mine the site more efficiently and reduce potential impacts as they pertain to dust, air quality and greenhouse gases, the amended phasing will involve mining using a layered approach as opposed to the original sectional approach under the existing permit (Exhibit C). The new phasing layout will not change the rate of production discussed in the prior section.

Exhibits D-1 through D-5 depicts the comparison of the existing phasing to that proposed by the applicant. Furthermore, Figures 17 through 22 (Pages 43-48) of the plan depict cross section views of the amended phasing. The layered approach to mining allows for efficient mining and sequential reclamation which is addressed under Vulcan’s companion reclamation plan being reviewed as SMPR12-001. The overall elevation of the mountain will be lowered by 1,000 feet from the site’s highest elevation (1,500 feet above mean sea level to a depth of 500 feet above mean sea level). A visual representation of the reduction over the life of the permit is shown in Figures 23-31 (Pages 53-59) of the plan.

A summary of the acreages impacted and estimated extraction quantities in each of the mining phases is presented below in Table 2 and Table 6 (Page 41) of the plan.

**Table 2
 Mining Phase Summary**

Products & Production	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total
Non-PCC Quality Market Material (tons)	13,764,000	8,084,000	7,878,000	3,328,000	109,000	33,163,000
Fresh Rock (tons)	25,543,000	73,878,000	102,983,000	66,232,000	82,414,000	351,050,000
Approximate Year of Initiation	Ongoing	2020-2030	2035-2050	2060-2080	2085-2095	--

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

SMP 12-001 amends an approved surface mining permit for the Corona Quarry. The amended permit and reclamation plan represent an operationally superior plan by establishing horizontal mining layers instead of the existing vertical sections and thereby allows for sequential reclamation. The proposal also will allow mining of the subject site for up to 100 years from the effective date of approval, or until the exhaustion of permitted reserves, whichever occurs first. 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, the amended surface mining permit further reduces energy consumption, greenhouse gas emissions, and air quality impacts.

The extension of the permit will facilitate the ability to provide a reliable supply of construction

aggregate to meet the existing and future local and regional market demands identified by the California Department of Conservation for the Temescal Valley-Orange County Production-Consumption (P-C) Region, and maintain an essential supply of locally available aggregates, thereby offsetting the need for remote (import) transportation of materials from distant locales.

There is no increase in the rate of production, and no other substantial changes to the permit are proposed. The proposal specifically does not seek to expand mining operations onto other areas of the project site not previously examined by the Corona Quarry EIR, nor does it seek to increase total tonnages or annual production rates beyond the approximately 400 million tons identified in and mitigated in the initial analysis. Therefore, based on the following findings and conditions of approval attached as Exhibit B, SMP12-001 is recommended for approval.

FINDINGS OF APPROVAL **FOR SMP12-001**

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 Corona Quarry 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 site for the surface mining operations is adequate in size and shape to accommodate those operations and the intended reclamation of the mined lands.
 - a. *The subject site is situated in a mountainous area and consists of 336 acres of which 260 acres are proposed to be mined with all quarry operations being maintained on-site.*
5. The site for the surface mining operations relates properly to streets and highways that are designed to carry the type and quality of traffic that will be generated by those operations.
 - a. *The project site is accessible from a local/private street that has and will continue to be the quarry's primary distribution road and is in close vicinity of the State Route 91/ Interstate 15 interchange thereby facilitating distribution to the surrounding regions and minimizing impacts to the City's local streets.*
6. The surface mining operations will not pose a threat to the city's groundwater resources or have any adverse impact upon the city's ability to utilize those resources.
 - a. *SMP12-001 will allow mining down to an elevation of 500 feet above mean sea level, which was initially analyzed in the Corona Quarry EIR. The EIR indicated the mining operation will not be detrimental to the quality or quantity of the City's groundwater.*
7. 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.*
8. 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.*

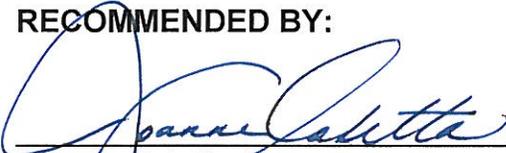
9. The reclamation plan complies with Surface Mining and Reclamation Act and the state regulations because:

- 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

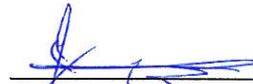
The applicant has paid all the required application processing fees. Furthermore, the associated Development Agreement 13-002 will establish an annual extraction royalty that will be paid by Vulcan Materials to the city. The extraction royalty will remain in effect for as long as active surface mining is being done on the property. The city is guaranteed an annual minimum payment of \$75,000 per year which will have a positive impact to the General Fund.

RECOMMENDED BY:



Joanne Coletta
Community Development Director

PREPARED BY:



Jason Moquin
Senior Planner

REVIEWED BY:



Terri Manuel, AICP
Planning Manager

EXHIBITS

1. Locational and Zoning Map
2. Surrounding Land Uses
3. Exhibit A - Site Plan
4. Exhibit B - Conditions of Approval
5. Exhibit C - Phasing Comparison (Cross Sections)
6. Exhibits D1-D5 - Phasing Comparison (Side by Side, Aerial View)
7. Exhibit E - Revised Phasing Layout.
8. Exhibit F - Corona Quarry Amended Mining Permit and Reclamation Plan (Separate Attachment)
9. Exhibit G - Environmental Documentation (Separate Attachment)

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



RESOLUTION NO. 2447

APPLICATION NUMBER: SMP12-001

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING AN AMENDMENT TO AN EXISTING SURFACE MINING PERMIT AND RECLAMATION PLAN (SMP93-01) FOR THE CORONA QUARRY LOCATED AT 1709 SHERBORN STREET TO EXPAND THE MINING FOOTPRINT FROM 160 ACRES TO 260 ACRES, TO INCREASE THE MINING PHASES FROM THREE TO SIX AND TO PERMIT MINING OF THE SUBJECT SITE FOR UP TO 100 YEARS FROM THE EFFECTIVE DATE OF APPROVAL, AND ADOPTION OF AN ADDENDUM TO THE CORONA QUARRY ENVIRONMENTAL IMPACT REPORT.

WHEREAS, the application to the City of Corona, California, for a surface mining permit 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 for granting a surface mining permit as set forth in Corona Municipal Code Section 19.08.100 do exist in reference to SMP12-001 based on the evidence presented in the staff report to the Commission during said hearing; and

WHEREAS, an addendum to the Corona Quarry Environmental Impact Report ("EIR"), which was adopted and certified in October 1989, was prepared describing the changes to the project and analyzing whether those changes would increase the significant impacts all in accordance with the requirements of the California Environmental Quality Act. The revised project does not increase the environmental impacts identified in the original EIR. Therefore, the project will not result in impacts beyond that previously analyzed in the EIR. Pursuant to Section 15164(a) of the Guidelines for the California Environmental Quality Act ("CEQA"), a local agency may prepare an addendum to a previously certified EIR if some changes or additions are necessary, however, none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred; and

NOW, THEREFORE, BE IT RESOLVED THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES AS FOLLOWS:

SECTION 1. The Planning and Housing Commission has reviewed and considered the information contained in the addendum and the administrative record for the Amendment prior to acting upon or approving the Amendment and found that: 1) the addendum prepared for the project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and 2) the addendum represents the independent judgment and analysis of the City as the lead agency for the project. Based on the entire record of the proceedings before it and all information received and pursuant to State CEQA Guidelines Sections 15162 and 15164, including, but not limited to, the findings attached hereto as Exhibit A and the addendum on which such findings are based, the Planning and Housing Commission finds that there is no substantial evidence that the project will result in any new, increased, or substantially different significant impacts, other than those previously considered and addressed in the EIR and that none of the conditions described in State CEQA Guidelines Section 15162 that would require subsequent or supplemental CEQA review for the project exist.

SECTION 2. Adoption of the Addendum. The Planning and Housing Commission hereby adopts the Addendum to the Corona Quarry Environmental Impact Report.

SECTION 3. 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 is hereby granted in accordance with the staff report and exhibits presented and subject to the attached conditions.

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.

RESOLUTION NO. 2447
APPLICATION NO. SMP12-001

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
City of Corona, California

EXHIBIT "A"

**SMP12-001
CEQA FINDINGS FOR THE
CORONA QUARRY PROJECT**

(ATTACHED BEHIND THIS PAGE)

CEQA FINDINGS FOR THE CORONA QUARRY PROJECT
SURFACE MINE PERMIT NO. 12-001 (FORMERLY SMP 93-01)
SURFACE MINE RECLAMATION PLAN NO. 12-001
DEVELOPMENT AGREEMENT 13-002

I. INTRODUCTION

This document sets forth the findings of the City of Corona (the “City”) related to Vulcan Material Company’s (“VMC”) Corona Quarry Project (the “Project” or “Proposed Project”). The City makes these findings in connection with the Corona Quarry EIR Addendum (January 2014) (“Addendum”) prepared for the Project. Although not required by the California Environmental Quality Act (“CEQA”), the City has elected to make the below findings identifying the basis for the City’s conclusion that the Project will not result in any new or substantially more severe significant environmental impacts as compared to those previously identified in the Corona Quarry Environmental Impact Report (the “1989 EIR” or “Corona Quarry EIR”) and that, therefore, an addendum to the Corona Quarry EIR is appropriate and may be prepared pursuant to CEQA. (See 14 Cal. Code Regs. (“CEQA Guidelines”), §§ 15162, 15164.)

1. Corona Quarry Background

The Corona Quarry is located on a 336.23-acre site (the “Quarry Site”) in the eastern portion of the City in the County of Riverside (the “County”). I-15 is approximately ¾-mile to the west. Access from the I-15 is via Magnolia Avenue, 1½-miles northwest of the Quarry. The All American Asphalt mine and processing facility is located adjacent to the north, and the 3M Company mining and processing facilities are adjacent to the south.

The Corona Quarry produces a variety of construction-grade aggregates, ranging from fine sands to riprap. The existing visual character of the site is that of an active hillside surface mine including material processing facilities, administrative and shop buildings, material loadout facilities and appurtenant structures. The Burlington Northern Santa Fe rail lines adjacent to the site are used to transport material to market. The County approved the Quarry’s first reclamation plan under the Surface Mining and Reclamation Act (“SMARA”) in 1978.

In 1989, the CalMat Co. (a predecessor of VMC) applied to the County for a surface mining permit and reclamation plan to conduct operations on 260 acres of the 337-acre Quarry Site to the year 2089, and to authorize additional material processing facilities, including an asphaltic concrete plant, a concrete batch plant, and a rail loadout facility. The 1989 EIR was prepared pursuant to CEQA to analyze the effects that the project would have on the environment. The County certified the 1989 EIR along with overriding findings for significant and unavoidable impacts to aesthetics and biological resources, and issued a use permit (SMP 168) and reclamation plan authorizing all processing facilities and production volumes as applied for but limited mining operations to 160 acres rather than the 260 acres as originally sought and analyzed in the 1989 EIR.

In 1991, the property was annexed from the County into the City. At the time of the annexation, the City also entered into a Pre-Annexation Agreement with VCM's predecessor, CalMat Co., to ensure the mining operation previously approved by the County would not be jeopardized once annexed into the City. Upon annexation, the City granted SMP 92-01 by Resolution No. 93-13. This new SMP updated the text of the County's prior conditions of approval to reflect project annexation into the City, identifying the specific City departments that would take over the functional responsibilities of their County equivalents.

In March 1992, specific conditions of approval were modified through the approval of SMP 93-01, granted by the City Council with Resolution No. 93-44. SMP 93-01 and its conditions of approval are the current entitlement with the City and the site's California Mine ID No. is 91-33-0027.

2. The Proposed Project

VMC submitted an application to the City entitled "Corona Quarry SMP & Revised Reclamation Plan," (VMC, RGP, March 2013, the "Application"). VMC proposes to modify their existing permit to allow continued operations from the current permit term (to the year 2023) to the year 2114 on the full 260 acres as analyzed in the 1989 EIR. Mining would be conducted in six phases to a depth of 500 feet amsl. Total reserves are estimated to be approximately 351 million tons. No changes are proposed to the existing permitted processing facilities or allowed maximum daily and approved annual production volume of 5 million tons per year. VMC is also requesting that an accompanying Development Agreement between VMC and the City be approved.

(a) Design Features

Although all previously identified mitigation measures and conditions of approval will continue to apply to the Project, new mining and reclamation methods have since been developed that would improve the efficiency of the operation and reduce environmental impacts. Specific VMC-initiated project design features provided in the Application may exceed or supplement applicable conditions and mitigation measures to avoid or reduce potential impacts. These features differ from mitigation measures in that they are incorporated into the design of the Project, itself, in a way that avoids or minimizes impacts prior to the identification of any potential impacts and resulting implementation of mitigation measures. Project design features include the following:

- *Stay within original footprint:* avoid additional impacts not analyzed and mitigated in the 1989 EIR;
- *Revised Phasing and reclamation layout:* includes concurrent operations in multiple phases which generates greater efficiency for mining methods to reduce energy consumption, greenhouse gas emissions (GHG), and air quality impacts;
- *Mining and Reclaiming in Layers:* in lieu of the existing phasing on the property, each layer would be mined from the top down and benches would be reclaimed in succession concurrently in an earlier timeframe;

- *Green Standards*: adherence to the voluntary California Building Standards Commission standards for green construction material sources;
- *Air Quality*: control of particulate emissions from specified equipment to Tier 4 standards or better; and
- *Biological Resource Design Components*: 1) implement mitigation requirements in compliance with the Western Riverside County MSHCP policies; 2) conduct burrowing owl surveys 30 days prior to disturbance of suitable habitat and if owls detected, follow appropriate protocols; 3) obtain authorizations from regulatory agencies for impacts to jurisdictional waters, and compensate for the loss of unvegetated streambed/riverine and riparian vegetation at appropriate ratios; 4) remove potential nesting bird vegetation outside the nesting season and/or conduct surveys and establish construction activity buffers; and 5) minimize potential direct impacts to the coastal California gnatcatcher by conducting habitat clearing and removal outside of the breeding season.

3. CEQA Standards

Once the environmental review process is complete, CEQA prohibits further environmental review of a project unless changes that require additional discretionary approval are proposed for the project. If a proposed project change triggers further CEQA review, a lead agency must determine whether those changes necessitate a “subsequent” EIR, “supplemental” EIR or “addendum” to the prior-approved EIR. A subsequent or supplemental EIR is required only where it is necessary to explore the environmental ramifications of a substantial change not considered in the original EIR. (CEQA § 21166; CEQA Guidelines § 15162.)

Whether and to what extent changes to an existing project require additional CEQA documentation is determined by comparing the potential impacts from proposed project changes to the analysis in the prior-certified EIR. CEQA requires a subsequent or supplemental EIR only where (1) substantial changes to a project, a substantial change in circumstances surrounding project, or new information about the project; (2) results in new significant impacts or substantially more severe significant impacts that were not analyzed in the prior EIR; and (3) which would require major revisions to address. (CEQA § 21166; CEQA Guidelines § 15162.) Project changes that do not meet the above criteria may be addressed in an addendum, which is appropriate where “some changes or additions [to the prior CEQA document] are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred.” (CEQA Guidelines § 15164.)

The Proposed Project, as discussed herein, does not involve substantial changes to the project that was considered in the 1989 EIR, does not involve new significant impacts or more severe impacts that were not analyzed in the 1989 EIR, and does not require major revisions to the 1989 EIR. As fully explained below, VMC proposes to, with minor variations, continue operations consistent with the project analyzed in the 1989 EIR. The City has accordingly determined that this Addendum is appropriate and in compliance with CEQA.

II. FINDINGS

1. Aesthetics/Visual Resources

The Aesthetics Section set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will have no new or substantially more severe significant aesthetics impacts not previously assessed in the 1989 EIR. All previously identified conditions and mitigation measures have been carried over to the Proposed Project. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989; Staff Report, May 2014.)

2. Air Quality and Greenhouse Gas Emissions

The Air Quality Section as set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will not create any new or substantially more severe significant air quality, greenhouse gas, or health risk impacts not previously assessed in the 1989 EIR.

The 1989 EIR did not include an analysis of greenhouse gas (“GHG”) emissions or health risks. Neither analysis was required in 1989 as a part of the CEQA Appendix G Guidelines or law in effect at that time. The Health Risk Assessment (“HRA”) and GHG/climate change assessment conducted for the Proposed Project determined that potential impacts would be less than significant. The Proposed Project, which includes certain additional design features such as phased equipment compliance with Tier 4 particulate emissions control technology, will also result in fewer GHG emissions and toxic air contaminants than the original Project in the 1989 EIR due to efficiencies achieved through operational changes; improvements to equipment efficiency and emissions controls; and new regulations that establish strict emission limits.

All previously identified conditions and mitigation measures have been carried over to the Proposed Project. Conditions related to compliance with SCAQMD rules and regulations, dust control, and the filing of an annual report with the City demonstrating compliance with EIR mitigation measures and conditions of approval are intended to limit air quality impacts. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989; Staff Report, May 2014.)

3. Biological Resources

The Biological Resources Section set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will have no new or substantially more severe significant biological resources impacts not previously assessed in the 1989 EIR.

The Proposed Project includes the following design components reduce or eliminate potential impacts, in addition to previously identified conditions and mitigation measures:

- VMC would pay the development mitigation requirement associated with the MSHCP, and the Proposed Project will be consistent with other MSHCP policies.
- VMC paid the SKR Fee for all areas within the 336-acre Corona Quarry Site subject to the SKR Fee assessment.
- No more than 30 days prior to ground disturbance a qualified biologist will conduct a preconstruction burrowing owl survey within all areas of suitable habitat to be disturbed. If burrowing owls are detected on site, VMC will coordinate with the responsible wildlife agencies (i.e., U.S. Fish and Wildlife Service and California Department of Fish and Wildlife), and will relocate the owls following accepted protocols.
- To minimize potential direct impact to the coastal California gnatcatcher, all clearing and removal of suitable habitat will occur between July 16 and February 14, outside of the breeding season.
- The removal of potential nesting vegetation will be conducted outside of the nesting season (February 1 to August 31) to the extent that this is feasible. If vegetation must be removed during the nesting season, a qualified biologist will conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys will be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will establish buffers around the vegetation containing the active nest (500 feet for raptors and 200 feet for non-raptors). The vegetation containing the active nest will not be removed, and no grading will occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey will be repeated to confirm the absence of nesting birds.
- VMC will obtain the necessary authorizations for proposed impacts to jurisdictional waters, including, but not limited to a Section 404 permit from the U.S. Army Corps of Engineers (Corps), a Section 401 Water Quality Certification from the Regional Water Quality Control Board (Regional Board), and a Section 1602 Streambed Alteration Agreement from the CDFW. VMC will compensate for Project-specific impacts at a minimum 1:1 ratio for unvegetated streambed/riverine, and a minimum 2:1 ratio for riparian vegetation.

In addition to these design features, all previously identified conditions and mitigation measures will continue to be incorporated into the Proposed Project. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989; Staff Report, May 2014.)

4. Cultural Resources

The Archaeological Resources Section set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will have no new or substantially more severe significant archaeological/cultural resources impacts not previously assessed in the 1989 EIR. Furthermore, the County of Riverside adopted conditions of approval for SMP 168 and the City of Corona adopted these conditions as well as others for SMP 93-01. Conditions related to filing a written plan with the City for protection of any detected cultural resources, and the filing of an annual report with the City demonstrating compliance with EIR mitigation measures and conditions of approval are intended to limit archaeological/cultural resources impacts. All previously identified conditions and mitigation measures will continue to be incorporated into the Proposed Project. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989; Staff Report, May 2014.)

5. Geology and Soils

The Geology and Soils Section set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will have no new or substantially more severe significant geologic and soil erosion impacts not previously assessed in the 1989 EIR. Furthermore, the County adopted conditions of approval for SMP 168 and the City adopted these conditions as well as others for SMP 93-01. Conditions related to building and grading permits, stockpiling, erosion control and drainage, slope stability, blasting, mine safety regulation compliance, and the filing of an annual report with the City demonstrating compliance with EIR mitigation measures and conditions of approval are intended to limit any potential geology and soils impacts. All previously identified conditions and mitigation measures will continue to be incorporated into the Proposed Project. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989; Staff Report, May 2014.)

6. Hydrology and Drainage

The Hydrology and Drainage Section set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will not have any new or substantially more severe significant hydrology, drainage or water quality impacts not previously assessed in the 1989 EIR. Furthermore, the County adopted conditions of approval for SMP 168 and the City adopted these conditions as well as others for SMP 93-01. Conditions related to erosion control and drainage, slope stability, runoff, and reclamation, and the filing of an annual report with the City demonstrating compliance with EIR mitigation measures and conditions of approval are intended to limit hydrology and water quality impacts. All previously identified conditions and mitigation measures will continue to be incorporated into the Proposed Project. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989.)

7. Noise and Vibration

The Noise and Vibration Section set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will not have any new or substantially more severe significant noise and vibration impacts not previously assessed in the 1989 EIR. Furthermore, the County adopted conditions of approval for SMP 168 and the City adopted these conditions as well as others for SMP 93-01. Conditions related to noise barriers, noise complaints, hours of operation, blasting, and the filing of an annual report with the City demonstrating compliance with EIR mitigation measures and conditions of approval is intended to limit noise and vibration impacts. All previously identified conditions and mitigation measures will continue to be incorporated into the Proposed Project. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989; Staff Report, May 2014.)

8. Public Safety and Fire Hazards

The Public Safety Section set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will not have any new or substantially more severe significant public safety and fire hazard impacts not previously assessed in the 1989 EIR. Furthermore, the County adopted conditions of approval for SMP 168 and the City adopted these conditions as well as others for SMP 93-01. Conditions related to fire protection, equipment requirements, blasting limitations and reporting, and restrictions to public access; and the filing of an annual report with the City demonstrating compliance with EIR mitigation measures and conditions of approval are intended to limit public safety and fire hazards impacts. All previously identified conditions and mitigation measures will continue to be incorporated into the Proposed Project. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989; Staff Report, May 2014.)

9. Traffic and Circulation

The Traffic Section set forth in the 1989 EIR remains accurate and its conclusions are unchanged by the Addendum. The Proposed Project will not have any new or substantially more severe significant circulation, traffic, or access impacts not previously assessed in the 1989 EIR. Road improvements required in the 1989 EIR have been completed. Furthermore, the County of Riverside adopted conditions of approval for SMP 168 and the City adopted these conditions as well as others for SMP 93-01. Conditions related to road segment and intersection improvements, and the filing of an annual report with the City demonstrating compliance with EIR mitigation measures and conditions of approval are intended to limit circulation and traffic impacts. All previously identified conditions and mitigation measures will continue to be incorporated into the Proposed Project. (See Environmental Impact Report Addendum for the Corona Quarry, dated January 2014; Corona Quarry Project Application, dated March 26, 2013; and Corona Quarry Draft Environmental Impact Report, dated March 2, 1989; Staff Report, May 2014.)

10. Summary Table

The above findings are summarized in Table 1-1 below.

Table 1-1. Summary of Findings

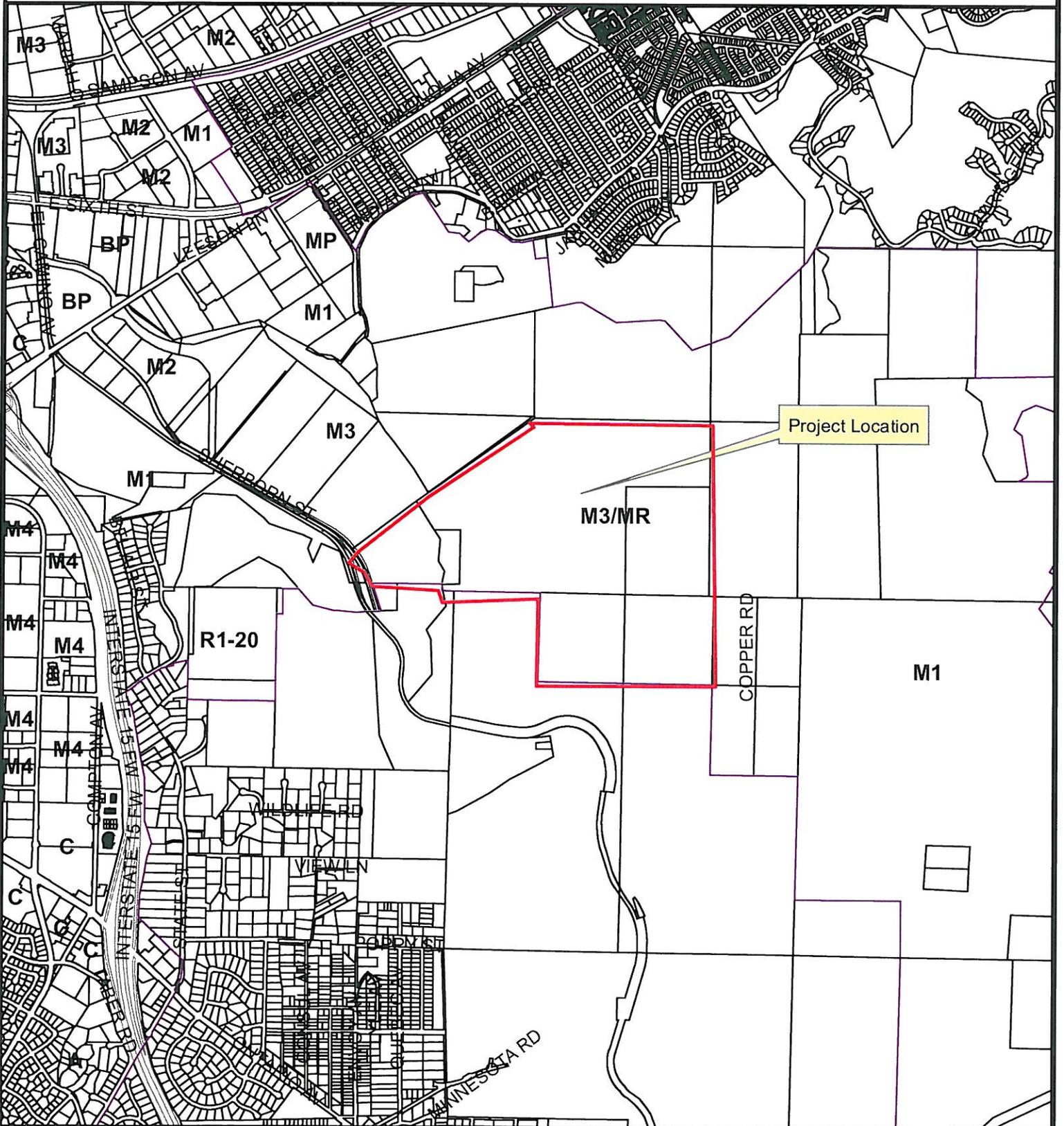
Environmental Issue	Original Project EIR (1990)	EIR Addendum (2014)
AESTHETICS		
Aesthetics / Visual Resources	Unavoidable Adverse Impact with Mitigation Incorporated	No Change
AIR QUALITY AND GREENHOUSE GASES		
Air Quality	Less Than Significant with Mitigation Incorporated	No Change
Greenhouse Gas Emissions	Not Applicable / Not Analyzed	Reduced Impact
Health Risk	Not Applicable / Not Analyzed	Reduced Impact
BIOLOGICAL RESOURCES		
Vegetative Type/Land Use	Significant and Unavoidable with Mitigation Incorporated for riparian areas	Reduced Impact
Special-Status Plants	None were noted	No Change
Special-Status Animals	Significant and Unavoidable with Mitigation Incorporated	Reduced Impact
Raptor Use	Significant and Unavoidable	Reduced Impact
Jurisdictional Waters	Less than Significant Impact with Mitigation Incorporated	No Change.
CULTURAL RESOURCES		
Cultural Resources	Less than Significant Impacts	No Change
Historical Resources	Less than Significant Impacts	No Change
Prehistorical Resources	Less than Significant Impacts	No Change
GEOLOGY AND SOILS		
Alquist-Priolo Special Studies or County Fault Hazard Zone	Not Applicable/No Impact	No Change
Liquefaction Potential Zone	Not Applicable/No Impact	No Change
Ground shaking Zone	Generally Suitable/Less than Significant Impacts	No Change
Slopes	Less than Significant Impacts	No Change
Landslide Risk Zone	Less than Significant Impacts	No Change
Rockfall Hazard	Less than Significant Impacts	No Change

Expansive Soils	No Impact	No Change
HYDROLOGY AND WATER QUALITY		
Erosion	Less than Significant Impact with Mitigation Incorporated	No Change
100-year Floodplain	Less than Significant Impact with Mitigation Incorporated	No Change
Groundwater/Water Quality	No Impact	No Change
NOISE		
On-site Mining Operations	Less than significant with Mitigation Incorporated	No Change
Off-site Traffic Noise	Less than significant with Mitigation Incorporated	No Change
Vibration from Blasting	Less than significant with Mitigation Incorporated	No Change
PUBLIC SAFETY AND HAZARDS		
Public Safety – Site Access Restriction	Less than Significant Impacts	No Change
Public Safety - Blasting	Less than Significant Impacts with Mitigation Incorporated	No Change
Fire Hazards	Less than Significant Impacts	No Change
TRAFFIC AND CIRCULATION		
Traffic	Less Than Significant Impact with Mitigation Incorporated	No Change

III. CONCLUSION

The Proposed Project does not involve substantial changes to the project that was considered in the 1989 EIR, does not involve new or substantially more severe significant impacts as compared to those identified in the 1989 EIR, and does not require major revisions to the 1989 EIR. Pursuant to CEQA Guidelines Section 15164, the City has accordingly determined that this Addendum is appropriate and in compliance with CEQA.

Locational Exhibit



Date: 04/24/2014

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

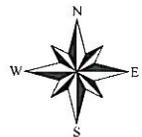
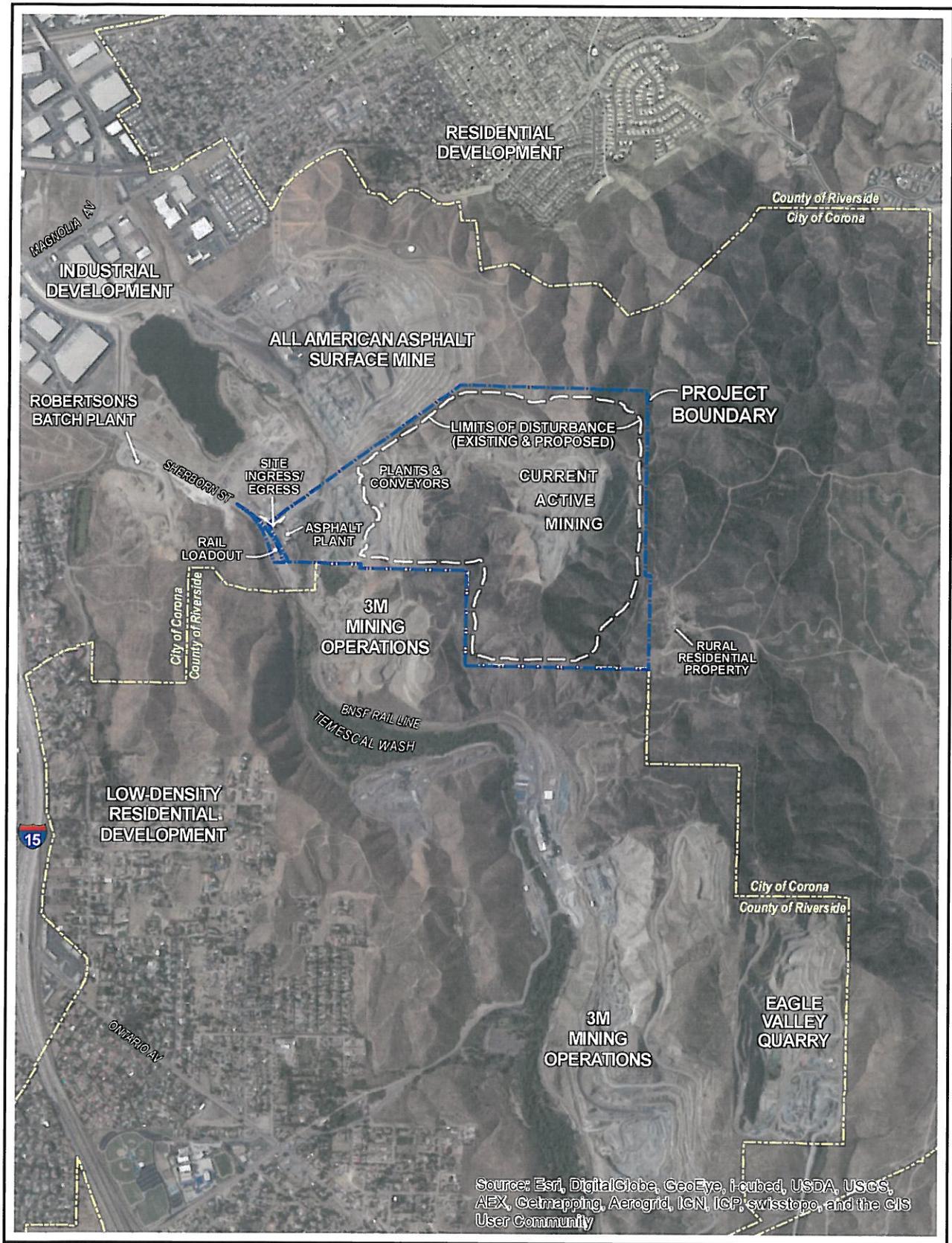
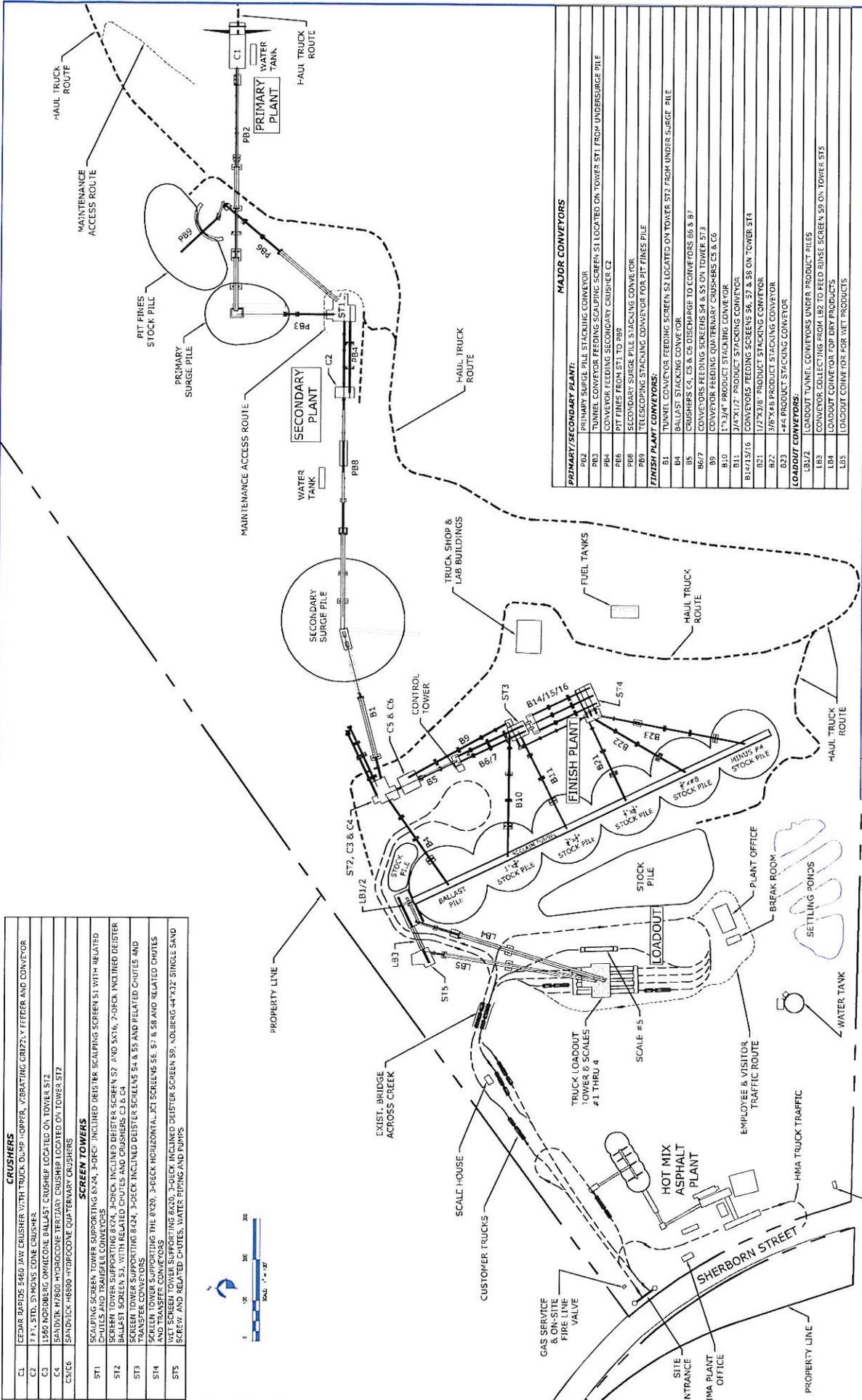


EXHIBIT 1



Surrounding Land Uses

CRUSHERS	
C1	CEAR RAPIDS 5460 JAW CRUSHER WITH TRUCK DUMP HOPPER, VIBRATING GRIZZLY FEEDER AND CONVEYOR
C2	7 FT. STD. SIMONS CONE CRUSHER
C3	1560 NON-BERG OMNISCONE BALLAST CRUSHER LOCATED ON TOWER ST2
C4	SANDVIK H7800 HYDROCONE TERTIARY CRUSHER LOCATED ON TOWER ST2
C5/C6	SANDVIK H8900 HYDROCONE QUATERNARY CRUSHERS
SCREEN TOWERS	
ST1	SCALPING SCREEN TOWER SUPPORTING 8X24, 3-DECK INCLINED DEISTER SCALPING SCREEN S1 WITH RELATED CHUTES AND TRANSFER CONVEYORS
ST2	SCREEN TOWER SUPPORTING 8X24, 3-DECK INCLINED DEISTER SCREEN S2 AND 8X16, 2-DECK INCLINED DEISTER BALLAST SCREEN S3, WITH RELATED CHUTES AND CRUSHERS, C3 & C4
ST3	SCREEN TOWER SUPPORTING 8X24, 3-DECK INCLINED DEISTER SCREENS S4 & S5 AND RELATED CHUTES AND TRANSFER CONVEYORS
ST4	SCREEN TOWER SUPPORTING THE 8X20, 3-DECK HORIZONTAL JCI SCREENS S6, S7 & S8 AND RELATED CHUTES AND TRANSFER CONVEYORS
ST5	NET SCREEN TOWER SUPPORTING 8X20, 3-DECK INCLINED DEISTER SCREEN S9, VOLBERG 44'X32' SINGLE SAND SCREW, AND RELATED CHUTES, WATER PIPING AND PUMPS



PRIMARY/SECONDARY PLANT:	
PB2	PRIMARY SURGE PILE STACKING CONVEYOR
PB3	TUNNEL CONVEYOR FEEDING SCALPING SCREEN S1 LOCATED ON TOWER ST1 FROM UNDERSURGE PILE
PB4	CONVEYOR FEEDING SECONDARY CRUSHER C2
PB5	PIT FINES FROM ST1 TO PB9
PB6	SECONDARY SURGE PILE STACKING CONVEYOR
PB9	TELESCOPING STACKING CONVEYOR FOR PIT FINES PILE
FINISH PLANT CONVEYORS:	
B1	TUNNEL CONVEYOR FEEDING SCREEN S2 LOCATED ON TOWER ST2 FROM UNDER SURGE PILE
B4	BALLAST STACKING CONVEYOR
B5	CRUSHERS C3, C4 & C6 DISCHARGE TO CONVEYORS B6 & B7
B6/7	CONVEYORS FEEDING SCREENS S4 & S5 ON TOWER ST3
B9	CONVEYOR FEEDING QUATERNARY CRUSHERS C5 & C6
B10	17'X14' PRODUCT STACKING CONVEYOR
B11	37'X17' PRODUCT STACKING CONVEYOR
B14/15/16	CONVEYORS FEEDING SCREENS S6, S7 & S8 ON TOWER ST4
B21	17'X18' PRODUCT STACKING CONVEYOR
B22	38'X48' PRODUCT STACKING CONVEYOR
B23	#4 PRODUCT STACKING CONVEYOR
LOADOUT CONVEYORS:	
LB1/2	LOADOUT TUNNEL CONVEYORS UNDER PRODUCT PILES
LB2	CONVEYOR COLLECTING FROM LB2 TO FEED RINSE SCREEN S9 ON TOWER ST5
LB4	LOADOUT CONVEYOR FOR DRY PRODUCTS
LB5	LOADOUT CONVEYOR FOR WET PRODUCTS

Vulcan
Materials Company

CORONA, CALIFORNIA
REPLACING PERMIT APPLICATION
EIS/ISSUE SITE PLAN # 1090

4943-600-LUP001-C002

DATE: 4/17/2012
SCALE: 1" = 100'





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

Conditions Of Approval For Project SMP12-001

Applicant: CAL MAT CO., DBA VULCAN MATERIALS, WEST DIVISION
500 NORTH BRAND BLVD., SUITE 500
GLENDALE, CA 91203

Location: 1709 SHERBORN ST CORONA CA 92879

Application Date: 04/24/2012

Fire Department:

- 1FR-001 The permittee shall notify the City of Corona Fire Department at least 24 hours before any blasting at the site. Dispatch telephone is (951) 736-2221. A record of each blast shall be made and retained for two (2) years.
- 1FR-002 The permittee shall maintain blasting logs on site and they shall be made available to the Fire Department upon request.
- 1FR-003 The permittee shall maintain liability insurance and supply a copy to the Fire Department for their records.
- 1FR-004 Fire protection shall be provided to the satisfaction of the Corona Fire Department.

Community Development Department:

- 1PL-001 The permittee or successor in interest shall comply with the mitigation measures established in the 1989 Corona Quarry Environmental Impact Report and the subsequent Addendum.
- 1PL-002 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 SMP-12-001. 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 SMP-12-001, 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-003 The conditions provided herein are to be interpreted in conjunction with the terms and conditions of that Development Agreement (DA13-002) between the City of Corona and CalMat Co., dba Vulcan Materials Company.

PERMIT TERM

1PL-004 The permittee is authorized to conduct surface mining operations on the Corona Quarry Site until the sooner of exhaustion of permitted reserves or 100 years, whichever is shorter from the effective date of the Development Agreement (DA13-002). This permit shall remain in effect until permittee completes reclamation in accordance with the approved Corona Quarry reclamation plan.

MINE OPERATIONS:

1PL-005 The permittee is authorized to conduct surface mining operations at the Corona Quarry in accordance with the site descriptions provided in the Corona Quarry Amended Mining & Reclamation Plan (March 2013, Revised April 2014), attached as Exhibit F.

1PL-006 The permittee is authorized to produce approximately 5 million tons of aggregate material per year, inclusive of production from the permittee's hot-mix asphalt and ready-mix concrete plants; however, aggregate extraction shall not exceed 400 million tons over the life of the permit.

1PL-007 The permittee is authorized to mine the Corona Quarry Site on 260 acres in six phases, and to mine in multiple phases concurrently based on operational needs.

1PL-008 The permittee is authorized to mine the Corona Quarry Site to the approximate level of 500 feet above mean sea level.

1PL-009 The permittee is authorized to operate a hot-mix asphalt and ready-mix concrete batch plant on site.

1PL-010 The permittee is authorized to install and maintain facilities to process, sort and contain market-ready aggregate material, and to sell and distribute material via truck and rail.

1PL-011 The permittee is authorized to transport, process, store, and load out aggregate material by truck and rail from the Corona Quarry Site.

1PL-012 The permittee is authorized to drill, blast, excavate, doze, and use other similar methods to extract aggregate material at the Corona Quarry Site.

1PL-013 Light sources shall be limited to those necessary for normal maintenance and security activities, and for nighttime mining operations that are 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.

OPERATING HOURS:

1PL-014 Operations (including drilling and processing) will be permitted to operate 24 hours a day, seven days a week, except in the area of the mine east of the easterly ridge.

1PL-015 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. in the area of the mine east of the easterly ridge.

1PL-016 Quarry blasting shall only be conducted between the hours of noon and 4:00 pm, Monday through Friday.

1PL-017 Trucking operations will be permitted to operate 24 hours a day seven days a week.

BUILDINGS AND STRUCTURES:

1PL-018 As applicable, the applicant shall comply with City of Corona building permit requirements (Title 15 of the Corona Municipal Code).

1PL-019 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.

1PL-020 The permittee is authorized to conduct all ancillary and related uses as needed to conduct vested operations on the Corona Quarry Site including the installation, maintenance and realignment of internal access and mine roads on the Site, the placement and utilization of portable and permanent structures for administrative offices, employee support functions, and for other operational uses, including shop and lab functions, and to modernize and replace any and all facilities on the Site permitted under this permit and reclamation plan, including without limitation equipment, machinery, rolling stock, processing facilities, material silos and containment structures, conveyors, scales, loading facilities, office, storage, and other structures, subject to first obtaining any Ancillary Permits, as defined in the Development Agreement, as applicable.

AIR QUALITY:

1PL-021 The permittee shall obtain any and all necessary permits or clearances from the South Coast Air Quality Management District.

1PL-022 All roads, driveways and mining areas shall be kept wetted while being used, or shall be treated with EPA approved dust suppressant to prevent emission of dust.

CULTURAL RESOURCES:

1PL-023 The permittee shall file a written plan with the Community Development Department for protection of cultural resources should any be detected during mining.

NOISE:

1PL-024 The permittee shall, upon request by the City after receiving a complaint regarding operational noise, conduct a limited study of noise impacts at the source of the complaint

SAFETY AND SECURITY:

1PL-025 Mining operations and practices will comply with the safety requirements of MSHA, Cal-OSHA, the State Division of Industrial Safety and California Mine Safety Orders.

1PL-026 All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times.

1PL-027 The project area 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.

1PL-028 There shall be a fence erected along the boundary of the entire property area. 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.

1PL-029 The permittee shall comply with spark arrestor requirements of the Public Resources Code, Section 4442, for equipment used on the premises other than vehicles designed and licensed for highway use.

1PL-030 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.

1PL-031 No standing water shall be permitted on the site that could create a hazard to the public.

REGULATORY PERMITS:

1PL-032 If required, 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.

DEVELOPMENT AGREEMENT:

1PL-033 The payment provisions set forth in Article 4 of the Development Agreement (DA13-002) shall remain effective notwithstanding the cancellation or termination of the Development Agreement.

ANNUAL COMPLIANCE REPORT:

1PL-034 During the life of this permit, the permittee shall annually prepare and submit a written report to the Community Development Director demonstrating compliance with all the conditions of approval and mitigation requirements for this permit. This report shall also satisfy the annual compliance report requirement set forth in Section 5.1 of the Development Agreement between the City and the permittee.

Public Works Department:

The following are the Public Works Department Land Development Section Conditions of Approval for this project which shall be satisfied at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Land Development Section. The applicant shall use the design standard and criteria listed below. Should a conflict arise between City of Corona standards and design criteria and any other standards and design criteria, City of Corona standards and design criteria shall prevail.

GENERAL CONDITIONS

1. The permittee shall comply with the State of California Subdivision Map Act and all applicable City ordinances and resolutions.
2. The submitted site plan shall show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require the site plan to be resubmitted for further consideration.

NPDES/WQMP

3. The permittee shall, during the proposed mining operation, ensure that off-site storm runoff through the Corona Quarry Site 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.
4. The permittee shall obtain a General Construction Activity Storm Water Permit from the State Water Resources Control Board in compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Proof of filing a Notice of Intent (NOI) will be required by the City. The WDID # shall be provided to the City.
5. The permittee shall comply with the Federal Clean Water Act and shall prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be available at the project site for review.
6. The permittee shall adhere to the City of Corona NPDES permit requirements for NPDES per Corona Municipal Code Title 13 Chapter 13.27 and City Council Ordinance Numbers 2291 and 2828 unless otherwise approved by the Public Works Director.

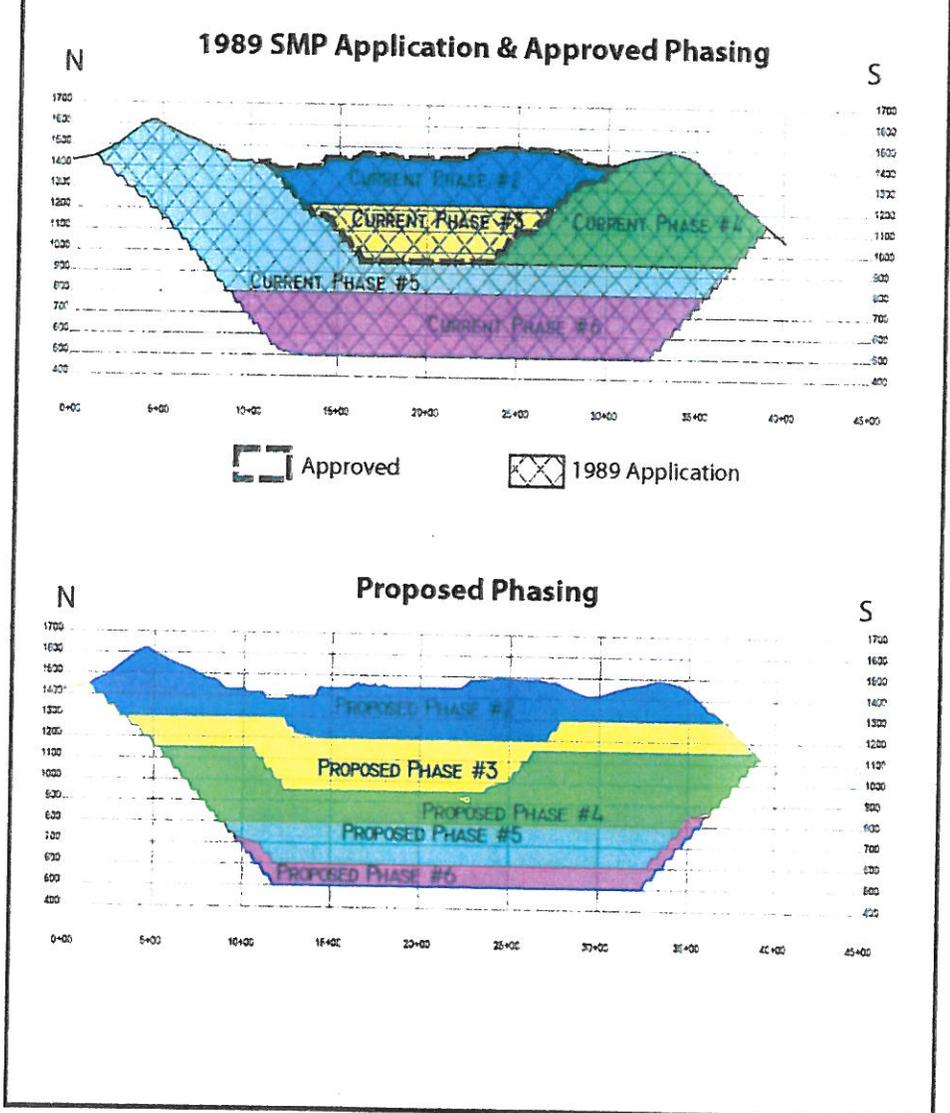
DRAINAGE

7. The permittee shall adhere to the drainage design criteria per the City of Corona standards and those prescribed by Riverside County Flood Control and the Water Conservation District unless otherwise approved by the Public Works Director.

STREETS

8. The permittee shall provide street sweeping once a week for the lifetime of the permit. The sweeping shall occur on the same day of each week and be coordinated to occur between City street sweeping efforts and the efforts of other similar applications. The area to be swept is Sherborn Street from the southerly end of the public right of way to Magnolia Avenue and Magnolia Avenue from the Sherborn Street intersection to the west side of the Magnolia Avenue freeway overpass.

North-South Cross Sections Looking East

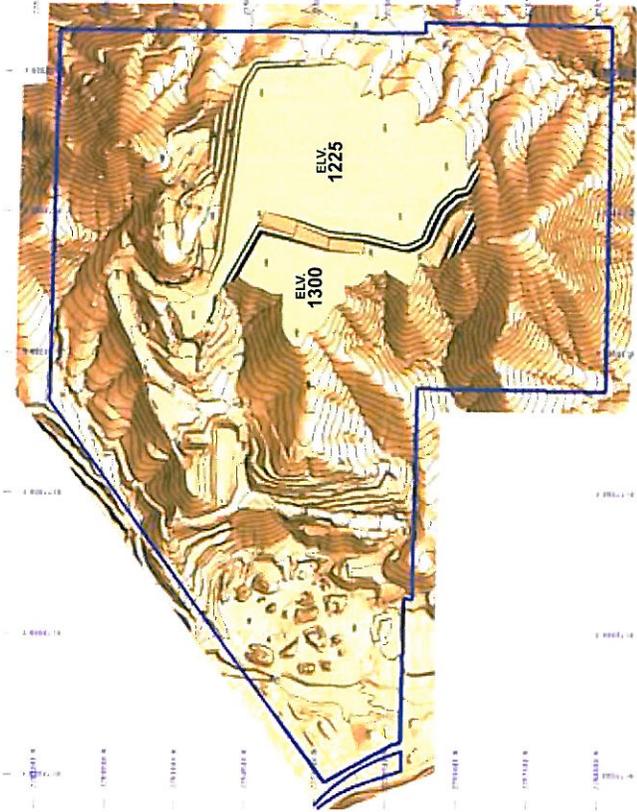


Source: VMC and RGP, 2012

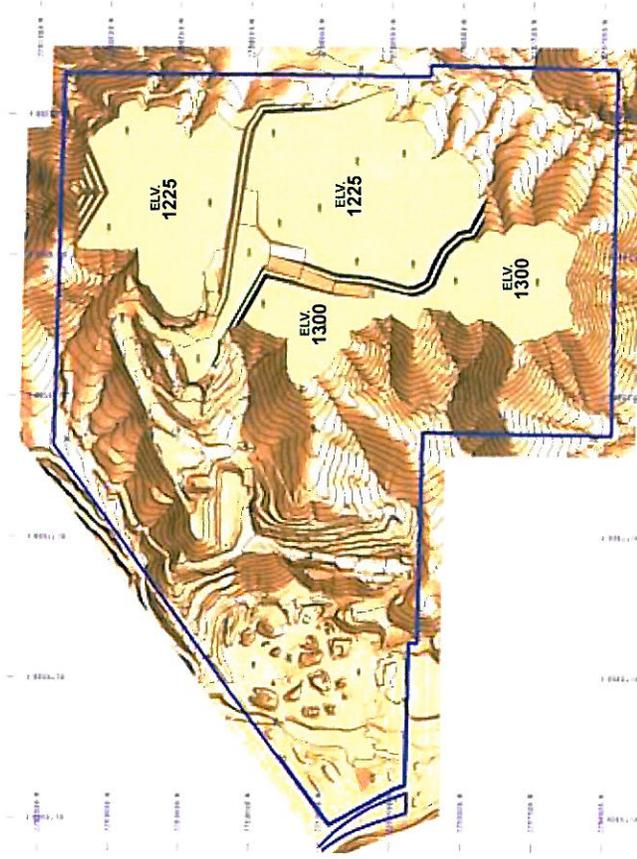
Current and Proposed Phasing Cross-Sections Corona Quarry EIR Addendum Corona, California

PHASE 2 COMPARISON

Approved Phase 2
(SMP 168-1989)



Proposed Phase 2

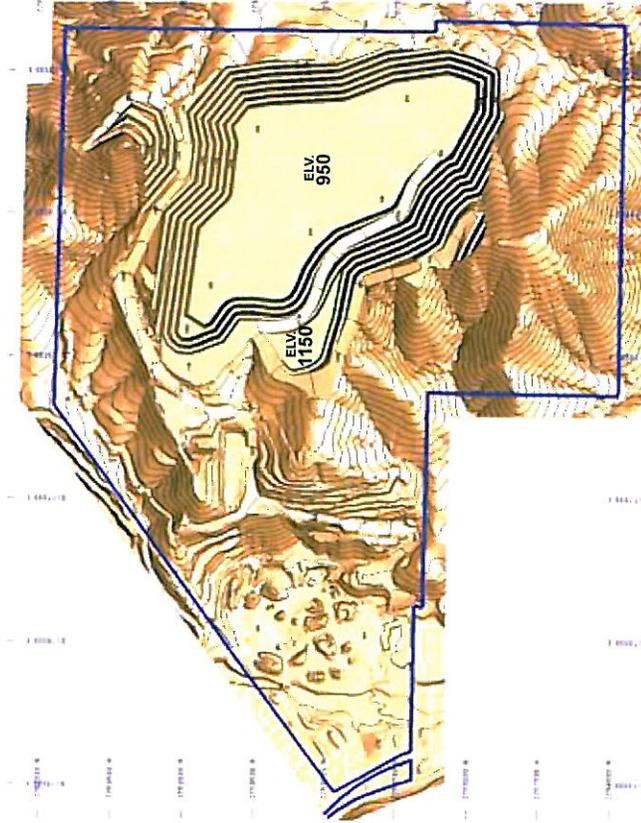


Note: Illustrative for Comparative Purposes

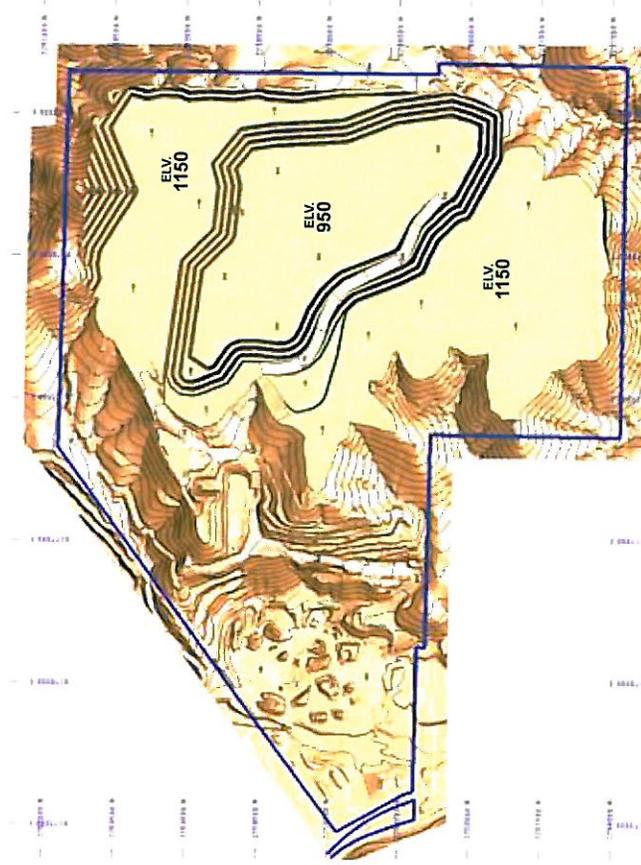


PHASE 3 COMPARISON

Approved Phase 3
(SMP 168-1989)



Proposed Phase 3



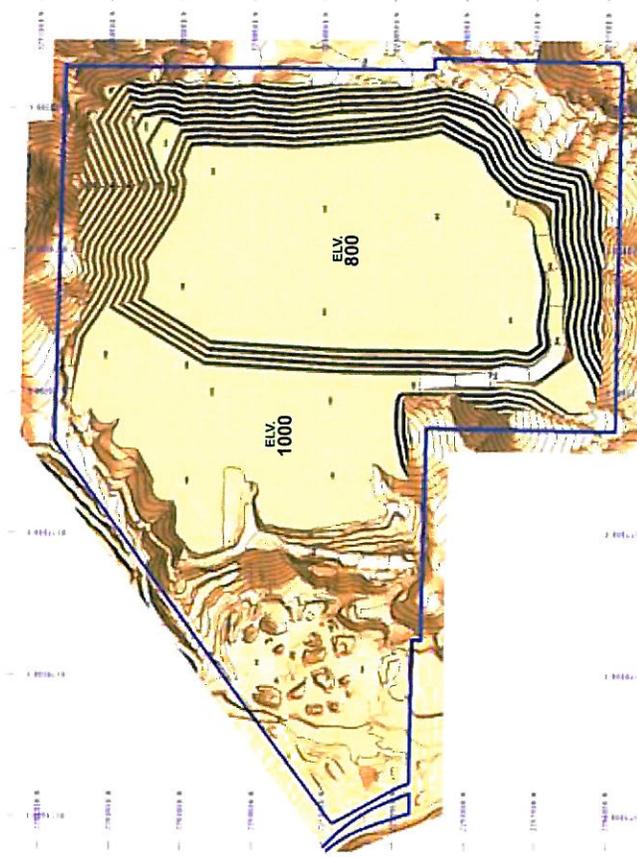
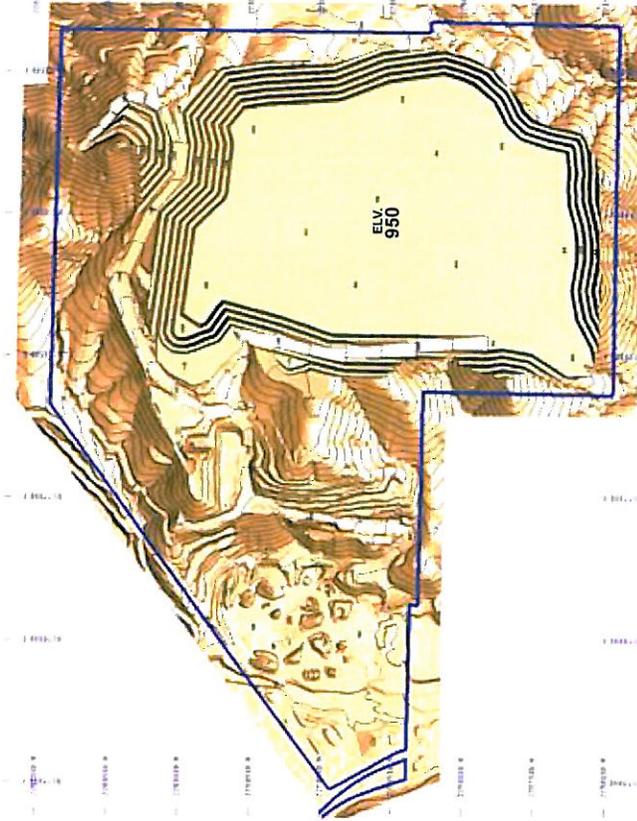
Note: Illustrative for Comparative Purposes



PHASE 4 COMPARISON

1989 Application-Phase 4

Proposed Phase 4

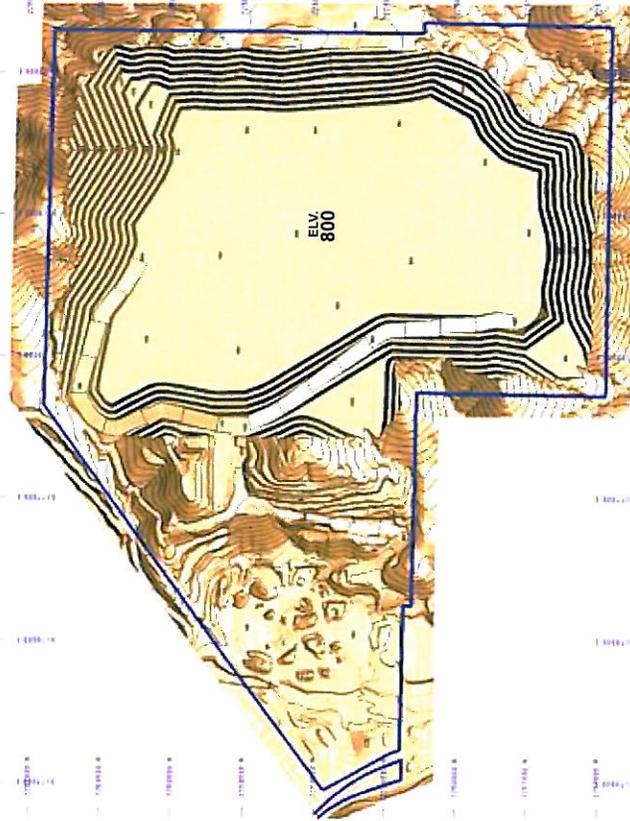


Note: Illustrative for Comparative Purposes

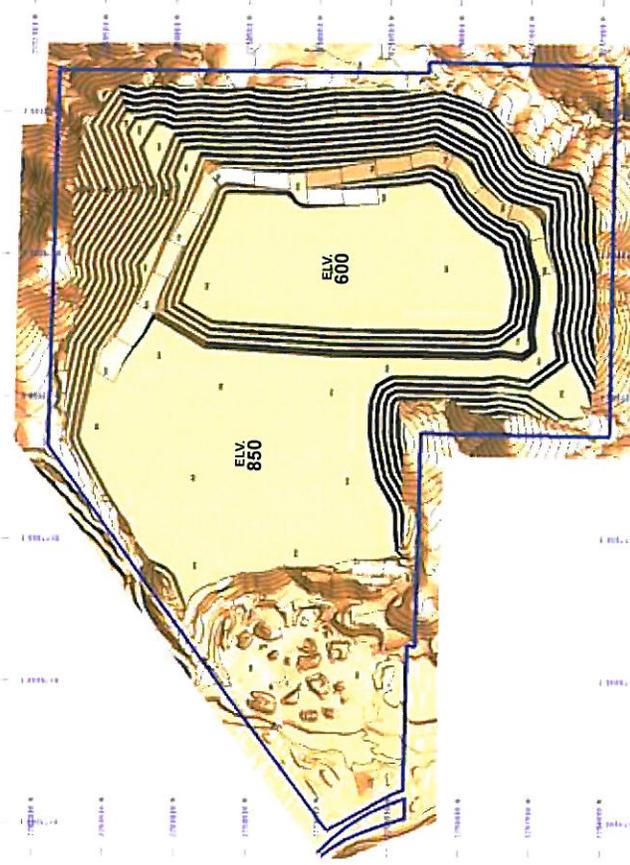


PHASE 5 COMPARISON

1989 Application-Phase 5



Proposed Phase 5



Note: Illustrative for Comparative Purposes



PHASE 6 COMPARISON

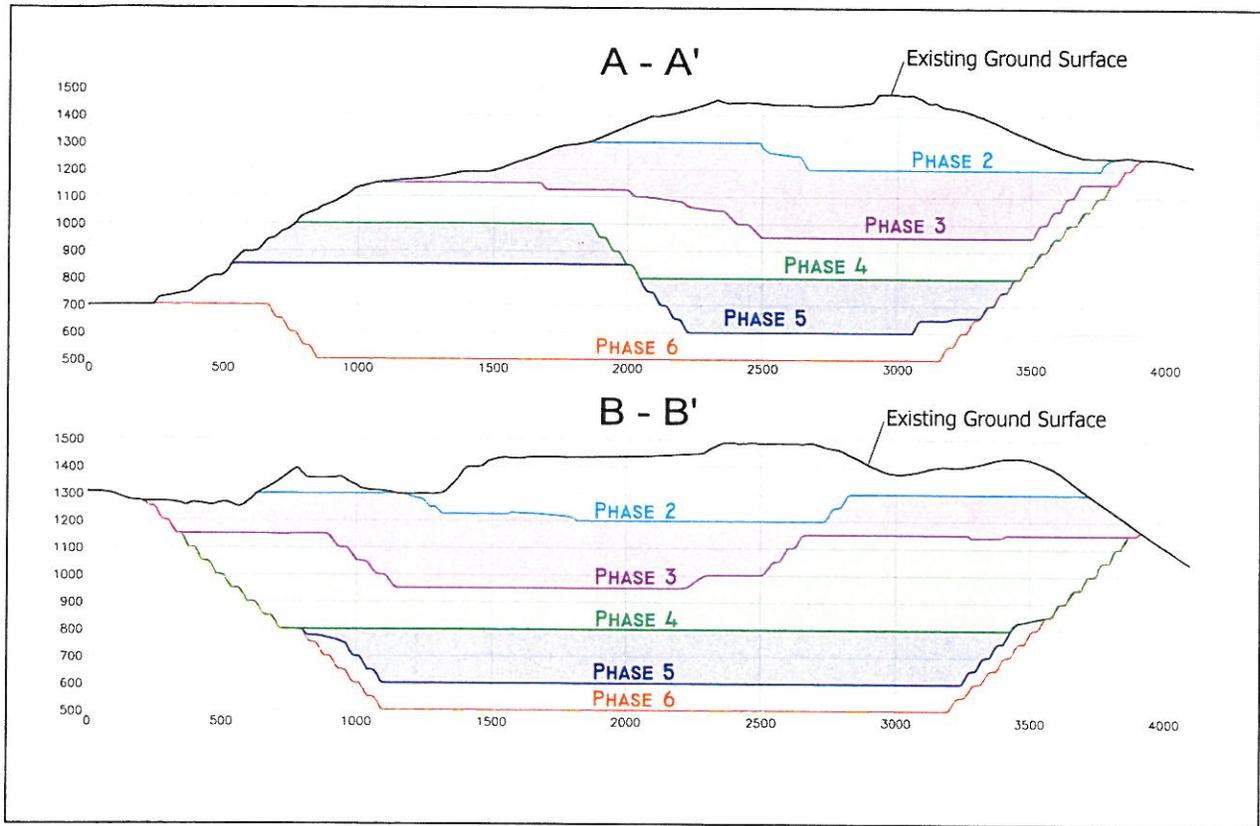
1989 Application-Phase 6

Proposed Phase 6

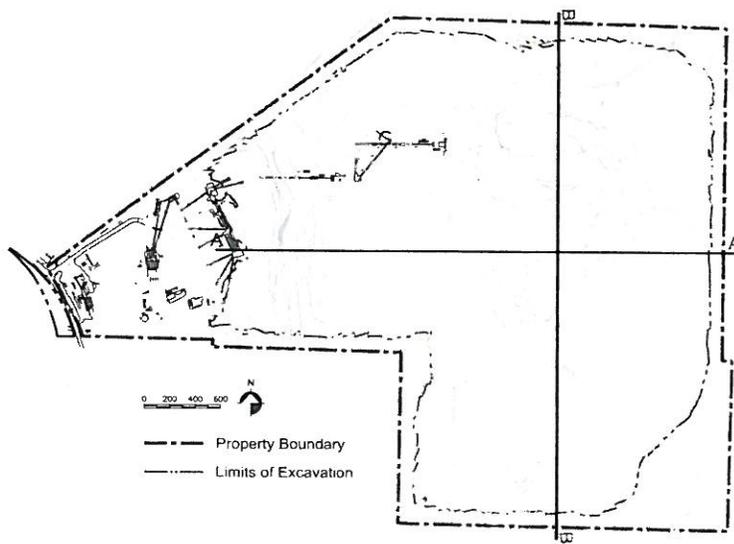


Note: Illustrative for Comparative Purposes





NOTE: Ground surface elevations would be reduced and altered with each phase of mining, as depicted in the shaded areas.



KEY MAP OF CROSS SECTIONS

SMP12-001
EXHIBIT F
CORONA QUARRY
AMENDED MINING PERMIT
AND RECLAMATION PLAN

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

EXHIBIT F

SMP12-001
EXHIBIT G
ENVIRONMENTAL DOCUMENTATION

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

EXHIBIT G