

“The Open Space zone is intended to protect its important natural resources by limiting building within the mountains, foothills, and river channels. The primary allowable land uses are: public recreation; limited residential development on legal lots of record with adequate access, buildable areas, and infrastructure; limited agricultural uses; and, where authorized by the General Plan lodging, resort, and conference center facilities and related activities. Certain areas within the OS zone may be subject to long-term preservation through land conservancy arrangements.

Surface mining operations may also be allowed where they were established prior to the effective date of this Development Code, recognizing the community’s strong interest in improving and accelerating reclamation and reducing the environmental impacts of existing vested mining, with consideration of trade-offs affecting vested mining operations and future operations adjacent and contiguous to vested operations. Future operations adjacent and contiguous to vested operations may be considered through a formal Development Agreement based on public participation and environmental review. For the purposes of this Development Code, vested mining rights shall mean that valid Use Permits have been issued by the City, or that mining is otherwise considered vested pursuant to other applicable laws.”

The mine site currently operates under an existing Use Permit within the open space land use designation. The Proposed Project includes a revision to the existing use permit and approval of a Development Agreement as described in detail in Chapter 3.0 of this EIR.

Development Code Chapter 88.70 (Glossary) contains definitions for the purposes of Chapter 88.44 (Surface Mining and Reclamation). These definitions state that ancillary activities, such as rock crushing and material handling, are recognized activities within the OS zone.

Goals, Objectives and Policies

Applicable Goals, Objectives and Policies of the Land Use Element (Chapter 3: The Built Environment) of the City of Azusa General Plan that apply to the Proposed Project are as follows:

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 pleasing reclamation of their sites.

| <u>City of Azusa General Plan Goal/Policy</u> | <u>Proposed Project Elements</u> |
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| <i>Land Use Compatibility</i> | |
| GOAL 10: <i>Ensure the compatibility among various types of land uses.</i> | |
| Policy 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. | Potentially significant noise impacts on surrounding areas have been mitigated and nighttime mining will be prohibited (see Section 4.9). The Proposed Project would relocate future mining operations from the East Side to the West Side. This will cause a change in viewsheds from several viewpoints (see Section 4.1 for a detailed analysis of visual impacts). The revised reclamation plan would concurrently reclaim fully mined sites using the micro-benching technique, which is intended to minimize visual impacts. |
| Policy 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. | The Azusa Rock Quarry has been an ongoing active mining operation for many decades. The Proposed Project includes the relocation of mining operations within the defined mining boundary; the operations do not use, store, produce, or transport toxins to or from the Project Site. |
| Chapter 5: The Natural Environment | |
| Open Space and Biological Resources Goals and Policies | |
| GOAL 7: <i>Cooperate and coordinate with the mining companies, other appropriate agencies, and the public to enhance wildlife habitat in abandoned and reclaimed mined sites.</i> | |
| Policy 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. | The Final reclaimed Project Site would be suitable for passive open space capable of supporting wildlife habitat. |
| City of Azusa Development Code Regulations | VMC- Azusa Rock Project Description |
| Chapter 88.44 – Surface Mining and Reclamation | |
| <u>88.44.010 – Purpose</u> | |
| 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. | The Proposed Project would relocate future mining operations from the East Side of the Project Site to the West Side. This will cause a change in viewsheds from several viewpoints (see Section 4.1 for a detailed analysis of visual impacts). The revised reclamation plan would concurrently reclaim fully mined sites using the micro-benching technique, which would provide a higher factor of safety for slope stability. |

| <u>City of Azusa Development Code Regulations</u> | <u>VMC- Azusa Rock Project Description</u> |
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| <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 to be updated on an annual basis, in accordance with the requirements of SMARA and CCR §3702, 3803, and 3804 for reclamation of the Project Site. This bond, along with additional financial assurance and reclamation provisions of the Development Agreement, assures reclamation of the Project 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 & 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> |

Table 4.8.3

Comparison of Proposed Project with City of Bradbury Goals and Policies

| City of Bradbury General Plan Goals and Objectives | VMC- Azusa Rock Project Description |
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| <p>Land Use <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>Land Use Element Policy: The residential character of the community and those environmental resources important to the City will be maintained.</p> | <p>The Proposed Project would not have any direct impacts to the residential character of any neighborhoods in the City of Bradbury.</p> |
| <p>Open Space <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>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.</p> | <p>In accordance with the existing Reclamation Plan, VMC is required to restore the land once mining operations are complete. The proposed reclamation technique would create natural looking contours intended to blend with the surrounding natural slopes. The proposed Reclamation Plan would therefore create a more suitable area for passive open space than traditional reclamation techniques provided in the existing Reclamation Plan.</p> |
| <p>Conservation <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>In 2000, VMC, with the assistance of multi-agencies, began planning efforts to reclaim a portion of Fish Creek to its pre-mining alignment. In 2002, a 1,400 linear foot portion of Fish Creek was</p> |