

# Appendix 12

## Land Use



# Land Use Impact Assessment For Azusa Rock Quarry

City of Azusa, California

**Prepared For:**

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## **1. Introduction:**

The following land use impact assessment has been prepared pursuant to the California Environmental Quality Act (CEQA). The purpose of this assessment is to identify any potential land use policy conflicts that might result from implementation of Vulcan Materials Company – Western Division’s (VMC) proposed revision to their surface mining and reclamation operation at the Azusa Rock Quarry in Azusa, California.

Pursuant to CEQA, the methodology employed in this assessment includes:

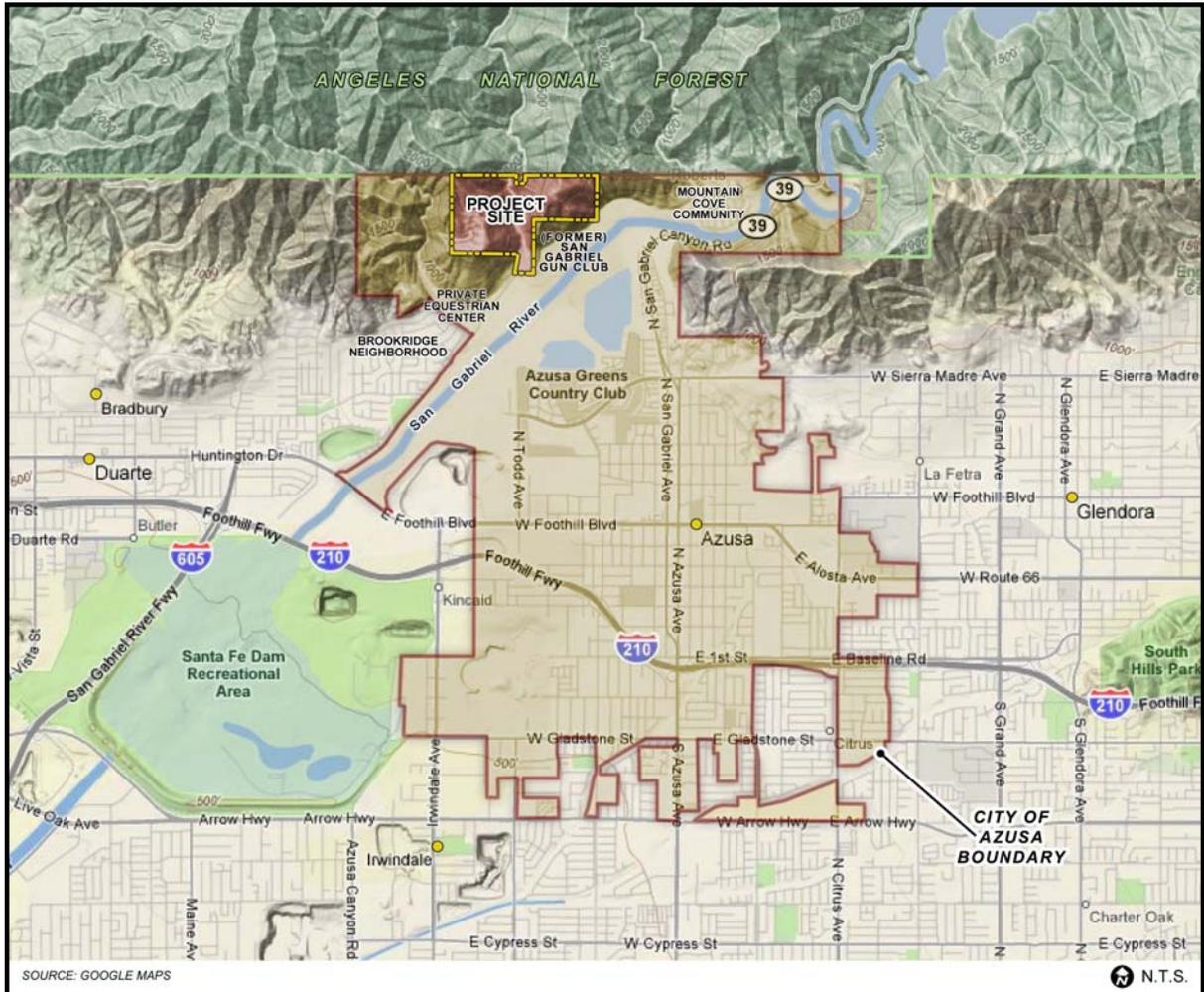
- Identifying local agencies and regional authorities with the potential to have a direct impact, or influence, on the proposed project;
- Determining the land use policies and ordinances of the various local agencies and regional authorities that have a direct effect or influence on the proposed project;
- Examining any inherent incompatibilities and/or conflicts between the policies or ordinances and the proposed project; and,
- Proposing methods to mitigate any potentially significant land use conflicts that may be identified.

## **2. Proposed Project & Land Use Setting:**

VMC proposes revisions to the currently approved Azusa Rock conditional use permit and reclamation plan for its 270-acre property in the City of Azusa. The property, situated at the northerly terminus of Fish Canyon Road, was granted rights to mine in the past for operations encompassing 190 acres within the total 270 acres of ownership. Figure 1 illustrates the location of the site.

The purpose of the proposed revisions is to allow for an environmentally superior method of project operations. As described in further detail in the Project Description (referenced in Section 7 of this report), the proposed revisions to the Plan include shifting existing mining operations from the approved area on the easterly portion of the site in favor of mining an 80-acre portion of the site along the western boundary. The revised plan would also result in recontouring and revegetation of the existing “Step Benching” reclamation scheme in favor of a “Micro Benching” scheme, which provides an enhanced visual appearance, more in line with the natural contours and vegetative cover of the surrounding hills.

Figure 1: Project Location



**Land Use Jurisdictions:** The proposed project is subject to the City of Azusa's General Plan Land Use Goals, Policies, and Regulations since the project site is within the jurisdiction of Azusa city limits.

Though not having jurisdiction over the project, several neighboring cities may also have a potential interest in the City of Azusa's land use decisions based on their close proximity to the Azusa Rock facility. These cities include:

- City of Bradbury – 1.5 miles west of the City of Azusa
- City of Duarte – Directly west of the City of Azusa
- City of Irwindale – 1.25 miles south of City of Azusa

The County of Los Angeles, through the San Gabriel River Corridor Master Plan, may also have an interest in the proposed project. The San Gabriel River Corridor Master Plan encompasses all areas within the San Gabriel River Watershed. The Master Plan identifies Significant Ecological Areas (SEA), one of which includes the Santa Fe Dam Floodplain SEA located directly east of the project site.

The United States Department of Agriculture (USDA) may also have an interest in the proposed project. The USDA is responsible for the management of all forest lands under the United States Forest Service (USFS), one of which is the Angeles National Forest located directly north of the project site.

Figure 2 illustrates the boundaries of these different land use jurisdictions. While the project is outside the jurisdiction of the neighboring cities and regional agencies, described above, their goals, policies and regulations are also taken into consideration to determine whether any interfacing land use conflicts may be caused by the project.

Figure 2: Surrounding Land Use Jurisdictions



### 3. Standards for Determining Impact Significance:

Appendix G of the CEQA Guidelines contains a brief checklist of environmental effects that may be considered significant. Under the category of "Land Use and Planning," a project is considered to have a significant land use impact if it will:

- A. *Physically divide an established community;*
- B. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific*

*plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating and environmental effect; and,*

*C. Conflict with any applicable habitat conservation plan or natural community conservation plan.*

Therefore, the above CEQA checklist questions have been used, herein, as guidelines for assessing the potential significance of the project's potential land use impacts.

#### **4. Potential Project Impacts:**

**A. Potential Physical Division To Community:** Projects that cause a physical division to communities typically consist of physical bifurcations, such as freeways, railroads, etc. In this case, the project does not propose anything that would physically bifurcate a community. The project site is currently mined and there are no developed communities on the site. There are established communities located along the southern perimeter of the site (Azusa and Duarte). However, continued mining and reclamation of the site would not have the potential to physically divide these communities. Therefore, *no impact* would occur.

**B. Potential Conflicts With Applicable Land Use Plans, Policies, and Regulations:**

To assess potential conflicts with applicable land use plans, policies and regulations, a detailed review has been conducted for the plans, policies and regulations for the jurisdictions surrounding the project site. The following provides the goals and policies identified in these various plans and regulations that have the potential of affecting the project:

City of Azusa General Plan:

Chapter 3: The Built Environment  
Land Use Goals and Policies

Recreation and Open Space

Goal 8: Preserve and provide open spaces for city's residents that provide visual amenity, recreational opportunities, protect environmental resources, and protect the population from natural hazards.

Policies

8.4 Actively work with the mining companies to develop reclamation and re-use plans that facilitate the environmentally sound and aesthetically reclamation of their sites.

8.5 Actively work with the mining companies to develop reclamation and re-use plans that facilitate the potential for active recreational uses in the detention basins and other quarry oriented sites.

8.9 Require developers of any use whose scale may significantly impact existing open space resources to allocate sufficient lands as permanent open space for recreation, visual

amenity, and/or environmental resources protection (by dedication, easement, or other City approved technique.)

8.12 Protect the canyons, foothills, and the river as open space and environmental resources.

#### Land Use Compatibility

Goal 10: Ensure the compatibility among various types of land uses.

#### Policies

10.6 Work with public and private organizations and individuals to minimize the land use impacts in and around the river, the canyons, and foothills, such impacts may include but not limited to noise generation, natural resources encroachment, air quality degradation, aesthetic degradation, etc.

10.7 Control the development of industrial and other uses that use, store, produce, or transport toxins, generate unacceptable levels of noise, air emissions, or contribute other pollutants requiring adequate mitigation measures confirmed by environmental review and monitoring.

#### Chapter 5: The Natural Environment

##### Open Space and Biological Resources Goals and Policies

Goal 7: Cooperate and coordinate with the mining companies, other appropriate agencies, and the public to enhance wildlife habitat in abandoned and reclaimed mined sites.

#### Policies

7.1 Determine the feasibility of restoring abandoned mined areas and/or quarries to natural habitat for plants and wildlife until other uses are desirable or needed.

#### Development Code

The Development Code, which was adopted on August 7, 2006, carries out the policies of the Azusa General Plan by regulating development and land uses within the city, consistent with the General Plan.

The following Development Code standards for Surface Mining and Reclamation can have a direct impact on the proposed project description:

#### Chapter 88.44 – Surface Mining and Reclamation

##### 88.44.010 – Purpose

The Council finds and determines that:

A. The extraction of minerals is essential to the continued economic well being of the state and to the needs of the society, and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety.

B. The reclamation of mined lands as provided in Chapter 88.44 of the Development Code will permit the continued mining of minerals and will provide for the protection and subsequent beneficial use of the mined and reclaimed land.

#### 88.44.040 – Permit and Reporting Requirements

B. No person who has obtained a vested right to conduct a surface mining operation prior to January 1, 1975 shall be required to secure a Use Permit as long as the vested right continues, provided that no substantial change is made in that operation except in compliance with the provisions of this Chapter 88.44 of the Development Code. A person shall be deemed to have such vested rights if, prior to January 1, 1976, he has in good faith and in reliance upon a Use Permit, if such a permit was required, diligently commenced surface mining operations and incurred substantial liabilities for work and materials necessary for the operation.

C. A person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976 shall submit to the Director a reclamation plan for operations to be conducted after January 1, 1976, unless a reclamation plan was approved by the City prior to January 1, 1976, and the person submitting the plan has accepted responsibility for reclaiming the mined lands in compliance with that plan. The reclamation plan shall be approved within three months of the date the Director deems the plan complete.

#### 88.44.050 – Compliance with Surface Mining and Reclamation Act

The City will ensure compliance with the California Surface Mining and Reclamation Act as follows.

B. Required reclamation plans shall consist of at least those items as outlined in Public Resources Code Section 2770 et seq.

#### 88.44.060 – Performance Bond

Upon a finding by the Commission that a supplemental guarantee for the reclamation of the mined land is necessary, and upon the determination by the Director of the cost of the reclamation of the mined land according to the reclamation plan, a surety bond, lien, or other security guarantee conditioned upon the faithful performance of the reclamation plan shall be filed with the Department. The surety shall be executed in favor of the City and shall be reviewed and revised, as necessary, bi-annually. The surety shall be maintained in an amount equal to the cost of completing the remaining reclamation of the site, as prescribed in the approved or amended reclamation plan, during the succeeding two-year period or other reasonable term.

### 3.2 City of Bradbury General Plan:

The City of Bradbury has focused on preserving the rural character, in which the city was founded on, by maintaining large segments of the City as open space and by designating lands with low density development. This is shown by the fact that 22% of the City remains undeveloped, vacant land while 39% is designated as Estate – 5 acre, meaning the minimum size for a single-family home lot is 5 acres. These characteristics allow the

city to continue to focus on their ultimate goal of maintaining a rural feel while conserving open space to contribute to the unique identity that makes up Bradbury.

The following are objectives and supporting policies the City of Bradbury has established in its General Plan to further enhance the community's vision:

#### Land Use

The objective of the Land Use Element is to maintain the existing character of the community and to preserve those environmental resources and amenities that make the City of Bradbury a desirable place to live.

Land Use Element Policy: The residential character of the community and those environmental resources important to the City will be maintained.

#### Open Space

The objective of the Open Space Element is to maintain the rural character of the community and to maximize the remaining open space resources.

Open Space Element Policy: The preservation of the existing natural open space resources in the community will be emphasized, where appropriate, through the implementation of the General Plan.

#### Conservation

The objective of the Conservation Element is to preserve those resources that are important to the community and to cooperate in regional efforts to improve environmental quality throughout the region.

Conservation Element Policy: Existing and future development will be sensitive to those natural resources found in the City and in maintaining those natural resources.

### 3.3 City of Duarte General Plan:

The City of Duarte's recently adopted General Plan envisions the city maintaining its quaint, small town feel while focusing on conserving open space especially in areas with scenic views. In preparation of the General Plan, the city conducted surveys to determine what residents envisioned for the city of Duarte. The majority responded that they wanted the city to conserve a good quality of life, provide and maintain good recreational areas with appealing scenic views especially along the mountain backdrop, and most were concerned about the possible future expansions of the quarry operations in neighboring communities. With that in mind, the City developed a General Plan that focused on conservation of open space especially along the northern city boundary.

Land Use Goal 2: Develop compatible and harmonious land uses by providing a mix of uses consistent with projected future social, environmental and economic conditions.

Objective 2.1: Assure that future development complements surrounding areas.

Policy 2.1.6 - Hillside development must be sensitive to the local views of the hills and to the natural environment.

Policy 2.1.7 - Make every effort to ensure that industry and residences, where located in close proximity, will be compatible neighbors with non-industrial uses located nearby, and with neighboring cities as well.

Conservation Goal 5: To restrict future surface streets from cutting up areas of open space.

Objective 5.1: Promote the preservation of open space by discouraging development that is not sensitive to this resource.

Policy 5.1.3: Maintain open space areas around noise generators to buffer the noise impacts on noise sensitive uses including schools and residential areas.

### 3.4 City of Irwindale

#### General Plan

The City of Irwindale has an extensive history as a prime location for the mining of aggregate and sand used in concrete. At its peak, enough aggregate and sand were extracted to pave most of the regions' roads and for use in a large portion of the areas' buildings. This large component that makes up the City of Irwindale shows in the City's Land Use and Zoning designations. 58.8% of the land has a land use designation of Quarry Ownership while another 8.9% is designated as Industrial. This shows that over 67% of Irwindale's land is designated for mining or other industrial uses. In recent years the City has been pushing for mining companies to reclaim mined sites to a point where they can be re-used and ultimately contribute to the economic development of the city.

#### City of Irwindale's Goals and Objectives

- To protect residential areas.
- To promote an economic tax base.
- To improve the aesthetic appearance of the City.
- To provide a continued planning program for the future.

### 3.5 County of Los Angeles – San Gabriel River Corridor Master Plan

The San Gabriel River Corridor Master Plan was a creation from various local and regional agencies and the public in response to growing concerns about impacts to and the future outcome of the San Gabriel River and the San Gabriel River Watershed. Its focus is on establishing goals and objectives for local jurisdictions to implement in order to revitalize the once vibrant San Gabriel River.

#### Habitat Element

Goal: Preserve and enhance habitat systems through public education, connectivity and balance with other uses.

Objective H1: Protect existing high quality habitat and ecologically significant areas.

Performance Criteria H1.4: Protects habitats from incompatible land uses.

#### Recreation Element

Goal: Encourage and enhance safe and diverse recreation systems, while providing for expansion, equitable and sufficient access, balance and multi-purpose uses.

Objective R1: Improve access to recreation for all communities.

Performance Criteria R1.1: Provides active and passive recreational opportunities.

Performance Criteria R1.2: Serves to improve the aesthetic quality of the corridor, the viewshed, and adjacent communities.

#### Open Space

Goal: Enhance and protect open space systems through conservation, aesthetics, connectivity, stewardship, and multi-purpose uses.

Objective O1: Create, expand and improve public open space throughout the region.

Performance Criteria O1.2: Recycles brownfields with agency collaboration.

Performance Criteria O1.4: Includes restored native habitats within open space.

### 3.6 United States Department of Agriculture – Land Management Plan – Southern California National Forests: Angeles National Forest

The southern California national forests provide a balanced and sustainable flow of goods and services for a growing diverse population while ensuring long-term ecosystem health, biological diversity, and species recovery. The national forests also accommodate changing trends in visitor use through outreach efforts, facilities and education that meet the needs of emerging population demand. The project site is located directly adjacent to the Angeles National Forest Region known as The Front Country. This region encompasses the southern edge of the Angeles National Forest from the Santa Clarita area down to the Riverside/San Bernardino region.

#### Managed Recreation in a Natural Setting

Goal 3.1: Provide for public use and natural resource protection.

Objective: Improve public access to National Forest System land and water and provide opportunities for outdoor health-enhancing activities.

#### Energy and Minerals Production

Goal 4.1a: Administer minerals and energy resource development while protecting ecosystem health.

The City of Azusa's newfound vision of revitalizing the city through the encouragement of redevelopment projects and visual enhancements also includes the preservation of undeveloped open space and the reclamation of sites that have been mined for aggregate resources. The City's goal is to eventually phase out mining and convert the sites into open space locations for active and passive use. The ultimate goal is to create an attractive and inviting community that can be seen as a gateway to the Angeles National Forest. The

proposed project looks to revise the Conditional Use Permit and Reclamation Plan to allow for mining on the western portion of the site instead of the currently allowed location on the eastern portion of the site. This change would allow the mining process to operate in a more discreet fashion and would minimize any negative visual impacts to the surrounding communities. The proposed revision would also allow VMC to reclaim the site in an environmentally superior manner by using a technique called “micro-benching”, which creates a far superior natural slope and contours compared to previous traditional benching technique.

The following tables analyze consistencies and/or conflicts between each jurisdiction’s applicable goals and policies and the proposed project in order to determine the significance of any potential land use impacts to the surrounding communities.

City of Azusa General Plan Goal/Policy	VMC- Azusa Rock Project Relevant Component
<b>CHAPTER 3: THE BUILT ENVIRONMENT</b>	
<b>Land Use Goals and Policies</b>	
<i>Recreation and Open Space</i>	
<b>GOAL 8:</b> <i>Preserve and provide open spaces for city’s residents that provide visual amenity, recreational opportunities, protect environmental resources, and protect the population from natural hazards.</i>	
<b>Policy 8.4:</b> Actively work with the mining companies to develop reclamation and re-use plans that facilitate the environmentally sound and aesthetically reclamation of their sites.	The proposed revised Mining and Reclamation Plan would relocate future mining operations from the eastern portion of the site to the western portion. This move would minimize visual impacts to surrounding communities by focusing future mining operations to visually obstructed areas. The revised reclamation plan would concurrently reclaim fully mined sites using the micro-benching technique, which recontours the land in a more environmentally friendly and visually appealing manner.
<b>Policy 8.5:</b> Actively work with the mining companies to develop reclamation and re-use plans that facilitate the potential for active recreational uses in the detention basins and other quarry oriented sites.	The proposed Reclamation Plan will implement the use of the micro-benching technique in recontouring the mined slopes in order to create a more visually appealing, environmentally sound landscape. The implementation of the Reclamation Plan will create a site suitable for passive open space and wildlife habitat.

City of Azusa General Plan Goal/Policy	VMC- Azusa Rock Project Relevant Component
<p><b>Policy 8.9:</b> Require developers of any use whose scale may significantly impact existing open space resources to allocate sufficient lands as permanent open space for recreation, visual amenity, and/or environmental resources protection (by dedication, easement, or other City approved technique.)</p>	<p>Reclamation of the site will be conducted concurrently as completion of mining operations occurs using the top-bottom method. Once fully reclaimed, the site will be used as open space for passive use and as a visual amenity to the surrounding community. The micro benching technique used in reclaiming the site will allow for natural looking slopes and contours better suited for passive open space use.</p>
<p><b>Policy 8.12:</b> Protect the canyons, foothills, and the river as open space and environmental resources.</p>	<p>The project site has been an ongoing mining site for the last century. The majority of the natural environment has been either mined or modified throughout the years to accommodate the mining operations. Even unmined areas on site have been disturbed by past operations.</p>
<p><i>Land Use Compatibility</i></p>	
<p><b>GOAL 10:</b> <i>Ensure the compatibility among various types of land uses.</i></p>	
<p><b>Policy 10.6:</b> Work with public and private organizations and individuals to minimize the land use impacts in and around the river, the canyons, and foothills, such impacts may include but not limited to noise generation, natural resources encroachment, air quality degradation, aesthetic degradation, etc.</p>	<p>The proposed revision in relocating the mining operations and reclamation plan will minimize aesthetic degradation by focusing the mining operations in areas less visible to the public. Minor visual impacts will occur to the residents of the City of Duarte from the proposed mining relocation. The peak of the hill will be mined making it visible to the residents but such impact will be for a short term since reclamation will occur concurrently as mining moves down the slope.</p>
<p><b>Policy 10.7:</b> Control the development of industrial and other uses that use, store, produce, or transport toxins, generate unacceptable levels of noise, air emissions, or contribute other pollutants requiring adequate mitigation measures confirmed by environmental review and monitoring.</p>	<p>The Azusa Rock Quarry has been an ongoing active mining operation for many decades. The proposed project only seeks to relocate mining operations within its defined mining boundary without increasing the mining area. VMC will coordinate with the City of Azusa to provide adequate mitigation measures to reduce the potential impacts from noise to the surrounding communities, and potential impacts to the area's air quality. The operations do not use, store, produce, or transport toxins to or from the site.</p>

City of Azusa General Plan Goal/Policy	VMC- Azusa Rock Project Relevant Component
<b>Chapter 5: The Natural Environment</b>	
<b>Open Space and Biological Resources Goals and Policies</b>	
<i><b>GOAL 7:</b> Cooperate and coordinate with the mining companies, other appropriate agencies, and the public to enhance wildlife habitat in abandoned and reclaimed mined sites.</i>	
<b>Policy 7.1:</b> Determine the feasibility of restoring abandoned mined areas and/or quarries to natural habitat for plants and wildlife until other uses are desirable or needed.	VMC proposes to reclaim the site using the micro-benching technique, which would recontour the landform in a manner more visually compatible with the surrounding unmined areas. Application of this technique would also allow for the creation of drainage contours on the site further creating a visually appealing site. The Final reclaimed site would be suitable for passive open space capable of supporting wildlife habitat.

City of Azusa Development Code Regulations	VMC- Azusa Rock Project Relevant Component
<b>Chapter 88.44 – Surface Mining and Reclamation</b>	
<i>88.44.010 – Purpose</i>	
A. The extraction of minerals is essential to the continued economic well-being of the state and to the needs of the society, and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety.	VMC understands the potential negative impacts that may come about from surface mining and, therefore, is proposing to revise its current reclamation plan to allow for the implementation of the micro-benching technique, which would create a more visually appealing landform to surrounding communities. Micro-benching along with the implementation of native vegetation would create natural looking contours that would blend with the surrounding natural slopes thus, becoming a significant improvement from traditional reclamation standards.
B. The reclamation of mined lands as provided in Chapter 88.44 of the Development Code will permit the continued mining of minerals and will provide for the protection and subsequent beneficial use of the mined and reclaimed land.	VMC accepts the responsibility of restoring the land to an acceptable level once mining operations are complete. Therefore, VMC is proposing a reclamation technique far superior in quality than traditional methods. The end product would be far more suitable for passive open space uses than traditional reclamation techniques.

City of Azusa Development Code Regulations	VMC- Azusa Rock Project Relevant Component
<u>88.44.040 – Permit and Reporting Requirements</u>	
<p>B. No person who has obtained a vested right to conduct a surface mining operation prior to January 1, 1975 shall be required to secure a Use Permit as long as the vested right continues, provided that no substantial change is made in that operation except in compliance with the provisions of this Chapter 88.44 of the Development Code. A person shall be deemed to have such vested rights if, prior to January 1, 1976, he has in good faith and in reliance upon a Use Permit, if such a permit was required, diligently commenced surface mining operations and incurred substantial liabilities for work and materials necessary for the operation.</p>	<p>The Azusa City Council granted a Conditional Use Permit (CUP) in November 1956 (Resolution No. 3546) allowing the excavation of rock, sand and gravel, and the on - site processing of these materials. City Resolution No. 8553, approved in December 1988, amended Resolution No. 3546 by authorizing the continuation of the mining and reclamation activities, which had been on - going for more than 80 years. Further, this resolution established a “sunset date” for the CUP, which was not to exceed twenty - five (25) years, unless duly extended. Due to the operation’s history of compliance with all conditions of approval and adherence to the permits, the permit termination date is automatically extended. On that basis, the 1988 permit will live through 2038.</p>
<p>C. A person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976 shall submit to the Director a reclamation plan for operations to be conducted after January 1, 1976, unless a reclamation plan was approved by the City prior to January 1, 1976, and the person submitting the plan has accepted responsibility for reclaiming the mined lands in compliance with that plan. The reclamation plan shall be approved within three months of the date the Director deems the plan complete.</p>	
<u>88.44.050 – Compliance with Surface Mining and Reclamation Act</u>	
<p>The City will ensure compliance with the California Surface Mining and Reclamation Act as follows.</p>	<p>The revised Reclamation Plan addresses all sections outlined in Public Resources Code Section 2770 et seq. as required by the California Surface Mining and Reclamation Act. Appendix 1 SMARA Conformance Demonstration Matrix demonstrates where each applicable section of SMARA is addressed in the revised Reclamation Plan.</p>
<p>B. Required reclamation plans shall consist of at least those items as outlined in Public Resources Code Section 2770 et seq.</p>	

City of Azusa Development Code Regulations	VMC- Azusa Rock Project Relevant Component
<p><u>88.44.060 – Performance Bond</u></p> <p>Upon a finding by the Commission that a supplemental guarantee for the reclamation of the mined land is necessary, and upon the determination by the Director of the cost of the reclamation of the mined land according to the reclamation plan, a surety bond, lien, or other security guarantee conditioned upon the faithful performance of the reclamation plan shall be filed with the Department. The surety shall be executed in favor of the City and shall be reviewed and revised, as necessary, bi-annually. The surety shall be maintained in an amount equal to the cost of completing the remaining reclamation of the site, as prescribed in the approved or amended reclamation plan, during the succeeding two-year period or other reasonable term.</p>	<p>The applicant will post a Financial Assurance Bond with the City updated on an annual basis, in accordance with the requirements of SMARA and CCR §3702, 3803, and 3804 for its reclamation of the Azusa Rock Quarry. This bond, along with additional financial assurance and reclamation provisions of the Development Agreement, covers reclamation of the subject site. The Financial Assurance Instrument shall be placed with the City and State no later than 90-days following final approval of the Azusa Rock Revised Conditional Use Permit &amp; Reclamation Plan. The financial assurance estimate shall be subject to annual recalculation, with adjustments to the assurance value to reflect said changes being a required result of the process.</p>

City of Bradbury General Plan Goals and Objectives	VMC- Azusa Rock Project Relevant Component
<p><b>Land Use</b>  <i>The objective of the Land Use Element is to maintain the existing character of the community and to preserve those environmental resources and amenities that make the City of Bradbury a desirable place to live.</i></p>	<p>The proposed revisions would not have any direct impacts to the residential characters of any of the surrounding communities. Secluding the mining operations to less visible areas would improve the aesthetic quality of the region.</p>
<p><b>Land Use Element Policy:</b> The residential character of the community and those environmental resources important to the City will be maintained.</p>	
<p><b>Open Space</b>  <i>The objective of the Open Space Element is to maintain the rural character of the community and to maximize the remaining open space resources.</i></p>	<p>As part of the revised mining and reclamation plan, 80 acres of unmined open space on the western portion of the site would be mined in exchange for 80 acres of unmined land on the eastern portion of the site. Even though these sites have been unmined they have been altered throughout the years as mining occurred in the area. Also, because the proposed mining is an exchange from a previously approved mining area, no net increase in mining area is proposed, therefore, no additional open space is being impacted.</p>
<p><b>Open Space Element Policy:</b> The preservation of the existing natural open space resources in the community will be emphasized, where appropriate, through the implementation of the General Plan.</p>	

City of Bradbury General Plan Goals and Objectives	VMC- Azusa Rock Project Relevant Component
<p><b>Conservation</b> <i>The objective of the Conservation Element is to preserve those resources that are important to the community and to cooperate in regional efforts to improve environmental quality throughout the region.</i></p>	<p>VMC's understands the sensitive nature of the potential impacts from the mining site on the surrounding communities and, because of this, is proposing to relocate mining operations within the site and revise its reclamation plan in order for the mining operations and site reclamation to be aesthetically pleasing and environmentally superior.</p>
<p><b>Conservation Element Policy:</b> Existing and future development will be sensitive to those natural resources found in the City and in maintaining those natural resources.</p>	

City of Duarte General Plan Goals and Objectives	VMC- Azusa Rock Project Relevant Component
<p><b>Land Use Goal 2:</b> <i>Develop compatible and harmonious land uses by providing a mix of uses consistent with projected future social, environmental and economic conditions.</i></p>	
<p><b>Policy 2.1.6</b> - Hillside development must be sensitive to the local views of the hills and to the natural environment.</p>	<p>The Visual Impact Assessment prepared for the proposed project has shown that the project has been found to increase visual rating scores for all receptors, except for the City of Duarte residential views where a small decrease in visual score for the localized view is offset by an increase in the regional visual score. Therefore, no significant visual impacts will result from the proposed project.</p>
<p><b>Policy 2.1.7</b> - Make every effort to ensure that industry and residences, where located in close proximity, will be compatible neighbors with non-industrial uses located nearby, and with neighboring cities as well.</p>	<p>VMC will continue implementing existing operating processes to minimize or eliminate any potential impacts to surrounding residential communities. Analyses have shown the proposed revised mining and reclamation plan will have no impacts on the surrounding communities.</p>
<p><b>Conservation Goal 5:</b> <i>To restrict future surface streets from cutting up areas of open space.</i></p>	<p>Relocating mining operations to the western portion of the site would establish the mining operations in closer proximity to the city of Duarte. Nonetheless, analysis has demonstrated that this closer proximity will not significantly increase noise impacts to the surrounding communities.</p>

City of Duarte General Plan Goals and Objectives	VMC- Azusa Rock Project Relevant Component
<p><b>Objective 5.1:</b> Promote the preservation of open space by discouraging development that is not sensitive to this resource.</p> <p><b>Policy 5.1.3:</b> Maintain open space areas around noise generators to buffer the noise impacts on noise sensitive uses including schools and residential areas.</p>	

City of Irwindale General Plan Goals and Objectives	VMC- Azusa Rock Project Relevant Component
<ul style="list-style-type: none"> <li>To protect residential areas.</li> </ul>	<p>The City of Irwindale's General Plan was adopted on June 28, 1973. The depth to which they cover the city's goals is almost inexistent. The four goals established encompass all elements of the General Plan and do provide objectives and policies to explain how they are planning on reaching such goals.</p>
<ul style="list-style-type: none"> <li>To promote an economic tax base.</li> </ul>	
<ul style="list-style-type: none"> <li>To improve the aesthetic appearance of the City.</li> </ul>	
<ul style="list-style-type: none"> <li>To provide a continued planning program for the future.</li> </ul>	

County of Los Angeles - SGRCMP Goals and Objectives	VMC- Azusa Rock Project Relevant Component
<p><b>Habitat Element</b></p> <p><b>Goal:</b> Preserve and enhance habitat systems through public education, connectivity and balance with other uses.</p>	<p>Biological analysis has determined that the western portion of the site, to which the proposal wishes to relocate mining activities, does not contain ecologically significant areas since the site has been previously mined and disturbed. The phasing of mining and reclamation on the west side would allow</p>
<p><b>Objective H1:</b> Protect existing high quality habitat and ecologically significant areas.</p> <p><b>Performance Criteria H1.4:</b> Protects habitats from incompatible land uses.</p>	
<p><b>Recreation Element</b></p> <p><b>Goal:</b> Encourage and enhance safe and diverse recreation systems, while providing for expansion, equitable and sufficient access, balance and multi-purpose uses.</p>	

<p><b>Objective R1:</b> Improve access to recreation for all communities.</p> <p><b>Performance Criteria R1.1:</b> Provides active and passive recreational opportunities.</p>	<p>Once fully reclaimed, the site will act as a passive open space use suitable for wildlife habitat.</p>
<p><b>Performance Criteria R1.2:</b> Serves to improve the aesthetic quality of the corridor, the viewshed, and adjacent communities.</p>	<p>The revisions being proposed will greatly improve the aesthetic quality of the site once mining is complete and reclamation has been implemented. The relocation of the mining operations will be less visible from surrounding communities and the improved reclamation technique will do a better job at creating natural looking contours and slopes.</p>
<p><b>Open Space</b></p> <p><b>Goal:</b> Enhance and protect open space systems through conservation, aesthetics, connectivity, stewardship, and multi-purpose uses.</p>	
<p><b>Objective O1:</b> Create, expand and improve public open space throughout the region.</p> <p><b>Performance Criteria O1.2:</b> Recycles brownfields with agency collaboration.</p>	<p>As mining operations are completed, VMC will reclaim the site in a manner suitable for passive open space and wildlife habitat. This will provide additional open space to the region.</p>
<p><b>Performance Criteria O1.4:</b> Includes restored native habitats within open space.</p>	<p>The reclamation of the mined site and proposed end use of passive open space would make the site suitable for wildlife habitat. VMC voluntarily restored a 1,440 foot portion of Fish Creek site has established wildlife habitat and has even facilitated the return of sensitive species.</p>

USDA – Land Management Plan - Angeles National Forest Goals and Objectives	VMC- Azusa Rock Project Relevant Component
<p><b>Managed Recreation in a Natural Setting</b></p> <p><b>Goal 3.1:</b> Provide for public use and natural resource protection.</p>	<p>Once mining operations are complete and the site has been reclaimed, the site will be suitable for passive open space and wildlife habitat. VMC will also reestablish the existing trail located on the western portion of the site to a quality and difficulty similar to the existing trail. VMC will work with the City of Duarte, which possesses easement rights to the trail, to reestablish the trail to a quality both parties can agree on.</p>
<p><b>Objective:</b> Improve public access to National Forest System land and water and provide opportunities for outdoor health-enhancing activities.</p>	

USDA – Land Management Plan - Angeles National Forest Goals and Objectives	VMC- Azusa Rock Project Relevant Component
<p><b>Energy and Minerals Production</b></p> <p><i>Goal 4.1a:</i> Administer minerals and energy resource development while protecting ecosystem health.</p>	<p>The approved 1988 Reclamation Plan and Mining Permit currently allows VMC to mine 190 acres of the 270 acre designated site. The proposed revised Conditional Use Permit and Reclamation Plan requests permission to transfer mining operations from 80 acres on the east side to the 80 acres on the west side of the established site. This would create zero additional acres of mining area plus it would not increase the potential impacts to the site since the operations would cease to continue on the east side and be transferred to the western side.</p>

**C. Potential Conflicts With Applicable Habitat Conservation Plan or Natural Community Conservation Plan:** The project site is not within the boundaries of a habitat conservation plan or a natural community conservation plan. Therefore, there would be *no impact*.

## 5. Mitigation Measures:

No significant land use impacts have been identified in this analysis. Therefore, no mitigation measures are required.

## 6. Conclusion:

An analysis of land use goals and policies for the City of Azusa and surrounding jurisdictions shows a common acknowledgment that surface mining has been a part of the area's identity for the past century and understand that is a significant economic base to the region. However, in order to prevent future blight, many surrounding communities are implementing goals and policies aimed at preserving open space for active and passive uses. They are also implementing policies aimed at working with mining companies and neighboring communities to reclaim mined sites to a state in which they are not a visual burden and have the potential to be of use for future needs.

Vulcan Materials Company – Western Division's project proposal is partially in compliance with the goals and policies set by the surrounding communities. The proposed reclamation plan would utilize improved benching techniques to give the mined hillsides an aesthetic appearance superior to that of traditional benching methods. Additionally, native vegetation would be used to further obscure any visual indifference between reclaimed areas and natural slopes. The use of the proposed reclamation plan would provide a site suitable for passive open space use that all surrounding communities can benefit as a

visual backdrop. In 2000, VMC decided to voluntarily return a portion of Fish Creek to its pre-mining alignment and with the help of numerous experts in the field, a 1,400 linear foot portion of Fish Creek was completed in 2005. This is an example of VMC's commitment to creating environments on former mining sites in line with community visions.

The proposed Revised Conditional Use Permit and Reclamation Plan, which would relocate mining operations from the eastern portion of the site to the western portion, may not be viewed universally through the region as a land use benefit. Visually, the relocation is a benefit to surrounding communities to the east and south because it would seclude future mining into a less visible area, but may be a visual detriment to communities located to the west of the site. The *Visual Impact Analysis for Azusa Rock Quarry* determined that the City of Duarte has the potential of experiencing visual impacts by the proposed project but such impacts would be short term since reclamation would occur concurrently as mining proceeds down the slope. The analysis determined that the potential visual impacts to the City of Duarte would not be significant. Also, mining on unmined, partially disturbed sites would disturb wildlife habitats in the area. The *Biological Resource Assessment* conducted for the site found that the west side mining and reclamation area is dominated by, both, actively and previously mined areas and undisturbed areas. It concluded that because the mining and reclamation will be phased over time, suitable habitat areas will continue to be available on site for wildlife during each mining and reclamation phase.

In the long term, the components of the proposed project that are compatible with each community's goals and policies far outweigh those that are in conflict. Relocating the mining operations to an area less visible to surrounding communities would provide a visual amenity highly sought after in an area that been well known for its unappealing mining sites. As with any mining operation, short term environmental impacts can be significant when mining a previously unmined area but with proper mitigation measures and the implementation of the revised reclamation plan the site can be restored to a state of natural beauty as proven with the restoration of Fish Creek.

## 7. References:

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