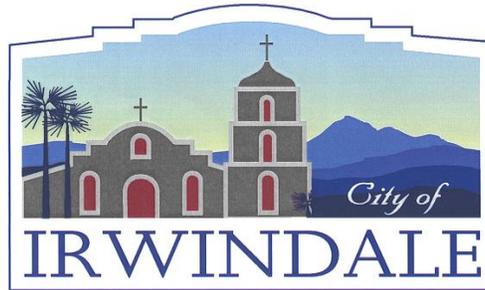


Appendix B
CEQA Scoping and
Noticing Materials



SCOPING SUMMARY REPORT

***Olive Pit Mine & Reclamation Project* Draft Environmental Impact Report**

State Clearinghouse #2014031051

The City of Irwindale
Planning Department
5050 North Irwindale Avenue
Irwindale, California 91706

June 2014

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SECTION 1.0 OVERVIEW OF CEQA SCOPING PROCESS

1.1 Introduction

This scoping summary report summarizes the California Environmental Quality Act (CEQA) Environmental Impact Report (EIR) scoping activities undertaken by the City of Irwindale (City) as part of the *Olive Pit Mine & Reclamation Project* (Proposed Project) environmental review process.

This report identifies the rationale for selecting a Project EIR to meet CEQA requirements; a summary of the Proposed Project; the structure of the scoping process; comments received; as well as, the preliminary Table of Contents for the EIR. The supporting project scoping materials are included in the Appendices to this report.

“Scoping” is the public participation process used to assist Lead Agencies in determining the potential environmental issues and alternatives to be analyzed in an EIR for a project.

The formal CEQA scoping process provides an opportunity for governmental agencies, organizations, and the public to provide comments on the potential environmental issues and suggestions for scope of an EIR. CEQA provides guidance when a Scoping Meeting may be required (Public Resources Code §21083.9).

State CEQA Guidelines §15083 *Early Public Consultation* (also referred to “project scoping”) authorizes the Lead Agency to consult directly with any person or organization it believes will be concerned with the environmental effects of the project. Early public consultation often provides resolution to potential issues of concern and can be an effective way to bring together interested persons and/or agencies to whom might not be in accord with the action on environmental grounds. Further, the scoping process helps agencies identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in an EIR. The scoping process also helps to eliminate, from detailed study, issues found not to be significant.

The City of Irwindale is considered the Lead Agency under CEQA for the *Olive Pit Mine & Reclamation EIR*; and therefore, is the Agency primarily responsible for carrying out and approving the Propose Project.

1.2 Summary of Scoping Activities

Notice of Preparation

When a Lead Agency determines that an EIR is required for a project, a Notice of Preparation (NOP) must be prepared. In compliance with State CEQA Guidelines §15082, a NOP was prepared by the City and submitted to the State Governor's Office of Planning and Research (State Clearinghouse or SCH).). The purpose of the NOP is to provide the responsible agencies with sufficient information describing the Proposed Project and the potential environmental effects to enable the responsible agencies to make a meaningful response.

The State Clearinghouse is responsible for circulation of the NOP to the appropriate State agencies. The State Clearinghouse distributed the NOP to the following entities: Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Air Resources Board; and the Regional Water Quality Control Board, Region 4.

In addition to the State Clearinghouse, the City circulated the NOP to various agencies, organizations, and interested parties on or around March 18, 2014. The NOP was received at the State Clearinghouse on March 18, 2014; and therefore, the CEQA-mandated 30-day public review period began on March 18, 2014, closing on April 16, 2014

The NOP was published in the San Gabriel Valley Tribune on March 17, 2014.

Refer to the Appendices of this report for a copy of the Notice of Preparation (NOP), NOP Distribution List, State Clearinghouse-stamped NOP, public notices in English / Spanish, San Gabriel Valley Tribune newspaper notice, scoping meeting presentation, sign-in sheet, and transcript (**Appendix A**). Comment letters received during the scoping process are included in **Appendix B**.

Scoping Meeting

The purpose of a Scoping Meeting is to provide information on the Proposed Project, provide information about the CEQA requirements for the scoping and EIR process, solicit input from individuals/agencies, and to assist in the determination of the scope of analyses and issues to be addressed in the EIR. The input received from the CEQA scoping process assists the City in identifying the range of actions, alternatives, issues and potential effects associated with the Proposed Project.

A Scoping Meeting was held on Monday, April 7, 2014 @ 6:00PM in the Irwindale Recreation Department Gymnasium located at 5050 North Irwindale Avenue, Irwindale, California 91706. Additionally, the Scoping Meeting was noticed at City Hall, and distributed to individuals and agencies on the NOP Distribution List. The notice was provided in both English and Spanish (included as **Appendix A**).

The Scoping Meeting began at approximately 6:00PM and ended at approximately 7:00PM. The Scoping Meeting presentation was followed by a question/comment period. Two members of the public signed the meeting sign-in sheet. One member of the public spoke at the meeting. The meeting sign-in sheet and meeting transcript are included as **Appendix A**.

Scoping Meeting Comment Forms were made available for those attendees interested in providing written comments on the scope of environmental issues to be addressed in the *Olive Pit Mine & Reclamation Project* EIR. Attendees were invited to submit their comments to the City by the close of the business on April 16, 2014, or to leave them with City staff following the Scoping Meeting, in order to ensure their concerns could be addressed in the EIR. No written comments were received that evening, nor during the comment period, from the attendees.

CEQA Document

Based on preliminary analysis of potential environmental affects that could reasonably be expected to occur with implementation of the *Olive Pit Mine Project* , the City of Irwindale has determined that the environmental document needed to satisfy the CEQA review requirements of the proposed project is a project-specific EIR (State CEQA Guidelines §§15060 and 15081).

Section 15161 of the State CEQA Guidelines states:

The most common type of EIR examines the environmental impacts of a specific development project. This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operation.

Note: Authority cited: Section 21083, Public Resources Code;

Reference: Sections 21061, 21100, and 21151, Public Resources Code.

The *Olive Pit Mine & Reclamation Project* EIR will be used for the following purposes:

- To inform and disclose to the general public, decision-makers, and elected officials the potential environmental impacts associated with the proposed project;
- To identify ways to avoid or minimize the potential environmental impacts of the proposed project;
- To evaluate alternatives to the proposed project; and,
- To provide the City of Irwindale Planning Commission and City Council with a technically-sound and legally-adequate environmental document to be used to support the decision-making process regarding the Licensing Agreement and other applications, permits, and agreements regarding proposed project.

SECTION 2.0 OVERVIEW OF THE PROJECT DESCRIPTION

2.1 Project Description

The *Olive Pit Mine & Reclamation Project* involves re-engaging mining activities at the existing inactive Olive Pit Mine, located in Irwindale, California. Under the Proposed Project, United Rock Products (“United Rock” or “Applicant”) will resume mining operations at the Olive Pit Mine. The Proposed Project is expected to yield a minimum of 30-million tons of recoverable aggregate reserves that meet the quality standards of applicable California governmental agencies. Average production is anticipated to be 1 million tons of aggregate per year. Mining will occur for a period of approximately 32 years with concurrent filling operations for reclamation commencing in the first of two phases. The Proposed Project involves the extraction of all economically recoverable mineral resources from the 190-acre Olive Pit Mine, and reclamation of the eastern 32 acres by filling to street level for future development. The remainder of the property will be reclaimed for the potential end land use of storm water retention, flood control facility, and/or open space and recreation.

The City will retain ownership of the Olive Pit Mine. The City and United Rock will enter into a License and Mining Agreement to complete the Proposed Project as described within the EIR.

Background

Mining began at the Olive Pit in 1925 by Conrock Inc. Operations continued until the mid-1970s, though available resources were not depleted at the Olive Pit mine. Subsequent to the adoption of the State’s Surface Mining and Reclamation Act in 1975

(SMARA), the remaining resources were designated as a Regionally Significant Construction Aggregate Source by the State Mining and Geology Board (SMGB) in 1984. In 2004, the Irwindale Community Redevelopment Agency purchased the Olive Pit, using its Low-Moderate Income Housing Fund, with the intent of mining and reclaiming the pit and redeveloping the site for future urban land uses. In 2012, redevelopment agencies in California were dissolved under Assembly Bill x1 26 (the Dissolution Act). After the Dissolution Act, the ownership of the Olive Pit mine was transferred to the Irwindale Housing Authority. Subsequently, the City of Irwindale purchased the site from the Irwindale Housing Authority, recognizing that the site is not currently suitable for housing development, the maintenance obligations are not within Irwindale Housing Authority's expertise and that the City has applicable skills and experience in addressing such obligations and evaluating opportunities to reclaim the Olive Pit and render it appropriate for future beneficial use, as required per SMARA, including but not limited to, the potential for housing uses thereon.

Location

The Olive Pit Mine site is located along the southern boundary of the City of Irwindale and borders the City of Baldwin Park to the north, and west. To the south of the Olive Pit is the City of Baldwin Park and West Covina. The Olive Pit is generally bounded by Olive Street to the north, Azusa Canyon Road to the east, Los Angeles Street to the south, and both Phelan Avenue and Park Avenue to the west. A number of light industrial land uses, such as Huy Fong Foods, Pepsi Bottling Group, Decore-active Specialties, and Ready Pac Foods are found to the east and south. Baldwin Park residential land uses are located adjacent north, west, and south. Refer to Figure 1: Regional View, Figure 2: Regional Surrounding Land Uses, Figure 3: Olive Pit Location, Figure 4: Olive Pit Interior View, and Figure 5: Olive Pit Street-Level View.

Figure 1: Regional View

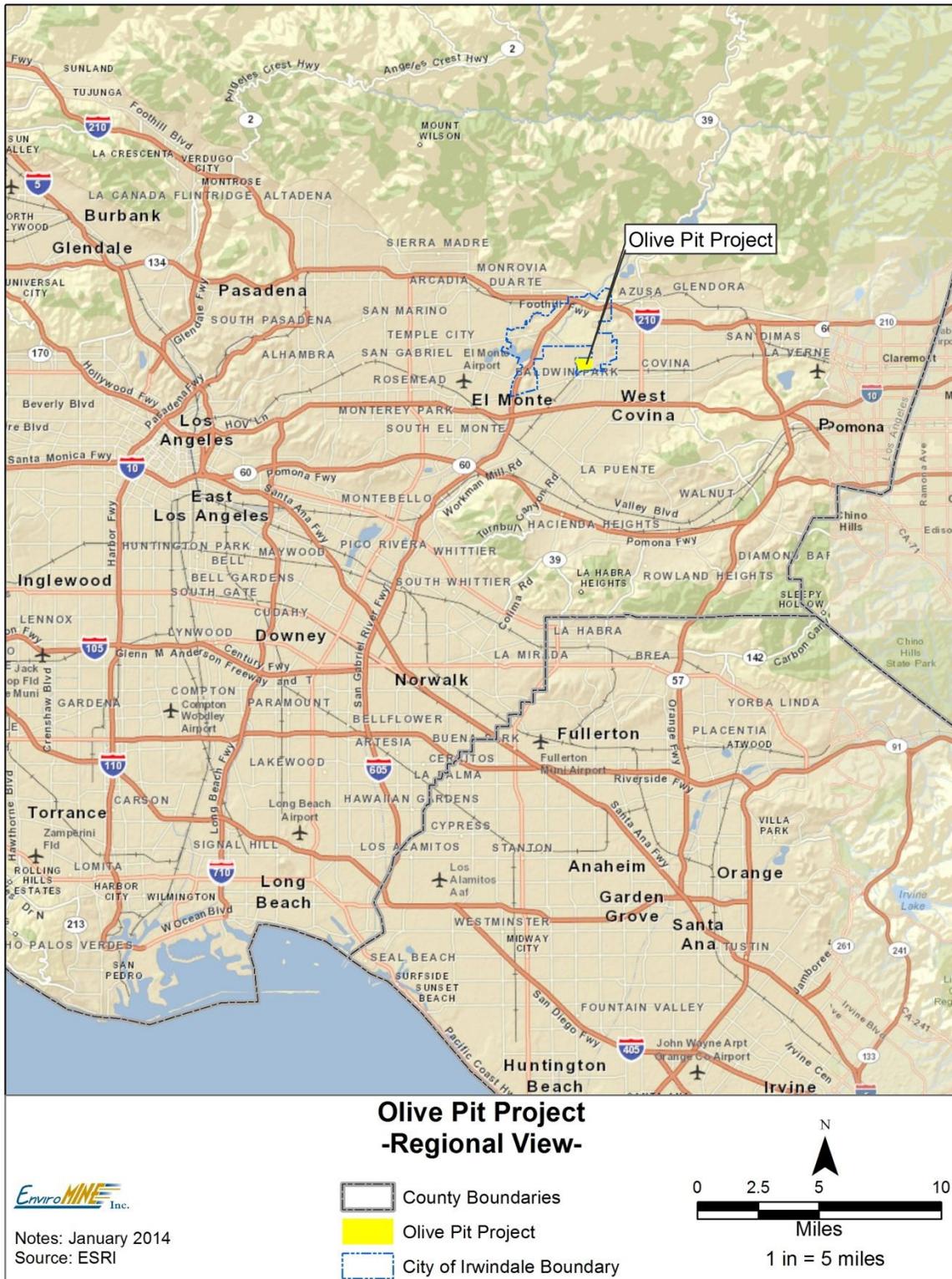


Figure 2: Regional Surrounding Land Uses

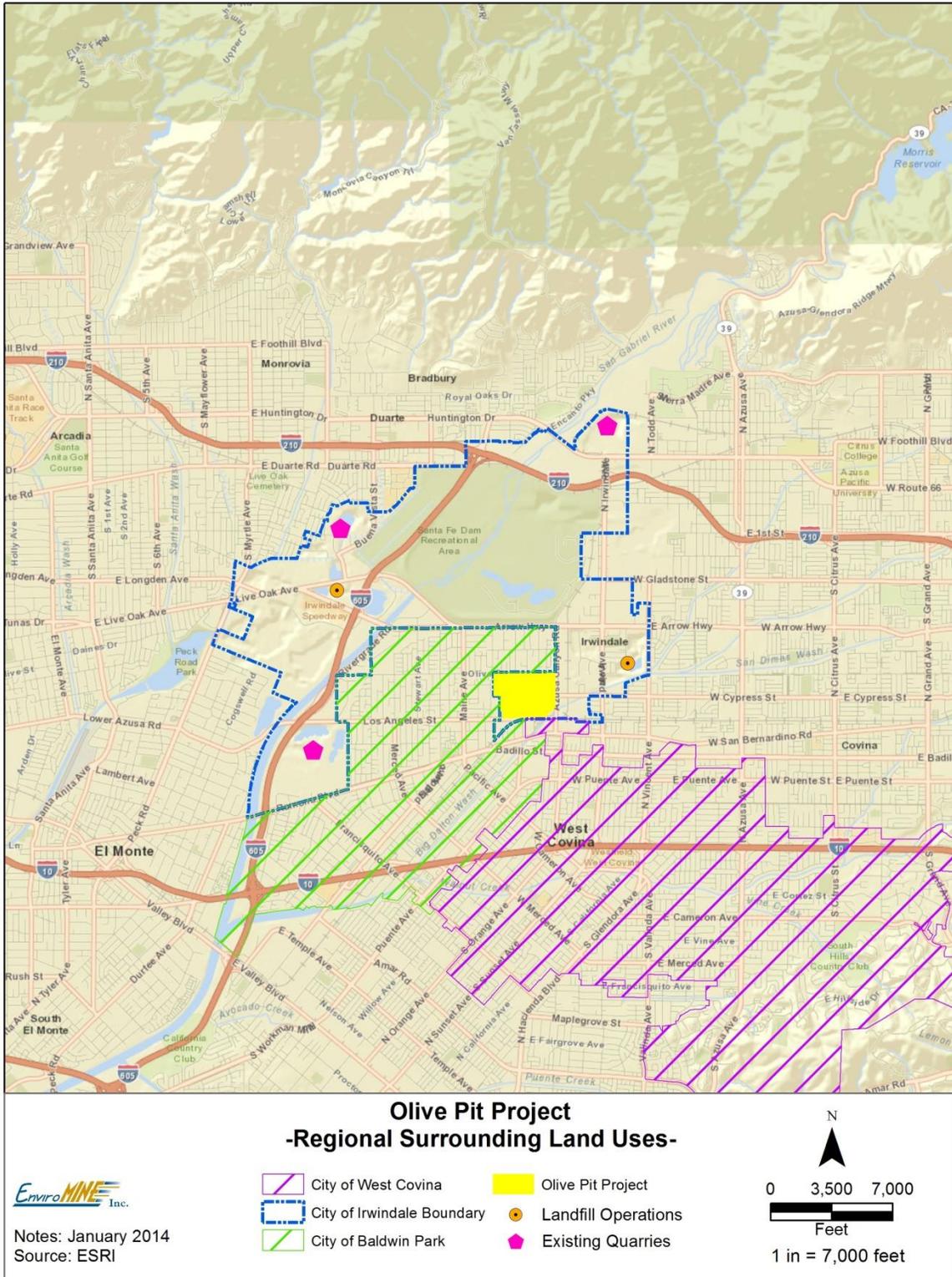


Figure 3: Olive Pit Location

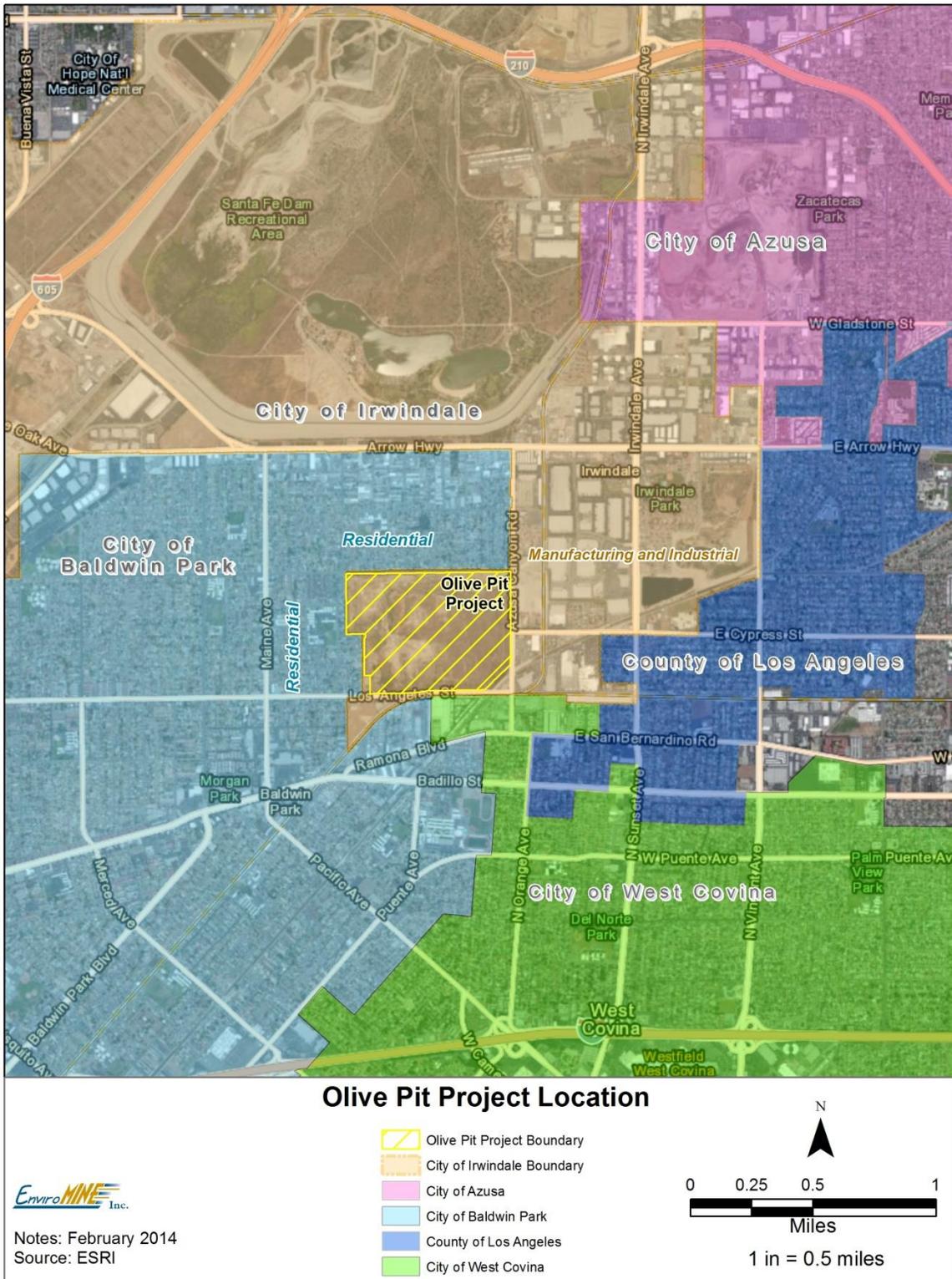


Figure 4: Existing View from the floor of the Olive Pit



Figure 5: Existing View Street-level into the Olive Pit looking SW



SECTION 3.0 SUMMARY OF SCOPING COMMENTS

3.1 Summary Of Key Issues Raised During Scoping Process

Ten written comment letters were received during the scoping process. These comments are summarized below, and the original comment letters are presented in **Appendix B**. One member of the public spoke at the Scoping Meeting (refer to Appendix A for the meeting transcript).

State Governor's Office of Planning and Research (March 18, 2014)

- State Clearinghouse Project Number 2014031051
- NOP sent to reviewing agencies

California Regional Water Quality Control Board, Los Angeles Region (April 4, 2014)

- The Regional Board is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within major portions of Los Angeles and Ventura Counties, including the Proposed Project site, which overlies an aquifer that is a major source of drinking water in the Main San Gabriel Basin.
- The Proposed Project site is underlined by coarse sand and gravel that are highly permeable to groundwater. The EIR should include an evaluation and necessary mitigation measures for the protection of groundwater resources at the site during and after the mining process.
- To protect the groundwater resource at the site, the Regional Board requires that all materials used in the backfilling must be clean inert and that all filling activities at the site be regulated under wasted discharge requirements (WDRs) adopted by the Regional Board.
- The Regional Board encourages the retention and reuse of stormwater. However, since the mining pit will be filled with exposed groundwater, using the site as a Stormwater retention basin may introduce contaminated stormwater directly into the aquifer without any natural filtration and attenuation of geologic strata. The EIR should therefore evaluate such a scenario and include necessary mitigation measures to ensure that no pollution of the aquifer is caused by such practices.

Main San Gabriel Basin Watermaster (April 7, 2014)

- In a June 22, 2007 letter, the Watermaster provided comments to the City regarding similar requests by the prior quarry owners to deepen pits and extend mining operations. Those Watermaster comments pertain to surface and groundwater quality protection, as follows:
 - Water quality monitoring program - Groundwater quality samples should be regularly collected up gradient and down gradient of mining operations and performed in accordance with Regional Water Quality Control Board waste discharge requirements;
 - Site security - There should be restricted access to the site. Adequate and regularly maintained fencing should be included, and regular patrols should be performed to inspect and remove any unauthorized or potentially hazardous materials;
 - An "Emergency Response Plan" should be provided to, and approved by, the City to protect people, property and water quality in the event of hazardous materials releases to the soil or exposed groundwater;
 - Financial assurances should be provided and maintained to guarantee completion of post-mining security and reclamation activities.

- Watermaster requests the City incorporate the provisions of Watermaster Resolution No. 3-88-57 specifying acceptable fill materials for inert waste landfills; specifically:
 - Inert Waste landfills and disposal sites shall be filled directly by the site operator pursuant to a prior written plan for such disposal or pursuant to a prior written contract between the site operator and the waste disposer, both assuring that such fill and wastes shall consist only of inert materials as currently defined by said subchapter 15 and the Los Angeles Regional Water Quality Control Board, and such definition shall exclude tires, wood and plaster board.
 - The proposed site shall be adequately secured against unauthorized entry.
 - Before commencing landfill operations, the proposed operator shall file an adequate surety to guarantee compliance with the Conditional Use Permit therefore and with the conditions of the Permit of the Regional Water Quality Control Board.
 - No materials shall be dumped directly into standing groundwater.
 - The landfill operator shall provide reasonable and adequate monitoring by appropriate test wells to protect the underlying and adjacent water quality.

- The City is encouraged to solicit comments from USEPA regarding any concerns it may have related to the proposed Olive Pit groundwater replenishment activity. In addition, the City and URP are requested to coordinate with the Los Angeles County Department of Public Works (LACDPW) regarding development of a potential recharge basin and potential diversion of flows from a storm channel.
- It should be noted the groundwater level in the vicinity of the Olive Pit can vary considerably as the result of storm water and imported water replenishment. The proposed landfill activity should be limited to only inert materials up to 10 feet above the historical high groundwater elevation at the Olive Pit site. URP also should consider establishing the top of the proposed pad at the easterly 52-acre site at least 10 feet above the historic high groundwater level in the vicinity of the Olive Pit.

County of Los Angeles Fire Department (April 7, 2014)

- The NOP has been reviewed by the Planning Division (no comments at this time); Land Development Unit; Forestry Division; and the Health Hazardous Materials Division. The department comments are summarized below:

Land Development Unit:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.
2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
3. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.
4. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
5. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.
6. Fire sprinkler systems are required in ALL residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

Water Requirements: Commercial and High Density Fire Flowfire Hydrant

7. The development may require fire flows up to 5,000 gallons per minute at 20 per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, its relationship to other structures, property lines, and types of construction used.
8. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.
 - e) A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use

Access Requirements: Commercial and High Density

9. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
10. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28 foot width does not allow for parking, and shall be designated as a "Fire Lane," and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.

Forestry Division - Other Environmental Concerns:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Draft Environmental Impact Report.

Health Hazardous Materials Division:

1. It is recommended that a Phase I to be prepared prior to the development of the property. If the Phase I indicates to use or storage of hazardous materials at certain portions of the 190 acre parcel. Those portions should be

assessed/mitigated under oversight of a governmental agency. Furthermore, the Department of Toxic Substances Control's guideline for sampling of backfill soil must be followed to eliminate use of contaminated fill at the site.

California Public Utilities Commission (April 9, 2014)

- The California Public Utilities Commission (Commission) has jurisdiction over the safety of highwayrail crossings (crossings) in California. The Azusa Canyon Road at-grade crossing (10: CPUC No. 101SG-19.90 and DOT No. 747283R) is located approximately 200 feet southeast of the site. Any development adjacent to or near the railroad right-of-way (ROW) should be planned with the safety of the rail corridor in mind. New developments will increase traffic volumes not only on streets and at intersections, but also at any adjacent at-grade rail crossing. Any traffic impact studies undertaken should address rail crossing safety analysis and associated proposed mitigation measures. In addition, any modification to an existing public rail crossing requires authorization from the Commission.

South Coast Air Quality Management District (April 9, 2014)

- The District requests a copy of the DEIR, including all technical air quality and greenhouse gas analysis modeling files.
- The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible.
- CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS.
- The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and

entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

- The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/ceaalhandbooklsignthres.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.agmd.gov/cegalbandbooklLSTILST.html>
- In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/cegalbandbooklmobiletoxic/mobiletoxic.html>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included. In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.
- **Mitigation Measures**
In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4(a)(I)(D), any impacts resulting from mitigation measures must also be

discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, are provided in the comment letter.

- Data Sources
SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.agmd.gov>).

County Sanitation Districts of Los Angeles County (April 15, 2014)

- We offer the following comments regarding sewerage service:
 - The proposed project may impact existing and/or proposed Districts' trunk sewers over which it will be constructed. Existing and proposed Districts' trunk sewers are located directly under and/or cross directly beneath the proposed project alignment. The Districts cannot issue a detailed response to or permit construction of the proposed project until project plans and specification that incorporate Districts' sewer lines are submitted. In order to prepare these plans, you will need to submit a map of the proposed project alignment, when available, to the attention of Mr. Jon Ganz of the Districts' Sewer Design Section at the address shown above. The Districts will then provide you with the plans for all Districts' facilities that will be impacted by the proposed project. Then, when revised plans that incorporate our sewers have been prepared, please submit copies of the same for our review and comment.

County of Los Angeles, Department of Public Works (April 15, 2014)

General Comments

1. Provide additional information/discussions in the EIR regarding the terms and length of the lease agreement as this might affect the future Flood Control District plans for that area. In addition, please identify how completion for the full reclamation of the site will be ensured at the end of each phase. Reclamation at the end of each phase is essential in order not to leave a large area of exposed groundwater that could lead to a greater risk of contamination. If United Rock mines 200-300 feet below the groundwater table in Phase II, how will they reclaim the pit bottom below the high water mark?
2. If other alternatives are being considered for the project site, they need to be included/discussed in the EIR. We recommend for the City to consider options such as selling the land for reclamation without mining activities as it might have

less environmental impact compared to the proposed project. In addition, one of the alternatives that is mentioned involves storm water being funneled to the site. This will be an issue if there is exposed groundwater. Previous discussions between the County and the City centered around using the site for storm water storage.

Hydrology and Water Quality

1. We recommend additional information regarding the following topics to be included in the Environmental Impact Report (EIR):
 - a. It is recommended that the project scope, including mining activities at or below mean sea level, be reviewed by the Watermaster of the Main San Gabriel Groundwater Basin.
 - b. The project as described in the NOP would result in exposed groundwater supply. Provide discussions about the lack of vadose zone in that area and include any measures that will be taken throughout the project to protect the quality of groundwater in the EIR.
 - c. Further discussions/clarifications need to be disclosed within the EIR to identify the purpose of the basin as either bmp for storm drain or actual recharge facility. If used as a recharge facility, it is recommended to identify the source of storm water and contact the Regional Water Quality Boards to protect the quality of the groundwater supply. Further discussion to show City of Irwindale's diversion rights to move storm-water into the basin might also be necessary.
 - d. Further discussion about the reclamation phases including the source for the fill material and slope stability, especially at the depths below the water mark, should be included in the EIR as a collapse or insufficient fill material might cause contamination to the exposed groundwater.
 - e. The NOP identifies the Biological Resources and Utilities and Service Systems as sections most likely to be dismissed from further consideration; however it is unclear how this conclusion could be made. Biological Section cannot be dismissed prior to completion of a site survey. In addition, at the completion of phase one, the Nap indicates that a 32 acre pad will be built to serve future development however there is no mention of any proposed facilities that would house future utilities for the development. The EIR should address impacts related to these issues in the Biological Resources and Utilities and Service Systems sections.

Transportation and Traffic

1. We agree with the NOP that project has the potential to significantly impact roadways and intersections in the area. We would like the opportunity to review

the EIR once it becomes available for any potential traffic impacts to County roadways and intersections.

Utilities and Service System

1. The County of Los Angeles Department of Public Works Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewer within the project area. Any impacts to the local sewer must be disclosed in the EIR. Please see Sewer Maintenance District (SMD) Map No. 2214, attached here for your reference, for the location of the sewer line within the project area.

California Department of Fish and Wildlife (April 15, 2015)

- The Department believes the proposed Project has the potential to affect biological resources. Accordingly, "Biological Resources" should be addressed in the DEIR.
- The NOP states that future commercial development and stormwater retention are planned for the site as part of the reclamation process. The Department suggests the City consider restoring the site back to native habitat for Wildlife use as part of the reclamation plan/process, at a ratio sufficient to ensure no net loss of the functions and values the Project site currently provides. Please Include a discussion in the DEIR of how the Project proposes to integrate a Revegetation Plan (Public Resources Code §3705) including Performance Standards for Revegetation.

Specific Comments

1. It is the Department's understanding that the Project will be subject to the Surface Mining and Reclamation Act Regulations (California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1) specifically:
 - §3503 section (a)(1): The removal of vegetation and overburden, if any, in advance of surface mining shall be kept to the minimum.
 - § 3503 section (c) Protection of Fish and Wildlife Habitat. All reasonable measures shall be taken to protect the habitat of fish and wildlife. Consequently, the DEIR should address avoidance and minimization of impacts from the Project to biological resources.

General Comments

1. The Department has responsibility for wetland and riparian habitats, including open water, lakes, perennial, Intermittent, and ephemeral drainages and flood control channels. It is the policy of the Department to strongly discourage

development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Mitigation measures to compensate for impacts to riparian corridors must be included in the Project and must compensate for the loss of function and value of a wildlife corridor.

- The proposed Project area supports aquatic, riparian, or wetland habitats; therefore a jurisdictional delineation of the Project site and any associated riparian habitats should be included in the DEIR.
 - To minimize additional requirements by the Department pursuant to section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the Lake and Streambed Alteration Agreement (LSA).
2. If the Project, Project construction, or any Project related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, the Department recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§.2080.1, 2081, subs. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit.
 3. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plant, fish, and wildlife, we recommend the following information be included in the DEIR:
 - a. A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
 - b. A range of feasible alternatives to ensure that alternatives to the proposed project are fully-considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources, specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

Biological Resources within the Projects Area of Potential Effect

The DEIR should characterize the on-site or surrounding land. The Departments requests a complete assessment and inventory of all flora and fauna, and provides protocol.

Analysis of Potential Impacts on Biological Resources

The Department requests a thorough discussion of direct, indirect and cumulative expects expected to adversely impact biological resources with mitigation measures. Specific details are listed in the comment letter

Mitigation for Project-related Biological Impacts

The Department recommends several topical areas needing mitigation including: sensitive plants, animals and habitats, preservation and/or restoration plans, and, nesting birds, and provides protocol to do so.

Native American Heritage Commission (April 23, 2014)

- To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Environmental Quality Act (CEQA) §15064.5(f).
 - If there is federal jurisdiction of this project due to funding or regulatory provisions; then the following may apply: the National Environmental Policy Act (NEPA 42 U.S.C 4321-43351) and Section 106 of the National Historic Preservation Act (16 U.S.C 470 e/ seq.) and 36 CFR Part 800.14(b) require consultation with culturally affiliated Native American tribes to determine if the proposed project may have an adverse impact on cultural resources.
 - We suggest that this (additional archaeological activity) be coordinated with the NAHC, if possible.
 - A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter.

- California Government Code Section 65040.12(e) defines "environmental justice" to provide "fair treatment of People ... with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies."
- Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation and monitoring plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.
- Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

3.2 Scope of EIR

In determining the scope and content of the EIR, the City took into consideration written comments received during the scoping period, as well as, assessment of project materials, site reconnaissance, and background research. The City determined that based on the scope and nature of the Proposed Project and existing site conditions, the following resource topics will be evaluated at a project-level in the EIR (State CEQA Guidelines §15161):

- ✓ Aesthetics
- ✓ Air Quality / Greenhouse Gas Emissions / Health Risk Assessment
- ✓ Biological Resources
- ✓ Geology and Soils
- ✓ Hazards and Hazardous Materials
- ✓ Land Use and Planning
- ✓ Noise
- ✓ Traffic Generation and Circulation
- ✓ Water Quality and Hydrology

Pursuant to State CEQA Guidelines §15128, the following resources topics were determined to not be found significant during the scoping period; and as a result, the EIR will contain only a brief statement indicating the reason(s). As such, the City determined that the topics: Agriculture and Forestry Resources, Cultural Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems will not be evaluated at a project-level in the EIR.

3.3 Preliminary EIR Table of Contents

A preliminary outline for the EIR is provided below and includes resource chapters designed to address a broad range of environmental topics for the proposed project. The following Table of Contents may be subject to change.

EXECUTIVE SUMMARY

- ES-1 Introduction
- ES-2 Description Of The Proposed Project
- ES-3 Alternatives To The Proposed Project
- ES-4 Areas Of Controversy
- ES-5 Issues To Be Resolved
- ES-6 Summary Of Potential Environmental Impacts

CHAPTER 1.0 INTRODUCTION

- 1.1 Purpose of the EIR
- 1.3 Type of EIR
- 1.4 CEQA EIR Process
- 1.5 Organization of the EIR
- 1.6 Incorporation by Reference

CHAPTER 2.0 PROJECT DESCRIPTION

- 2.1 Project Location
- 2.2 Project Characteristics
- 2.3 Project Components
- 2.4 Project Design Features
- 2.5 Project Objectives
- 2.6 Agency Approvals and Permits

CHAPTER 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

- Chapter 3.1 Effects Found Not to be Significant
- Chapter 3.2 Aesthetics
- Chapter 3.3 Air Quality / Greenhouse Gas Emissions / Health Risk Assessment

Chapter 3.4 Biological Resources
Chapter 3.5 Geology and Soils
Chapter 3.6 Hazards and Hazardous Materials
Chapter 3.7 Hydrology & Water Quality
Chapter 3.8 Land Use and Planning
Chapter 3.9 Noise
Chapter 3.10 Traffic Generation and Circulation

CHAPTER 4.0 MANDATORY CEQA CONSIDERATIONS

4.1 Significant and Unavoidable Environmental Effects
4.2 Significant Irreversible Environmental Changes
4.3 Growth Inducing Impacts
4.4 Energy Conservation
4.5 Conclusions

CHAPTER 5.0 ALTERNATIVES TO THE PROPOSED PROJECT

5.1 "X" Alternative
5.2 "X" Alternative
5.3 "No Project" Alternative
5.4 "Environmentally Superior" Alternative
5.5 Alternatives Considered by Rejected from Further Analysis

CHAPTER 6.0 LIST OF PREPARES

CHAPTER 7.0 REFERENCES

CHAPTER 8.0 DRAFT EIR COMMENTS AND RESPONSES (Final EIR)

CHAPTER 9.0 MITIGATION MONITORING & REPORTING PROGRAM (Final EIR)

CHAPTER 10.0 TECHNICAL APPENDICES

SCOPING SUMMARY REPORT

Appendices

Olive Pit Mining & Reclamation Operations And Long Term Reuse Project

Draft Environmental Impact Report

State Clearinghouse #2014031051

The City of Irwindale
Planning Department
5050 North Irwindale Avenue
Irwindale, California 91706

May 1, 2014



OPR Home > CEQAnet Home > CEQAnet Query > Search Results > Document Description

Olive Pit Mining and Reclamation Operations and Long Term Reuse Project

SCH Number: 2014031051

Document Type: NOP - Notice of Preparation

Project Lead Agency: Irwindale, City of

Project Description

The City of Irwindale owns and maintains an inactive mining site referred to as the "Olive Pit" (proposed project site). The City's long term goal for the property is to use a portion of the site for development and the remainder for long-term use as a storm water retention area. The City intends to enter into a License and Mining Agreement with United Rock Products to extract all economically recoverable mineral resources from the Olive Pit, and reclamation of the eastern 32 acres by filing to street level for future development. The remainder of the property will be reclaimed for storm water retention.

Contact Information

Primary Contact:

Paula Kelly
City of Irwindale
(626) 430-2200
5050 N. Irwindale Avenue
Irwindale, CA 91706

Project Location

County: Los Angeles
City: Irwindale
Region:
Cross Streets: SW corner of Azusa Canyon and Olive Street
Latitude/Longitude: 34° 05' 42.6" / 117° 56' 49.0" [Map](#)
Parcel No: 8415-001-906
Township: 1
Range: 10
Section: 8
Base:
Other Location Info:

Proximity To

Highways: I-605, I-210, I-10
Airports: No
Railways: Southern Pacific
Waterways: San Gabriel River
Schools: Pleasant and Holland
Land Use: Inactive mining pit/Agriculture zoning/Quarry Overlay-Residential/Commercial

Development Type

Mining (Concrete Aggregate), Other (Reclamation)

Local Action

Site Plan, Use Permit, Other Action (CUP)

Project Issues

Aesthetic/Visual, Air Quality, Drainage/Absorption, Geologic/Seismic, Noise, Soil Erosion/Compaction/Grading, Toxic/Hazardous, Traffic/Circulation, Water Quality, Water Supply, Landuse, Cumulative Effects

Reviewing Agencies (Agencies in **Bold Type** submitted comment letters to the State Clearinghouse)

Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Air Resources Board; Regional Water Quality Control Board, Region 4

Date Received: 3/18/2014 **Start of Review:** 3/18/2014 **End of Review:** 4/16/2014

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ORIGINAL FILED
MAR 28 2014
LOS ANGELES COUNTY CLERK

NOTICE OF PREPARATION

DATE: March 17, 2014

TO: State Clearinghouse
Governor's Office of Planning and Research
Post Office Box 3044
1400 Tenth Street
Sacramento, California 92512-3044
-AND-
Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The City of Irwindale is the Lead Agency under the California Environmental Quality Act (CEQA), and will prepare an Environmental Impact Report (EIR) for the project described below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project title, location, description, and potential environmental effects are contained in the attached materials. Because the City has determined that an EIR is required, an Initial Study will not be prepared. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than the close of the 30 day comment period.

PROJECT TITLE:

Olive Pit Mining & Reclamation Operations and Long Term Reuse Project

PROJECT APPLICANT:

City of Irwindale (property owner) and United Rock Products (operator)

PROJECT LOCATION:

The Proposed Project *Olive Pit Mining and Reclamation Operations and Long Term Reuse* (site) is an approximate 189.74 (190) acre parcel. The inactive mining site is bounded by Olive Street to the north, Azusa Canyon Road to the east, Los Angeles Street to the south, North Park Avenue and Phelan Avenue to the west. Specifically, the Olive Pit is located along the southern

boundary of the City of Irwindale and borders the City of Baldwin Park to the north, and west. To the south of the Olive Pit is the City of Baldwin Park and West Covina. The City of Baldwin Park is primarily residential in nature. A number of light industrial land uses, such as the Pepsi Bottling Group, Decore-active Specialties, and Ready Pac Foods are found to the east. The site is identified as Assessor's Parcel Number 8415-001-906 (see **Figure 1 Regional Map**).

PROJECT DESCRIPTION

The City of Irwindale owns and maintains an inactive mining site referred to as the "Olive Pit" (Proposed Project site) (refer to **Figure 2 Olive Pit Project Location**). The City's long term goal for the property is to use a portion of the site for development and the remainder for long-term use as a storm water retention area. The City intends to enter into a License and Mining Agreement with United Rock Products (URP or United Rock) to extract all economically recoverable mineral resources from the Olive Pit, and reclaim the eastern 32 acres by filling to street level for future development. The remainder of the property will be reclaimed for storm water retention.

LAND USE AND ZONING

The City's General Plan land use designation for the Olive Pit is Quarry Overlay Residential Commercial. The Quarry Overlay applies to areas in the City where current or future resource extraction will take place. The underlying Residential Commercial designation indicates the land use type, or combination of land use types that would be implemented on site after quarrying has been completed. Currently, the Olive Pit is zoned as A-I (Agricultural). The Residential land use designation generally corresponds to the A-I zoning, where quarry activities are not listed as a permitted use. The A-I zone is not consistent with the General Plan designation of the site; therefore, this project proposes a Zone Change to Q (Quarry Zone) to comply with the existing General Plan Quarry Overlay designation.

OPERATIONAL ACTIVITIES

Mining of the existing Olive Pit is expected to yield a minimum of thirty-million tons of recoverable aggregate reserves that meet the quality standards of applicable California governmental agencies. Initially, material will be extracted through dry mining; thereafter, the use of a dredge or other method for extracting material below the water table will be used. At present, the majority of the pit bottom is found at or below the high water table elevation (± 285 feet AMSL). The water table is known to rise and lower dependent upon season and precipitation cycles. All mining activities will be in compliance with the City's *Guidelines for Stability Analyses of Open-Pit Mine Slopes* (2003) and *Drainage and Erosion Control for Open-Pit Mines* (2003).

As materials are extracted, it will be transported from the pit to the loading area by off the road haul trucks or conveyor, and subsequently placed in overhead hoppers. On road haul trucks will

be loaded at the hoppers through an automated process. The trucks will then proceed from the site to URP's processing plant located at 1245 E Arrow Highway in Irwindale. The first phase will include mining the eastern portion of the site, followed by reclamation of this area to create an approximate 32 acre pad suitable for development. Reclamation will involve filling the extraction void with inert fill materials. The second phase will include mining the remainder of the site utilizing both dry and underwater mining processes. The total anticipated production of the extraction operations is estimated to be 32 million tons (~21.3 million cubic yards). Average production is anticipated to be 1 million tons of aggregate per year.

Phase I Extraction

Phase I will encompass the eastern 52 acres of the site. Mining will begin at the toe (bottom) of the existing pit area. The maximum depth of excavation during Phase I is anticipated to reach 175 feet AMSL, or 80-100 feet below the current surface level. Phase I will yield approximately 4 million tons of material.

Material excavated in the pit will be transported up the access road to the loading area by conveyor or off-road haul trucks and subsequently placed in overhead hoppers. Over-the-road haul trucks will be loaded at the hoppers through an automated process. Once loaded, over-the-road haul trucks will proceed approximately 3 miles to URP's existing processing plant located at 1245 E Arrow Highway in Irwindale (Refer to **Figure 3 Accessing Route to Processing Area**). Trucks will reach this location by exiting the site at Los Angeles Street, turning north onto Azusa Canyon Road, then proceeding west on Arrow Highway to the URP processing plant. Hours of operation for the extraction of resources will occur between 6 a.m. and 6 p.m.

Phase I Reclamation

Phase I reclamation will begin at the conclusion of the first mining phase. Reclamation of Phase I will include filling the area according to the City's *Guidelines for Above-Water and Underwater Backfilling of Open-Pit Mines*. Prior to commencing fill operations, removal of disturbed and uncertified fill will occur and placement of compacted fill will be completed. In addition, all fills within 40 feet of the final elevation would be compacted to a minimum of 93 percent. Backfilling of Phase I will result in an approximate 32-acre pad with a 2:1 slope along the western margin, and will require more than 8 million cubic yards of fill. All final fill slopes will be revegetated. Backfill material will originate from the URP processing location where it is collected from various sources throughout the greater urban area, including construction demolition materials from construction projects associated with URP. URP trucks will exit the Olive Pit with a load of mined material and return loaded with material to fill the pit.

Phase II Extraction

Phase II mining will occur simultaneously with Phase I reclamation. Phase II consists of the remaining 137 acres of the site and is proposed to be mined to 0 feet AMSL. A 4.7-acre pad will

be developed at the base of the pit within the southwest corner of the site and will require approximately 207,600 cubic yards of fill. All fill will originate on-site. The pad will serve as a collection point for aggregates mined in Phase II. During Phase II, all resources that occur above the water table will be mined first using a front end loader or excavator. When the water table is encountered, a dredge or other method adapted for underwater mining (e.g., dragline or long reach excavator) will be used to extract materials. Phase II mining will yield about 28 million tons.

Phase II Reclamation

Phase II reclamation will commence at the conclusion of Phase II mining or when the mineable aggregate resources have been exhausted at the site. The Phase II reclamation plan consists of utilizing the site for flood control, storm water retention and/ or ground water recharge basin. Minimally, reclamation to any of the suggested end uses would involve stabilization of the mined slopes and ensuring public safety through fencing and access restrictions.

PROBABLE ENVIRONMENTAL EFFECTS:

Based upon preliminary environmental assessment, the Lead Agency determined that an EIR is clearly required for the project and therefore elected to skip further initial review of the project and begin work directly on the EIR process pursuant to CEQA Guidelines Section 15060(d). The EIR will address all of the following issues:

The EIR will address issues related to aesthetics, air quality, agricultural and forest resources, biology, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and circulation, public utilities and service systems, and greenhouse gas and global climate change. In addition, the EIR will include a discussion of the cumulative impacts of the project when considered together with other closely related future projects.

The following topic areas are expected to involve potential significant effects that may result from the Project: :

- **Aesthetics** – The physical character and overall aesthetic appearance of the Pit and operational facilities of the site during operations, reclamation and post-reclamation phases will be modified.
- **Air Quality and Greenhouse Gas Analysis** – Extension of the duration of mining operations along with the subsequent reclamation and development of the Olive Pit could generate emissions or dust that may have a significant effect on local and /or regional air quality. Assessment of contribution to GHG is also required by CEQA.
- **Geology and Soils** – The continued excavation of materials could affect surrounding land uses including residences in relation to slope stability issues related to mineral extraction.

- Hazards and Hazardous Materials – Slope stability during mine operations will need to be managed to prevent slope failures that could affect adjacent properties. Backfill materials used in reclamation will also need to be screened to exclude the use of hazardous materials or any materials that could degrade water quality.
- Health Risk Assessment – Two schools, one elementary and one high school, are located on Bogart Avenue within about one-half mile of the Olive Pit in the neighboring City of Baldwin Park, and residential neighborhoods border the Pit on the west and north sides. The City has requested that the EIR include a HRA to assess potential effects of air emissions from on-site excavation equipment and truck traffic that will transport material to the United Rock Products processing plant.
- Hydrology and Drainage – Deeper excavation from below the water table exposes groundwaters of the San Gabriel Groundwater Basin, a listed Superfund site.
- Land Use – Post-reclamation land development of the former quarries has the potential to result in adverse impacts to surrounding communities or conflict with existing land use plans. Population and housing will be analyzed under this section.
- Noise – Current mining, future reclamation and post-reclamation land development could generate increased noise levels adversely affecting surrounding sensitive receptors.
- Traffic and Circulation – Continued mining, reclamation, and landfilling operations have the potential to prolong and increase impacts on roadway segments and intersections and affect the structural integrity of roadways and pavement conditions.

PUBLIC SCOPING PERIOD:

Scoping has been helpful to agencies in identifying the range of actions, alternatives, mitigation measures and significant effects to be analyzed in depth in an EIR, as well as, eliminating from detailed study issues found not be significant.

The City will accept written comments regarding the scoping of the EIR between March 17, 2014 and April 15, 2014. A scoping meeting will be held for the Proposed Project. The date is yet to be determined. (State CEQA Guidelines §§15082-15083).

RESPONSES AND COMMENTS:

Comments regarding the scope and content of the EIR are welcomed. Please send written comments to:

Ms. Paula Kelly, Senior Planner
City of Irwindale
5050 North Irwindale Avenue
Irwindale, California 91706

Your comments may also be sent via fax to (626) 962-2018 or by email to:
paulakelly@ci.irwindale.ca.us

Date: 03-25-14

Signature: Paula Kelly

Title: Senior Planner

Telephone: 626-430-2209

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

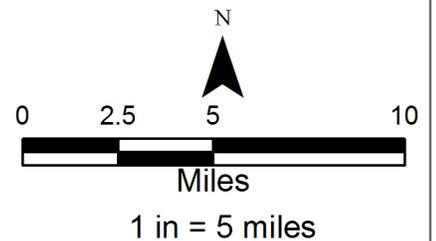


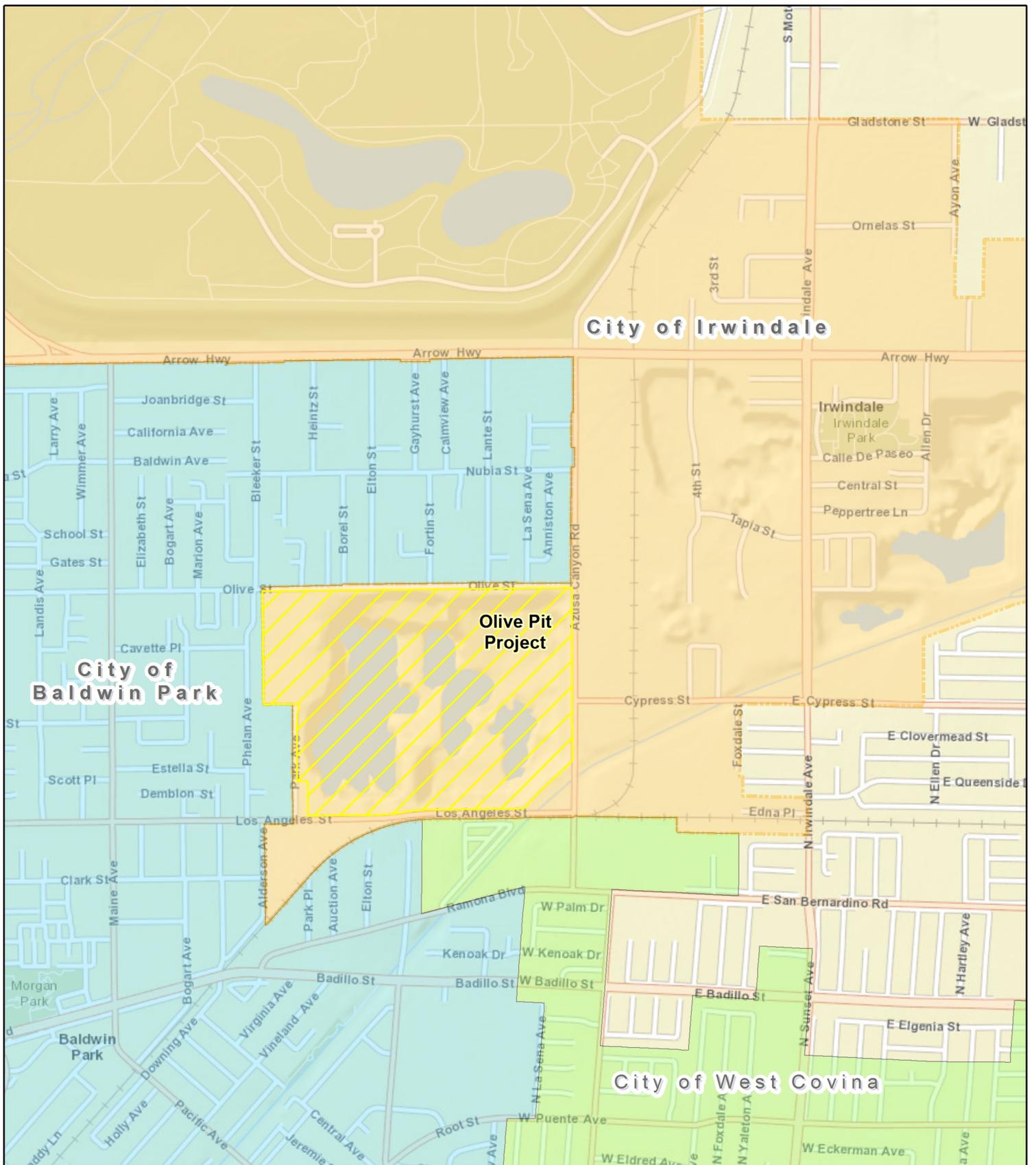
Olive Pit Project -Regional View-



Notes: January 2014
Source: ESRI

-  County Boundaries
-  Olive Pit Project
-  City of Irwindale Boundary



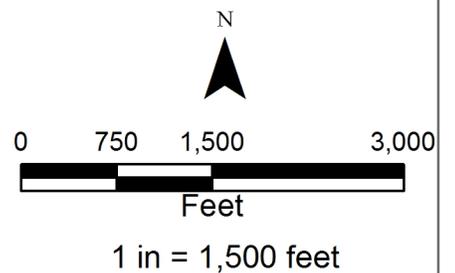


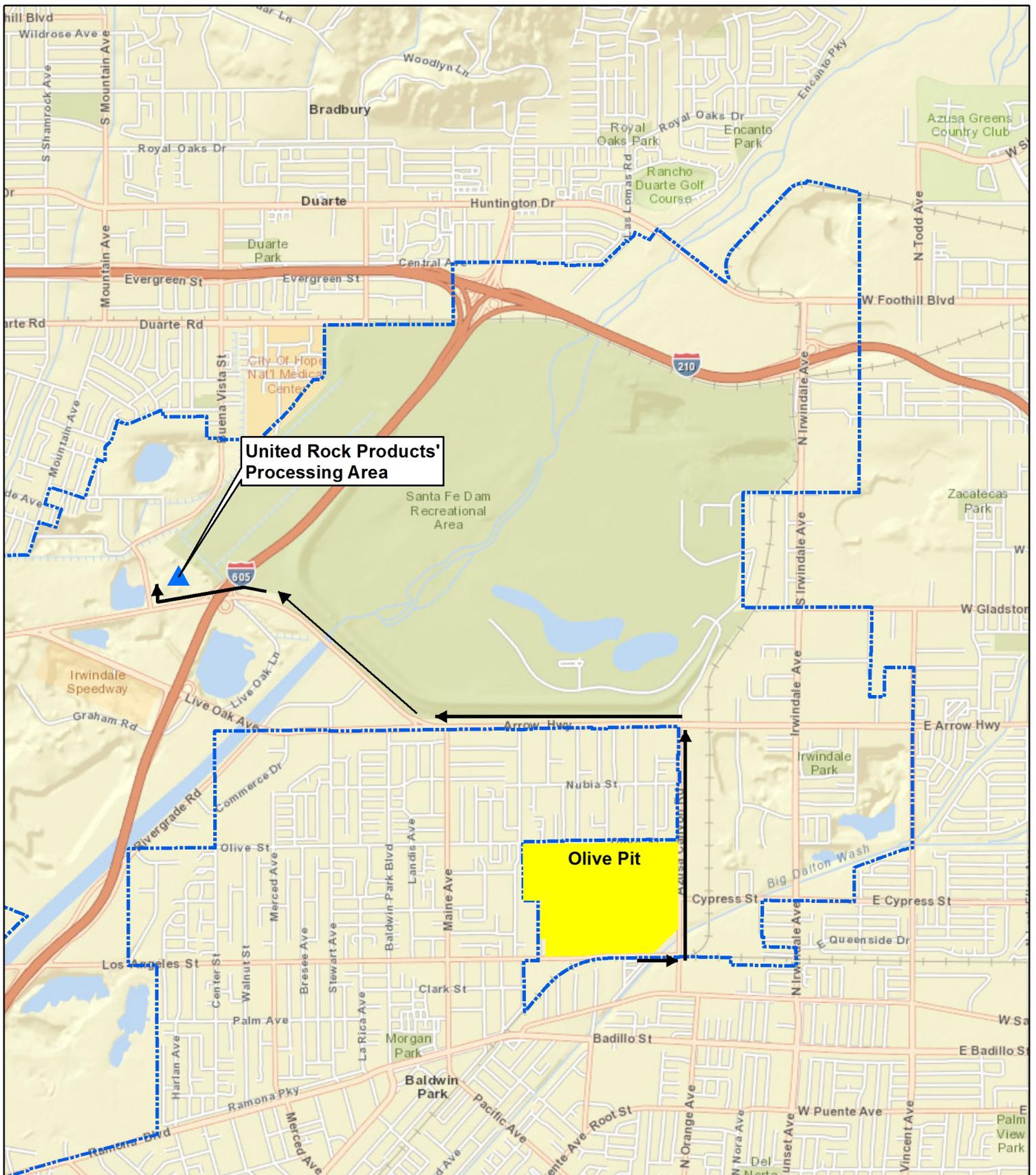
Olive Pit Project Location



Notes: January 2014
Source: ESRI

-  Olive Pit Project Boundary
-  City of Irwindale Boundary
-  City of Baldwin Park
-  City of Wsst Covina



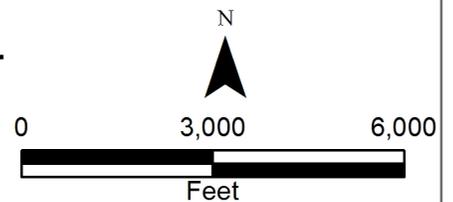


**Olive Pit Project
-Access Route to Processing Area-**



Notes: January 2014
Source: ESRI

-  City of Irwindale Boundary
-  Olive Pit Project



1 in = 3,000 feet

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5823 Rickenbacker Road
Commerce, CA 90040-3027

San Gabriel Basin Water Quality
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Arcadia, CA 91007

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Baldwin Park CA 91706

Craig Hensley, Director
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City of Duarte
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Duarte, CA 91010

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Los Angeles Region
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Monterey Park, CA 91754-2156

SCAG
Intergovernmental Review Section
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Los Angeles, CA 90017-3435

California Dept. of Public Health
P.O. Box 997377, MS 0500
Sacramento, CA 95899-7377

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Chief Engineer and General Manager
County Sanitation Districts of L.A.
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Whittier, CA 90607-4998

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Registrar Recorder/County Clerk
Business Filing & Registration
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Norwalk, CA 90650

Carol Thomas Williams
Executive Officer
Main San Gabriel Basin Watermaster
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County of Los Angeles
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San Gabriel Valley Tribune

Affiliated with SGV Newspaper Group
1210 N. Azusa Canyon Road
West Covina, CA 91790
626-962-8811 ext. 40895
courtney.reyes@sgvn.com

CITY OF IRWINDALE
C/O FINANCE DEPT. MEGAN ZEPEDA
5050 N IRWINDALE AVE
IRWINDALE CA 91706

Account Number: 5007739

Ad Order Number: 0010494635

Customer's Reference NOP_Olive_Pit_Newspaper(0312 14)Final
/ PO Number: / NOP_Olive_Pit_Newspaper(0312 14)

Publication: San Gabriel Valley Tribune

Publication Dates: 3/17/2014

Total Amount: \$597.88

Payment Amount: \$0.00

Amount Due: \$597.88

San Gabriel Valley Tribune

Affiliated with SGV Newspaper Group
1210 N. Azusa Canyon Road
West Covina, CA 91790
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courtney.reyes@sgvn.com

(Space below for use of County Clerk Only)

5007739

CITY OF IRWINDALE
C/O FINANCE DEPT. MEGAN ZEPEDA
5050 N IRWINDALE AVE
IRWINDALE CA 91706

Legal No. 0010494635

NOTICE OF PREPARATION

DATE: March 17, 2014
TO: Agencies, Organizations, and Interested Parties
SUBJECT: Notice of Preparation of a Draft Environmental Impact Report
The City of Irwindale is the Lead Agency under the California Environmental Quality Act (CEQA), and will prepare an Environmental Impact Report (EIR) for the project described below. The purpose of the NOP is to provide the City, responsible agencies and interested persons with sufficient information describing the proposed project and its potential environmental effects to enable them to make a meaningful response as to the scope and content of the information to be included in the EIR.

FILE NO. NOP_Olive_Pit_Newspaper(0312

14)
PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of SAN GABRIEL VALLEY TRIBUNE, a newspaper of general circulation which has been adjudicated as a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of September 10, 1957, Case Number 684891. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

3/17/2014

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at West Covina, LA Co. California
On this 17th day of March, 2014.



Signature

This NOP requests comments from the public and public agencies on the scope of the EIR. Responses to the NOP will help the City determine the scope of their and ensure an appropriate level of environmental review. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than April 15, 2014.

PROJECT TITLE:
Olive Pit Mining & Reclamation Operations and Long Term Reuse Project

PROJECT APPLICANT:
City of Irwindale (property owner) and United Rock Products (operator)

PROJECT LOCATION:
The Proposed Project Olive Pit Mining and Reclamation Operations and Long Term Reuse (site) is an approximate 189.74 (190) acre parcel. The inactive mining site is bounded by Olive Street to the north, Azusa Canyon Road to the east, Los Angeles Street to the south, North Park Avenue and Phelan Avenue to the west. Specifically, the Olive Pit is located along the southern boundary of the City of Irwindale and borders the City of Baldwin Park to the north, and west. To the south of the Olive Pit is the City of Baldwin Park and West Covina. The City of Baldwin Park is primarily residential in nature. A number of light industrial land uses, such as the Pepsi Bottling Group, Deconactive Specialties, and Ready Pac Foods are found to the east. The site is identified as Assessor's Parcel Number 6415-001-905 and is located at 4457 Azusa Canyon Road.

PROJECT DESCRIPTION:
The City of Irwindale owns and maintains an inactive mining site referred to as the 'Olive Pit' (Proposed Project site). The City's long term goal for the property is to use a portion of the site for development and the remainder for long-term use as a storm water retention area. The City intends to enter into a License and Mining Agreement with United Rock Products (URP or United Rock) to extract all economically recoverable mineral resources from the Olive Pit, and reclaim the eastern 32 acres by filling to street level for future development. The remainder of the property will be reclaimed for storm water retention.

The City will accept written comments regarding the scoping of the EIR between March 17, 2014 and April 15, 2014. A scoping meeting will be held for the Proposed Project. The date is yet to be determined. (State CEQA Guidelines (516002-15003)).

ISSUES TO BE ADDRESSED IN THE EIR: The EIR is being prepared to assess and disclose to decision makers and the public potential environmental impacts that may arise in connection with implementation of the proposed project. The Lead Agency has determined that an EIR is clearly required for the project and has therefore elected to skip further initial review of the project and begin work directly on the EIR process pursuant to CEQA Guidelines Section 15060(d). The EIR will address issues related to aesthetics, air quality, agricultural and forest resources, biology, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and circulation, public utilities and service systems, and greenhouse gas and global climate change. In addition, the EIR will include a discussion of the cumulative impacts of the project when considered together with other closely related future projects.

RESPONSES AND COMMENTS:
Comments regarding the scope and content of the EIR are welcomed. Please send written comments to:

Ms. Paula Kelly, Senior Planner
City of Irwindale
5850 North Irwindale Avenue
Irwindale, California 91706
626.430.2209

Your comments may also be sent via fax to (626) 962-
2018 or by email to:
paulakelly@ci.irwindale.ca.us

Published: March 17, 2016
San Gabriel Valley Tribune

Ad#096635



The City of Irwindale invites you to a Public Scoping Meeting for proposed resumption of mining and subsequent reclamation of the Olive Pit, located at 4407 Azusa Canyon Road

Monday, April 7, 2014
6:00 pm
Irwindale Recreation Department Gymnasium
16053 Calle de Paseo
Irwindale, CA 91706

The City of Irwindale will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed mining and reclamation project. Through this Public Information Meeting, the City will present to the general public detailed information on the proposed project and the process for the review and analysis of potential environmental issues. The project description, location and site maps are available for review at the City of Irwindale Community Development Department.

If you have any questions, please call Paula Kelly, Senior Planner at 626-430-2209. You may also contact her via fax at 626-962-2018 or via e-mail at paulakelly@ci.irwindale.ca.us.

La Ciudad de Irwindale le invita a una Reunión Publica Informativa sobre el propuesto de la reanudación de la minería y la posterior recuperación del Olive Pit, situado en 4407 Azusa Canyon Road.

el lunes, 7 de abril del 2014
6:00 de la noche
Gimnasio del Departamento de Recreación de Irwindale
16053 Calle de Paseo
Irwindale, CA 91706

La Ciudad de Irwindale será la Agencia Principal y preparará un Informe de Impactos Ambientales ("EIR" por sus siglas en inglés) para el proyecto propuesto de la reanudación de la minería y la posterior recuperación. Por medio de esta Reunión Publica Informativa, la Ciudad presentará información detallada sobre el proyecto propuesto y el proceso para la revisión y análisis de impactos ambientales a los miembros del público. La descripción, ubicación, y mapas del sitio están disponibles para ser examinados en el Departamento de Planificación de Irwindale.

Si tiene cualesquier preguntas, favor de llamar a Paula Kelly, Planificadora Principal al 626-430-2209. También puede comunicarse con ella por fax al 626-962-2018 o por correo electrónico: paulakelly@ci.irwindale.ca.us

Public Scoping Meeting

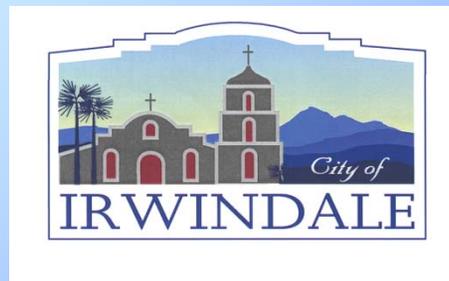
City of Irwindale

Olive Pit Mining & Reclamation Operations and Long-Term Reuse Project

State Clearinghouse # 2014031051

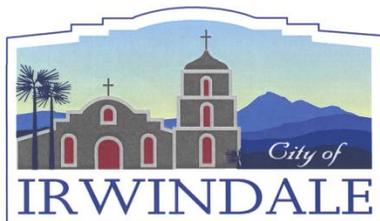
Irwindale Recreation Center

Monday, April 7, 2014 at 6:00PM



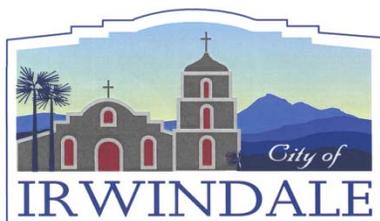
Purpose Of This Meeting

- Information about the *Olive Pit Mining & Reclamation Project*
- Discuss project description
- Information about the CEQA process
- Discuss CEQA requirements
- Solicit input from our community and agencies



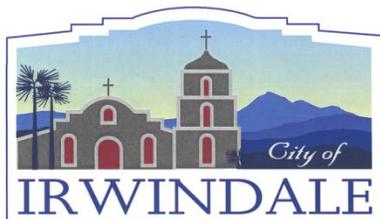
Public Scoping Meeting Agenda

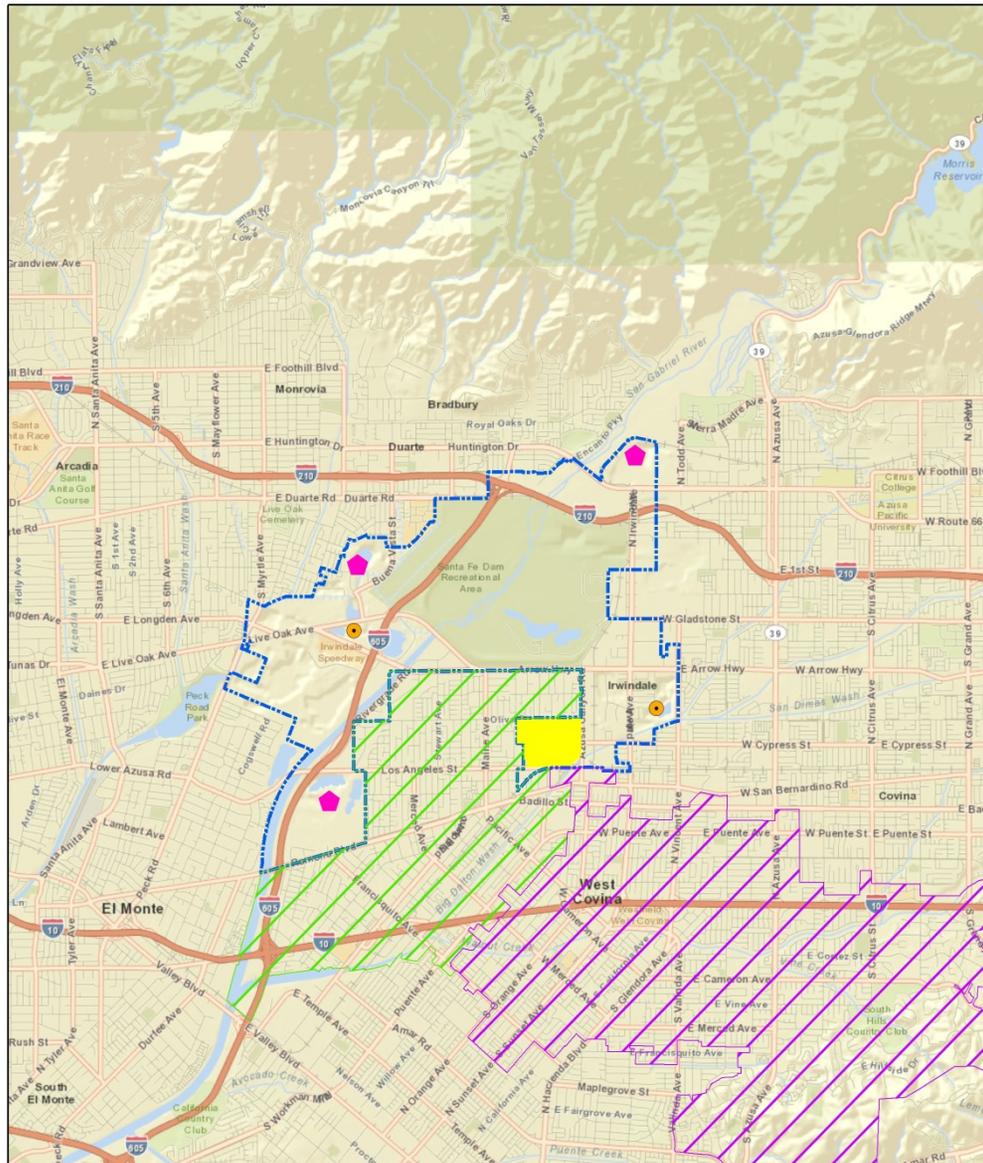
- Welcome and Introductions
- Project Description
- Purpose of the meeting and Scoping process
- California Environmental Quality Act (CEQA)
Process Overview
- Public Comments – please complete Comment Card



Project Description

- The City of Irwindale owns and maintains an inactive mining site referred to as the “Olive Pit” (Project site)
- The site is ~189.74 acre parcel (190 acres)
- The inactive mining site is bounded by Olive Street to the north, Azusa Canyon Road to the east, Los Angeles Street to the south, North Park Avenue and Phelan Avenue to the west.



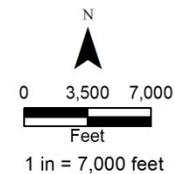


**Olive Pit Project
-Regional Surrounding Land Uses-**

EnviroMINE Inc.

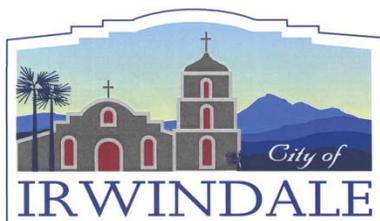
Notes: January 2014
Source: ESRI

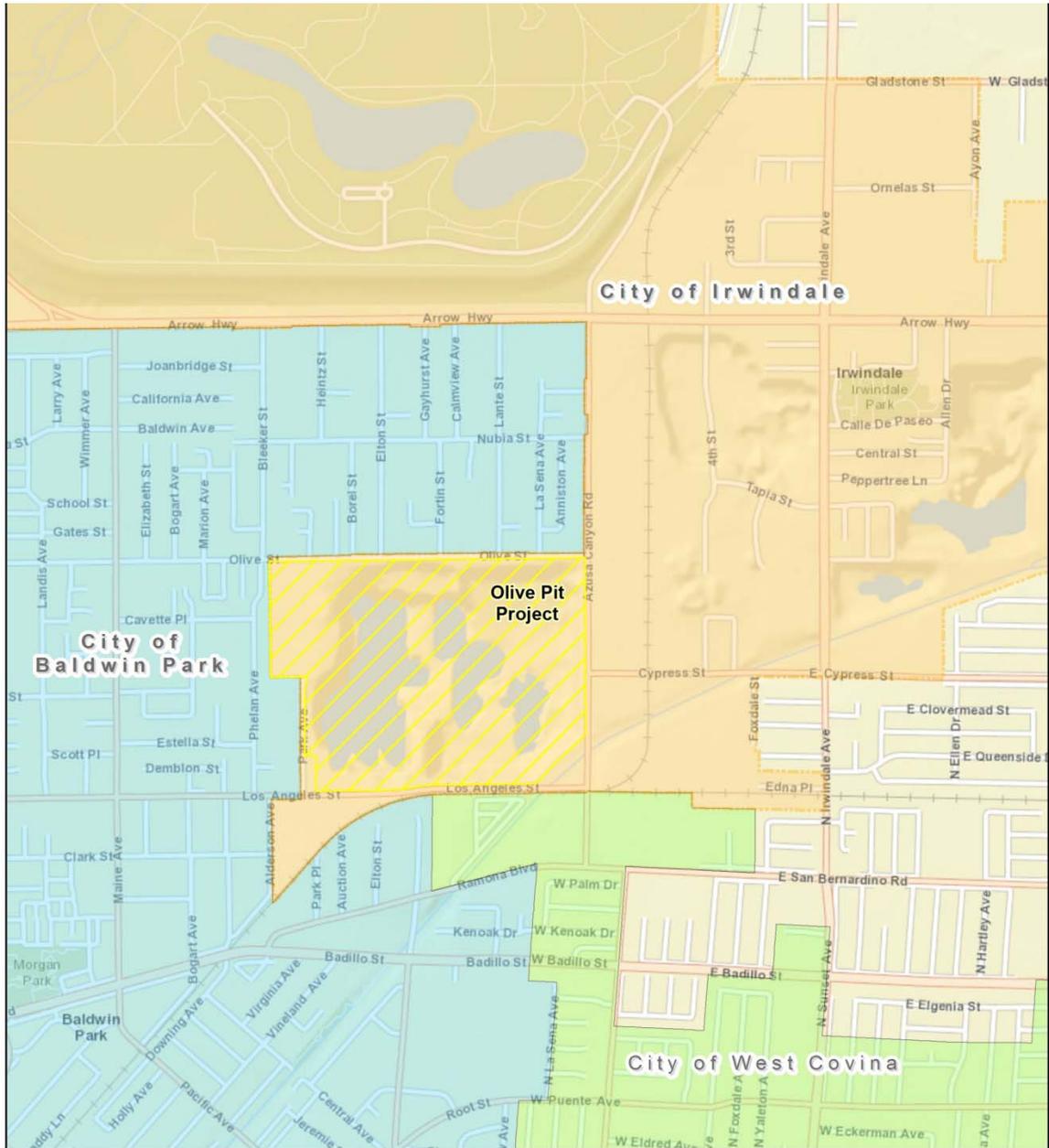
-  City of West Covina
-  City of Irwindale Boundary
-  City of Baldwin Park
-  Olive Pit Project
-  Landfill Operations
-  Existing Quarries



Project Description

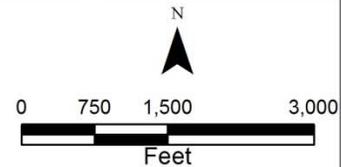
- The existing Olive Pit is located along the southern boundary of the City of Irwindale and borders the City of Baldwin Park to the north, and west.
- To the south of the Olive Pit is the City of Baldwin Park and West Covina. A number of light industrial land uses, such as the Pepsi Bottling Group, Décor-Ative Specialties, Huy Fong Foods and Ready Pac Foods are found to the east.





Olive Pit Project Location

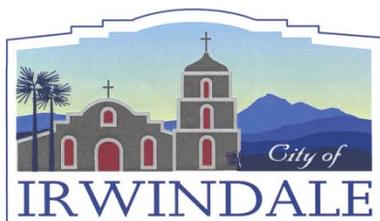
-  Olive Pit Project Boundary
-  City of Irwindale Boundary
-  City of Baldwin Park



Notes: January 2014

Project Description

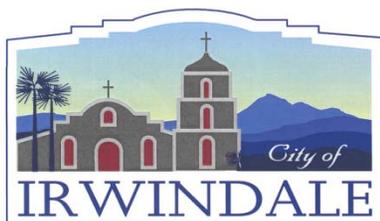
- *The project includes:*
 - A License and Mining Agreement with United Rock to extract of all economically recoverable mineral resources from the Olive Pit, and reclaim the eastern 32 acres by filling to street level for future development.
 - Zone change from Agriculture to Quarry.



Project Description

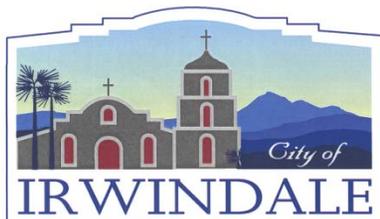
The project includes:

- The Proposed Project is consistent with the City's General Plan Quarry Overlay land use designation.
- The proposal is also consistent with State law classifying the mine site as a "*regionally significant Mineral Resource Zone-2 (MRZ-2, proven high quality aggregate resources)*".



Project Description

- Extraction of mined materials will occur in 2 phases.
- Reclamation of the site for future use will also occur in 2 phases.
- Mined material will initially be extracted through dry mining; thereafter, the use of a dredge or other method for extracting material below the water table will be used.



Project Description

Mining Phases

Extracted materials will be transported from the pit to the processing plant located at 1245 E Arrow Highway in Irwindale.

Phase I includes mining the eastern portion of the site, followed by reclamation of this area to create an approximate 32 acre pad suitable for development.

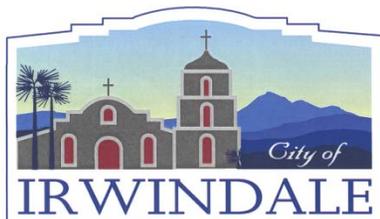


Project Description

Mining Phases

Extracted materials will be transported from the pit to the processing plant located at 1245 E Arrow Highway in Irwindale.

Phase 2 includes mining the remainder of the site. The total anticipated production of the extraction operations is estimated to be 32 million tons. Average production is anticipated to be 1 million tons of aggregate per year.



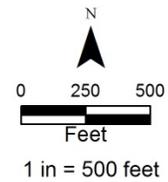


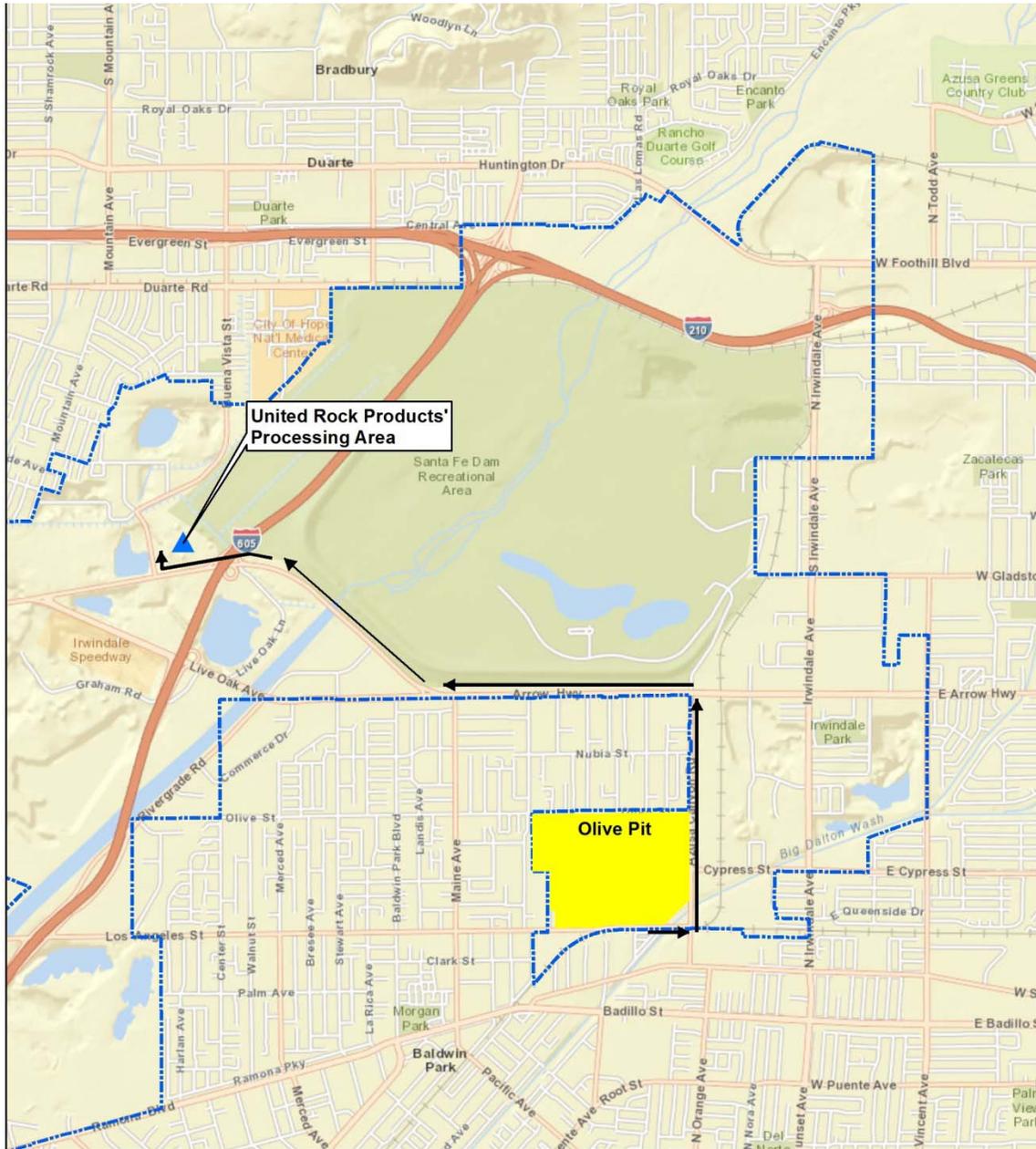
Olive Pit Project -Existing Conditions-



Notes: January 2014
Source: ESRI

-  Olive Pit Project Boundary
-  Existing Access Roads
-  Existing Topography



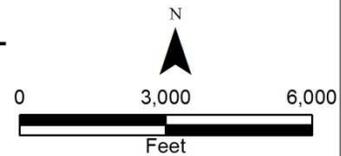


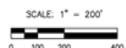
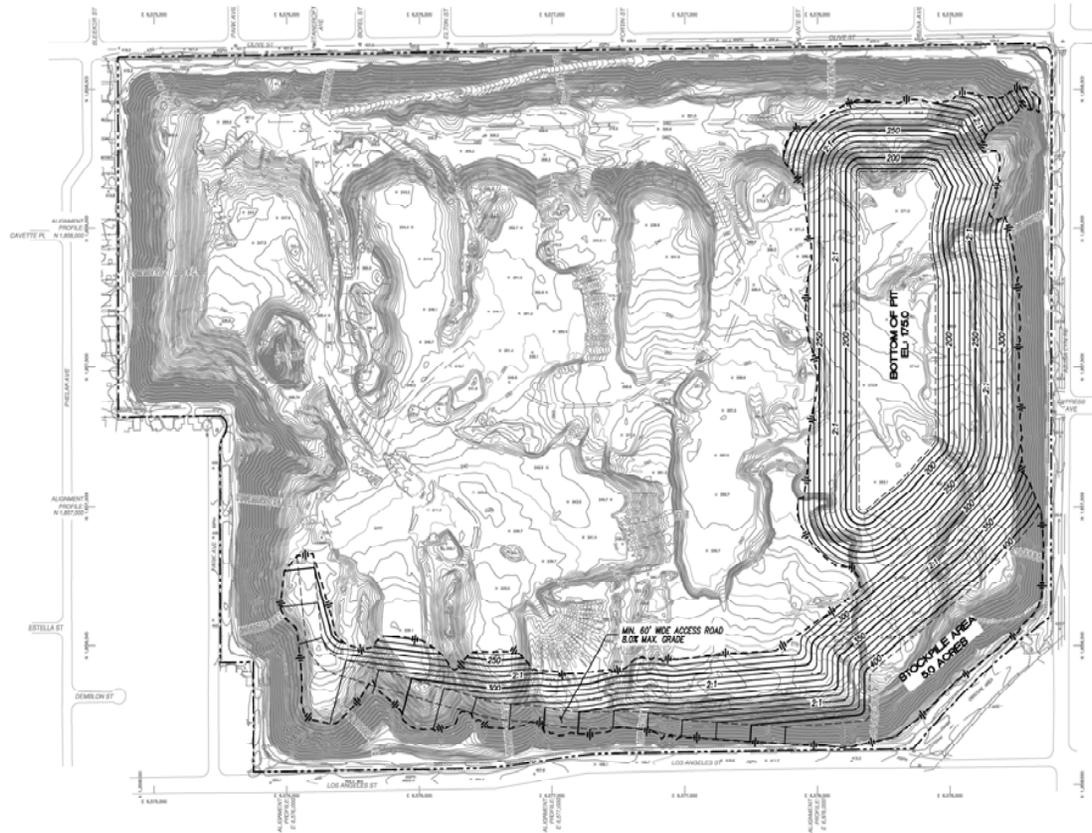
**Olive Pit Project
-Access Route to Processing Area-**



Notes: January 2014

City of Irwindale Boundary
Olive Pit Project





REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED

REFERENCES	



Chang Consultants
 Civil Engineering-Hydrology-Hydraulics-Sedimentation
 P.O. Box 9496 T: 858.882.0769
 Rancho Santa Fe, CA 92067 F: 858.832.1402
 DESIGN BY: W.W.C.
 DRAWN BY: W.W.C.
 CHECKED BY: W.W.C.
 DRAWING FILE:

CITY OF IRVINDALE
 APPROVED BY:
 PUBLIC WORKS DIRECTOR / CITY ENGINEER
 DATE:

IRVINDALE COMMUNITY REDEVELOPMENT AGENCY
**OLIVE PIT
 PHASE 1 - MINING**
 IRVINDALE, CALIFORNIA

DWG. NO.
 SHEET 2 OF 5

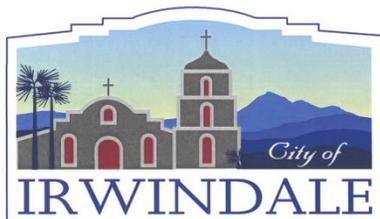


January 23, 2014

Project Description

Reclamation Phases

Phase I will begin at the conclusion of the first mining phase.. Backfilling of Phase I will result in an approximate 32-acre pad with a 2:1 slope along the western margin. All final fill slopes will be revegetated.





REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVAL

REFERENCES	



Chang Consultants
 Civil Engineering-Hydrology-Hydraulics-Sedimentation
 P.O. Box 9496 T: 858.692.0780
 Rancho Santa Fe, CA 92067 F: 858.832.1432
 DESIGN BY: W.W.C.
 DRAWN BY: W.W.C.
 CHECKED BY: W.W.C.
 DRAWING FILE:

CITY OF IRWINDALE
 APPROVED BY:
 PUBLIC WORKS DIRECTOR / CITY ENGINEER
 DATE:

IRWINDALE COMMUNITY REDEVELOPMENT AGENCY
 OLIVE PIT
 PHASE 1 - RECLAMATION
 IRWINDALE, CALIFORNIA

DWG. NO.
 SHEET 3 OF 5



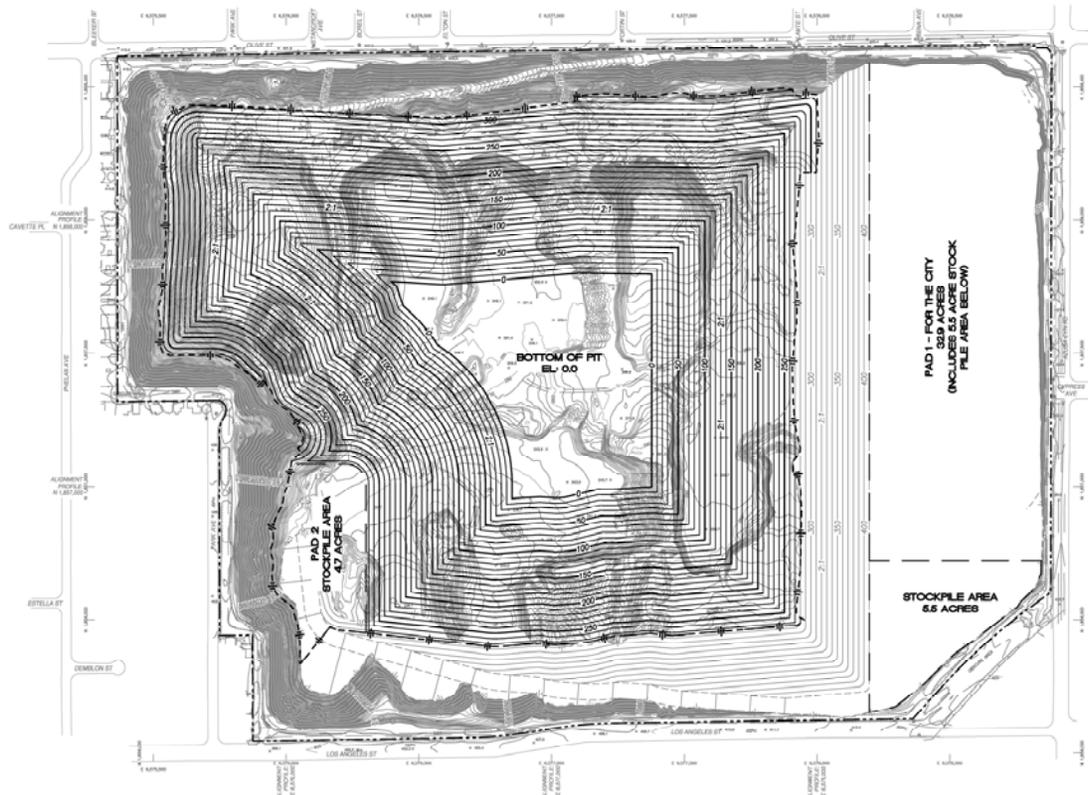
January 31, 2014

Project Description

Reclamation Phase

Phase 2 will commence at the conclusion of Phase II mining or when the mineable aggregate resources have been exhausted. The site will be utilized for flood control, storm water retention and/or ground water recharge basin. Reclamation to any of the suggested end uses would involve stabilization of the mined slopes and ensuring public safety through fencing and access restrictions.





REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED

REFERENCES	



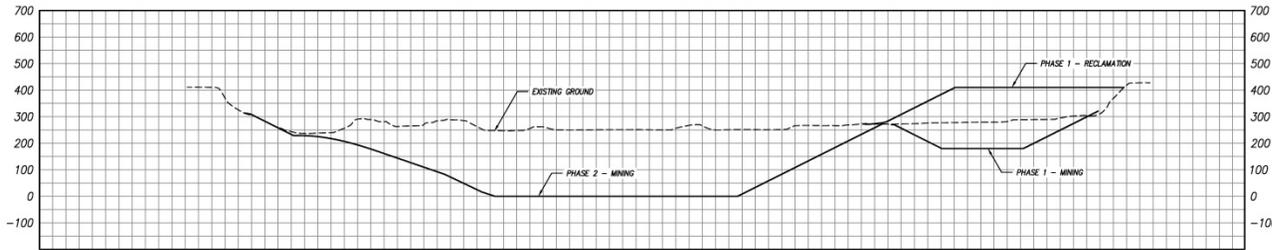
Chang Consultants
 Civil Engineering - Hydrology - Hydraulics - Sedimentation
 P.O. Box 8698
 Rancho Santa Fe, CA 92087
 T: 951.882.0786 F: 951.832.1422

DESIGN BY: W.W.C.
 DRAWN BY: W.W.C.
 CHECKED BY: W.W.C.
 DRAWING TITLE:

CITY OF IRVINDALE
 APPROVED BY: _____
 PUBLIC WORKS DIRECTOR / CITY ENGINEER
 DATE: _____

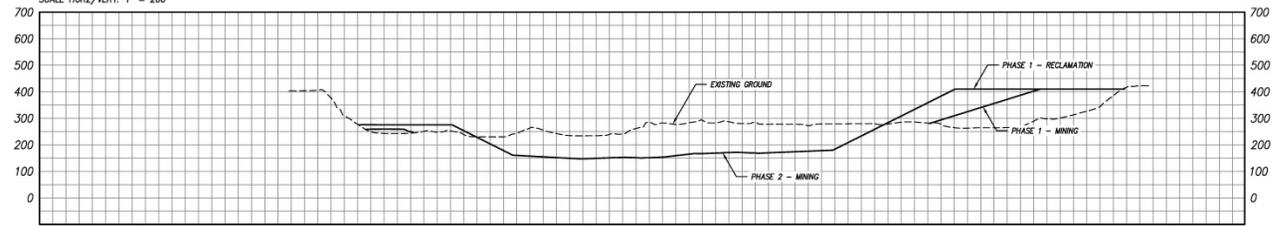
IRVINDALE COMMUNITY REDEVELOPMENT AGENCY
 OLIVE PIT
 PHASE 2 - MINING
 IRVINDALE, CALIFORNIA

DWG. NO.
 SHEET 4 OF 5



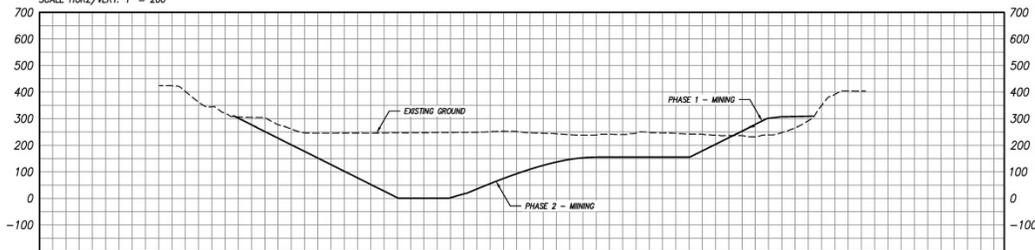
SECTION A-A

SCALE HORZ/VERT: 1" = 200'



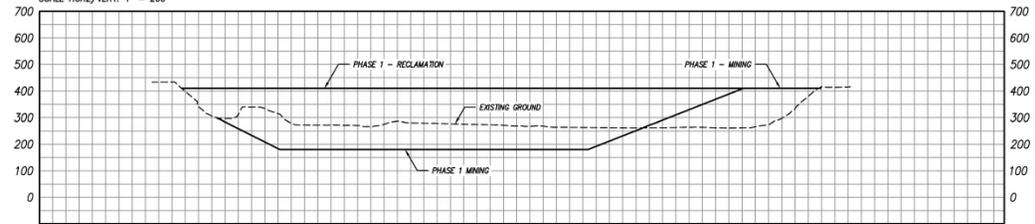
SECTION B-B

SCALE HORZ/VERT: 1" = 200'



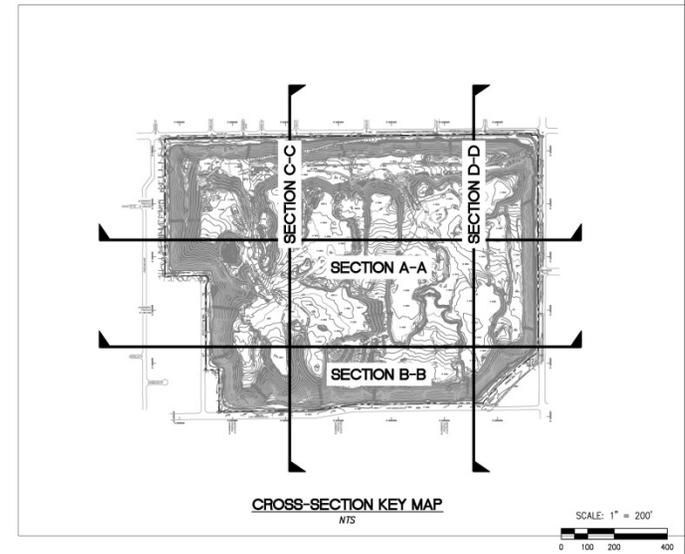
SECTION C-C

SCALE HORZ/VERT: 1" = 200'



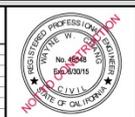
SECTION D-D

SCALE HORZ/VERT: 1" = 200'



REVISIONS				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED

REFERENCES	



Chang Consultants
 Civil Engineering/Hydrology/Hydraulics/Sedimentation
 P.O. Box 9496
 Rancho Santa Fe, CA 92067
 T: 858.852.0700
 F: 858.832.1402

DESIGN BY: W.M.C.
 DRAWN BY: W.M.C.
 CHECKED BY: W.M.C.
 DRAWING FILE:

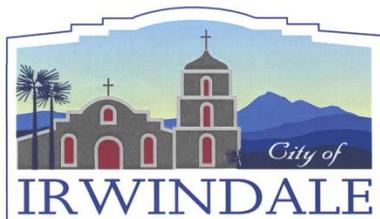
CITY OF IRVINDALE
 APPROVED BY: _____
 PUBLIC WORKS DIRECTOR / CITY ENGINEER
 DATE: _____

IRVINDALE COMMUNITY REDEVELOPMENT AGENCY
**OLIVE PIT
 SITE CROSS-SECTIONS**
 IRVINDALE, CALIFORNIA

DWG. NO.
 SHEET 5 OF 5

Project Objectives

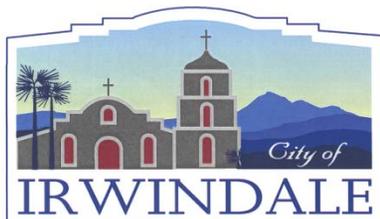
The City's long term goal for the property is to use a portion of the site for development and the remainder for long-term use as a storm water retention area.



**Overview of the
Environmental Review Process
and
Requirements of the
California Environmental Quality Act
(CEQA)**

What is CEQA?

- The **C**alifornia **E**nvironmental **Q**uality **A**ct
- Comprehensive State-wide environmental law
- Requires consideration of environmental effects of proposed activities as a part of the decision-making process
- “Full disclosure” for public information
- Opportunities for agency and public review and comment



What is the Purpose of an EIR?

- Requires Public Agencies to consider:
 - Potential environmental effects
 - Alternatives to the Project
- Inform the Public
- Guide Decisions (but not make them)



Steps in Typical CEQA Process

We
are
here



Proposed
Action

Scoping

Potential
Impacts

Analysis

Alternatives

Preferred
Alternative

Decision



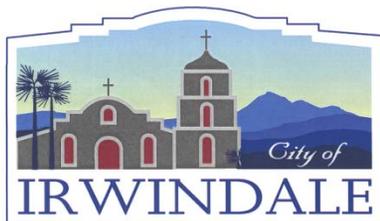
Responsible & Interested Agencies

- **City of Irwindale (Lead Agency)**
- **South Coast Air Quality Management District**
- **Los Angeles County Department of Health Services**
- **Adjacent cities of Baldwin Park, Duarte, Azusa, and Arcadia, and West Covina**
- **County of Los Angeles**
- **Regional Water Quality Control Board**
- **Main San Gabriel Valley Water Master**



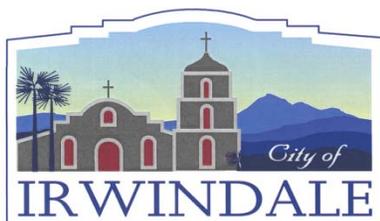
Typical EIR Contents

- Executive Summary
- Project Description
- Discussion of the existing “baseline” conditions
- Analysis of environmental affects
- Presentation of project alternatives
- Mitigation Program
- Technical appendices



Issues identified to-date for inclusion in the EIR

- **Aesthetics**
- **AQ/ Odors / Health Risk / GHG**
- **Geology & Soils**
- **Hazards & Hazardous Materials**
- **Land Use & Planning**
- **Noise**
- **Traffic Generation & Circulation**
- **Water Quality & Hydrology**
- **Project Alternatives**
- **Cumulative Effects**



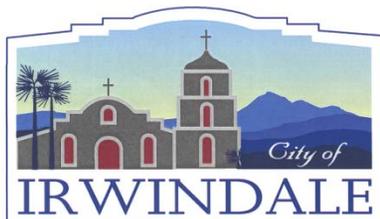
Mitigation Program

- Required if impacts are identified as “significant” based on CEQA thresholds presented in the EIR
- Intended to reduce / avoid significant impacts
- May offset / compensate for impacts
- Must be clearly defined
- Must be feasible and within the ability of the jurisdiction to implement



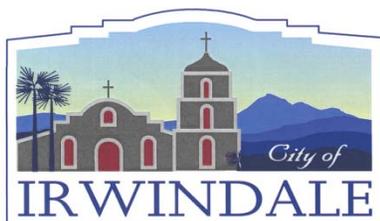
Alternatives in a CEQA Document

- CEQA Requires a Reasonable Range of Alternatives
- Design to reduce / avoid identified Project impacts
 - No-Project alternative (Required)
 - Other possible alternatives (examples):
 - Alternative locations, capacity, and/or hours of operation
 - Alternatives considered but eliminated from further study
- Must account for basic goals and objectives of the Project



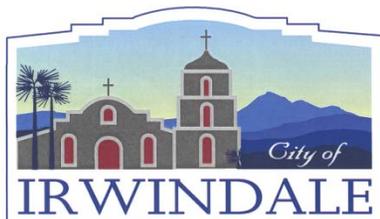
Opportunities for Public Review & Comment

- ***Notice of Preparation***
30 day public review period **March 17, 2014 – April 15, 2014**
- ***Public Scoping Meeting***
April 2, 2014 (with comments received no later than **April 15, 2014**)
- ***Draft EIR***
45-day public review period (estimated for release **August 2014**)
- ***Final EIR*** (estimated for release **October 2014**)
- ***Project Decision: Planning Commission / City Council***
(estimated **November / December 2014**)



Opportunity for Public Comment

1. *If you have a question or comment, please fill out the comment form and turn it in at the sign-in table.*
2. *You may provide your comments in writing today or submit them to the City by 5:00 PM on **April 15, 2014***



Contact

For additional information, please contact:

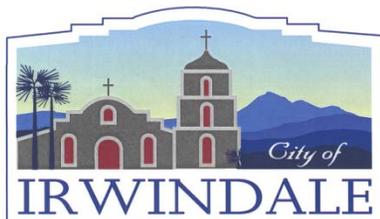
Ms. Paula Kelly, Senior Planner

City of Irwindale

phone: (626) 430-2209

email: paulakelly@ci.irwindale.ca.us

Thank you!





State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



April 15, 2014

Ms. Paula Kelly, Senior Planner
City of Irwindale
5050 N. Irwindale Ave.
Irwindale, CA 91706
Fax number: (626) 962-2018

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the for the Olive Pit Mining and Reclamation Operations and Long Term Reuse Project, Irwindale, Los Angeles County, California, SCH No. 2014031051

Dear Ms. Kelly:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the Olive Pit Mining and Reclamation Operations and Long Term Reuse Project Draft Environmental Impact Report (DEIR) dated March 17, 2014. The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 et seq.) and Fish and Game Code section 1600 et seq.

The proposed Project site is an approximately 190-acre parcel. The inactive mining site is bounded by Olive Street to the north, Azusa Canyon Road to the east, Los Angeles Street to the south, and North Park Avenue and Phelan Avenue to the west. Specifically, the Olive Pit is located along the southern boundary of the City of Irwindale (City) and borders the City of Baldwin Park to the north and west. To the south of the site is the City of Baldwin Park and West Covina.

The City of Irwindale (City) owns and maintains the inactive mining site referred to as the "Olive Pit". The City's long term goal for the property is to use a portion of the site for development and the remainder for long-term use as a storm water retention area. The City intends to enter into a License and Mining Agreement with United Rock Products (URP) to extract all economically recoverable mineral resources from the Olive Pit, and reclaim the eastern 32 acres by filling to street level for future development. The remainder of the property will be reclaimed for storm water retention. The City's General Plan land use designation for the Olive Pit is Quarry Overlay Residential Commercial.

The Olive Pit mining is expected to yield a minimum of 30 million tons of aggregate that meet government standards. The material will be extracted through dry mining then by other methods for extracting material below the water table. As materials are extracted, they will be transported to the loading area by off-road haul trucks or conveyor, and then placed in overhead hoppers. Over-the-road haul trucks will load at the hoppers then proceed to URP's

Conserving California's Wildlife Since 1870

Ms. Paula Kelly, Senior Planner
City of Irwindale
April 15, 2014
Page 2 of 7

processing plant. The first phase will include mining the eastern portion of the site, followed by reclamation of this area to create an approximately 32-acre pad suitable for development. Reclamation will involve filling the extraction void with inert fill materials. The second phase will include mining the remainder of the site utilizing both dry and underwater mining processes. The total anticipated production of the extraction operations is estimated to be 32 million tons. Average production is anticipated to be 1 million tons of aggregate per year.

The Department offers the following comments and recommendations to assist the City in avoiding or minimizing potential project impacts on biological resources.

Specific Comments

The NOP states that Phase I of the Project will involve resuming mining on the eastern 52 acres of the Project site that is currently covered with vegetation. However, Page 5 of the NOP states "Resource topics likely to be dismissed from further consideration may include: Biological Resources". The Department believes the proposed Project has the potential to affect biological resources. Accordingly, "Biological Resources" should be addressed in the DEIR. Please see specific concerns the Department has regarding biological resources potentially affected by this project in the General Comments section below.

The NOP states that future commercial development and stormwater retention are planned for the site as part of the reclamation process. The Department suggests the City consider restoring the site back to native habitat for wildlife use as part of the reclamation plan/process, at a ratio sufficient to ensure no net loss of the functions and values the Project site currently provides. Please include a discussion in the DEIR of how the Project proposes to integrate a Revegetation Plan (Public Resources Code § 3705) including Performance Standards for Revegetation.

It is the Department's understanding that the Project will be subject to the Surface Mining and Reclamation Act Regulations (California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1) specifically:

§ 3503 section (a)(1) The removal of vegetation and overburden, if any, in advance of surface mining shall be kept to the minimum.

§ 3503 section (c) Protection of Fish and Wildlife Habitat. All reasonable measures shall be taken to protect the habitat of fish and wildlife.

Consequently, the DEIR should address avoidance and minimization of impacts from the Project to biological resources.

General Comments

1. The Department has responsibility for wetland and riparian habitats, including open water, lakes, perennial, intermittent, and ephemeral drainages and flood control channels. It is the policy of the Department to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage.

Ms. Paula Kelly, Senior Planner
City of Irwindale
April 15, 2014
Page 3 of 7

Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to riparian corridors must be included in the Project and must compensate for the loss of function and value of a wildlife corridor.

- a) The proposed Project area supports aquatic, riparian, or wetland habitats; therefore a jurisdictional delineation of the Project site and any associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by the Department.¹ Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
 - b) The Department also has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed. For any such activities, the project applicant (or "entity") must provide written notification to the Department pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, the Department determines whether a Lake and Streambed Alteration Agreement (LSA) with the applicant is required prior to conducting the proposed activities. The Department's issuance of a LSA for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. The Department as a Responsible Agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by the Department pursuant to section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the LSA.²
2. The Department considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as

¹ Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

² A notification package for a LSA may be obtained by accessing the Department's web site at www.wildlife.ca.gov/habcon/1600.

Ms. Paula Kelly, Senior Planner
City of Irwindale
April 15, 2014
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endangered or threatened, or a candidate for listing under CESA, the Department recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subds. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

3. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR:
 - a) A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
 - b) A range of feasible alternatives to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

Biological Resources within the Project's Area of Potential Effect

4. The DEIR should characterize the on-site or surrounding land. Please provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. The DEIR should include the following information:
 - a) Per CEQA Guidelines, section 15125(c), information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis placed on resources that are rare or unique to the region.
 - b) A thorough, recent floristic-based assessment of special status plants and natural communities, following the Department's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see <http://www.dfg.ca.gov/habcon/plant/>). The Department recommends that floristic, alliance-, and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2008). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts off site. Habitat mapping at the alliance level will help establish baseline vegetation conditions.

Ms. Paula Kelly, Senior Planner
City of Irwindale
April 15, 2014
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- c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity Data Base in Sacramento should be contacted at www.wildlife.ca.gov/biogeodata/ to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Please use a minimum 9-quad search to generate a potential species list per Department Guidelines. A lack of data for a species in the immediate geographic area of the Project does not mean it does not have the potential to occur on the Project site.
- d) An inventory of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

Analyses of the Potential Project-Related Impacts on the Biological Resources

- 5. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR:
 - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
 - b) Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
 - c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
 - d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and

Ms. Paula Kelly, Senior Planner
City of Irwindale
April 15, 2014
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anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation for the Project-related Biological Impacts

6. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
7. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
8. The Department recommends that measures be taken to avoid project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). In order to avoid impacts to nesting birds, the DEIR should require that clearing of vegetation, and when biologically warranted construction, occur outside of the peak avian breeding season which generally runs from February 1 through September 1 (as early as January for some raptors). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1- September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, the Department recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
9. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
10. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used,

Ms. Paula Kelly, Senior Planner
City of Irwindale
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container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

Thank you for this opportunity to provide comments. Please contact Ms. Kelly Schmoker, Senior Environmental Scientist (Specialist), at (949) 581-1015 if you should have any questions and for further coordination on the proposed Project.

Sincerely,



Betty J. Courtney
Environmental Program Manager
South Coast Region

ec: Ms. Erinn Wilson, CDFW, Los Alamitos
Ms. Kelly Schmoker, CDFW, Mission Viejo
Ms. Mary Meyer, CDFW, Ojai
Mr. Scott Harris, CDFW, Pasadena
Mr. Brock Warmuth, CDFW, Los Alamitos
State Clearinghouse, Sacramento
CA State Mining & Geology Board, smgb@consrv.ca.gov



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

April 7, 2014

Paula Kelly, Senior Planner
City of Irwindale
Planning Department
5050 North Irwindale Avenue
Irwindale, CA 91706

Dear Ms. Kelly:

PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, "OLIVE PIT MINING & RECLAMATION OPERATIONS AND LONG TERM REUSE PROJECT," TO USE A PORTION OF THE SITE FOR DEVELOPMENT AND THE REMAINDER FOR LONG-TERM USE AS A STORM WATER RETENTION AREA, OLIVE STREET TO THE NORTH, ASUSA CANYON ROAD TO THE EAST, LOS ANGELES STREET TO THE SOUTH, NORTH PARK AVENUE AND PHELAN AVENUE TO THE WEST, IRWINDALE (FFER #201400044)

The Preparation of a Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.
2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
Covina
Cudahy

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMead
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

3. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.
4. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
5. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.
6. Fire sprinkler systems are required in ALL residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

WATER REQUIREMENTS: COMMERCIAL AND HIGH DENSITY FIRE FLOW/FIRE HYDRANT

7. The development may require fire flows up to 5,000 gallons per minute at 20 per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, its relationship to other structures, property lines, and types of construction used.
8. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.
 - e) A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.

ACCESS REQUIREMENTS: COMMERCIAL AND HIGH DENSITY

9. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
10. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28 foot width does not allow for parking, and shall be designated as a "Fire Lane," and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and

within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.

ACCESS REQUIREMENTS: SINGLE FAMILY DWELLINGS

11. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
12. Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit. If exceeding 150 feet, provide 20 feet minimum paved width "Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet.
13. Streets or driveways within the development shall be provided with the following:
 - a) Provide 36 feet in width on all streets where parking is allowed on both sides.
 - b) Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.
 - c) Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.

WATER REQUIREMENTS: FIRE FLOW AND HYDRANTS FOR SINGLE FAMILY DWELLINGS

14. Single family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.
15. Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
 - b) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
 - c) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block.

- d) Additional hydrants will be required if hydrant spacing exceeds specified distances.
- 16. The County of Los Angeles Fire Department, Land Development Unit's comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.
- 17. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:
 - a) Provide 34 feet in-width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
 - b) Provide 42 feet in-width, when parallel parking is allowed on each side of the access roadway/driveway.
 - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map, and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
- 18. The statutory responsibilities of the County of Los Angeles Fire Department, Land Development Unit, are the review of, and comment on all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities, located within non-contract cities. The County of Los Angeles Fire Department, Land Development Unit, may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.
- 19. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Claudia Soiza, at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

- 1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Draft Environmental Impact Report.

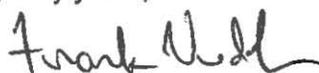
Paula Kelly
April 7, 2014
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HEALTH HAZARDOUS MATERIALS DIVISION:

1. It is recommended that a Phase I to be prepared prior to the development of the property. If the Phase I indicates to use or storage of hazardous materials at certain portions of the 190 acre parcel. Those portions should be assessed/mitigated under oversight of a governmental agency. Furthermore, the Department of Toxic Substances Control's guideline for sampling of backfill soil must be followed to eliminate use of contaminated fill at the site.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



FRANK VIDALES, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:jl



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

April 15, 2014

Ref File No.: 2921452

Ms. Paula Kelly, Senior Planner
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

Dear Ms. Kelly:

Olive Pit Mining & Reclamation Operations and Long Term Reuse Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on March 14, 2014. The proposed development is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

- The proposed project may impact existing and/or proposed Districts' trunk sewers over which it will be constructed. Existing and proposed Districts' trunk sewers are located directly under and/or cross directly beneath the proposed project alignment. The Districts cannot issue a detailed response to or permit construction of the proposed project until project plans and specification that incorporate Districts' sewer lines are submitted. In order to prepare these plans, you will need to submit a map of the proposed project alignment, when available, to the attention of Mr. Jon Ganz of the Districts' Sewer Design Section at the address shown above. The Districts will then provide you with the plans for all Districts' facilities that will be impacted by the proposed project. Then, when revised plans that incorporate our sewers have been prepared, please submit copies of the same for our review and comment.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Hyde

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: J. Ganz

DOC: #2946550.D15

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 600
LOS ANGELES, CA 90013



April 9, 2014

Ms. Paula Kelly
City of Irwindale
5050 North Irwindale Avenue
Irwindale CA, 91706

Re: SCH 2014031051 Irwindale Olive Pit Mining and Reclamation Operations - NOP

Dear Ms. Kelly:

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings. The Commission's Rail Crossings Engineering Section (RCES) is in receipt of the *Notice of Preparation (NOP)* for the proposed Olive Pit Mining and Reclamation Operations project. The City of Irwindale (City) is the lead agency.

According to the NOP, the City proposes to use the Olive Pit, located northwest of the intersection of Los Angeles Street and Azusa Canyon Road, for development and for long-term storm water retention area. The Azusa Canyon Road at-grade crossing (ID: CPUC No. 101SG-19.90 and DOT No. 747283R) is located approximately 200 feet southeast of the site. Currently, there are approximately 42 train movements per day, at a maximum speed of 60 miles per hour.

Any development adjacent to or near the railroad right-of-way (ROW) should be planned with the safety of the rail corridor in mind. New developments will increase traffic volumes not only on streets and at intersections, but also at any adjacent at-grade rail crossing. Any traffic impact studies undertaken should address rail crossing safety analysis and associated proposed mitigation measures. Safety analysis should include queuing on tracks, pedestrian movements, turning movements and sightlines. Safety improvement measures may include the planning for grade separations for major thoroughfares, improvements to existing at-grade rail crossings due to increase in traffic volumes (e.g., addition or upgrade of crossing warning devices, active and passive signs, tactile surfaces and edge lines on sidewalks, and channelization fencing).

In addition, any modification to an existing public rail crossing requires authorization from the Commission. RCES representatives are available for consultation on any potential safety impacts or concerns at crossings. Please continue to keep RCES informed of the project's development. More information can be found at: <http://www.cpuc.ca.gov/PUC/safety/Rail/Crossings/index.htm>.

If you have any questions, please contact Ken Chiang at (213)576-7076 or Chi Cheung To at (213)576-5766.

Sincerely,

A handwritten signature in black ink, appearing to read "Chi Cheung To".

Chi Cheung To
Utilities Engineer
Rail Crossings Engineering Section
Safety and Enforcement Division

CC: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

Los Angeles Regional Water Quality Control Board

April 4, 2014

Paula Kelly, Senior Planner
City of Irwindale
5050 N. Irwindale Avenue
Irwindale, California 91706

COMMENTS ON NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT – OLIVE PIT MINING & RECLAMATION OPERATIONS AND LONG TERM REUSE PROJECT, IRWINDALE, CALIFORNIA (FILE NO. 79-022)

Dear Ms. Kelly:

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board), is in receipt of a *Notice of Preparation of a Draft Environmental Impact Report* (Notice), dated March 17, 2014, for the proposed Olive Pit Mining & Operation and Long Term Reuse Project (Proposed Project). The Proposed Project is an approximate 190-acre inactive mining site in the City of Irwindale (City), referred to as the “Olive Pit”, that is owned and maintained by the City. The Notice indicates that the City intends to enter into a License and Mining Agreement with United Rock Product (URP) to extract all economically recoverable mineral resources from the pit and reclaim the eastern 32 acres by filling to street level for future development. The remainder of the property will be reclaimed for stormwater retention. As the Lead Agency under the California Environmental Quality Act (CEQA), the City has determined that an Environmental Impact Report (EIR) is required for the Proposed Project.

The Regional Board is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within major portions of Los Angeles and Ventura Counties, including the Proposed Project site, which overlies an aquifer that is a major source of drinking water in the Main San Gabriel Basin. As a Responsible Agency under CEQA, the Regional Board staff would like to make the following comments on the Notice:

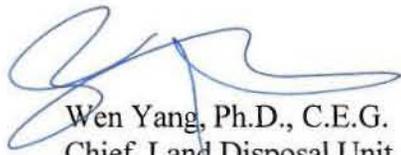
1. The Proposed Project site is underlined by coarse sand and gravel that are highly permeable to groundwater. At the present, the majority of the pit bottom is at or below the high water table elevation of approximately 285 feet above mean sea level (amsl). The proposed Phase I Extraction at the site will reach to 175 feet amsl, while the proposed Phase II Extraction will reach to 0 feet amsl. The Proposed Project will therefore extract aggregate materials under the water table and create a lake of exposed groundwater at the site. This will make the groundwater vulnerable to pollution, because pollutants may be released directly to groundwater from mining equipment, wind-blow dust, and contaminated stormwater runoff. The EIR should include an evaluation and necessary mitigation measures for the protection of groundwater resources at the site during and after the mining process.

2. Phase I Reclamation of the Proposed Project will include backfilling the eastern 52 acres of the site with materials from sources throughout the greater urban area, including construction and demolition materials, to create a pad of approximately 32 acres suitable for development. To protect the groundwater resource at the site, the Regional Board requires that all materials used in the backfilling must be clean inert and that all filling activities at the site be regulated under wasted discharge requirements (WDRs) adopted by the Regional Board.

3. Phase II Reclamation of the Proposed Project includes the use of the western portion of the site (approximate 137 acres) for flood control, stormwater retention, and/or groundwater recharge. The Regional Board encourages the retention and reuse of stormwater. However, since the mining pit will be filled with exposed groundwater, using the site as a stormwater retention basin may introduce contaminated stormwater directly into the aquifer without any natural filtration and attenuation of geologic strata. The EIR should therefore evaluate such a scenario and include necessary mitigation measures to ensure that no pollution of the aquifer is caused by such practices.

If you have any questions, please contact at (213) 620-2246 or Wen.Yang@waterboards.ca.gov.

Sincerely,



Wen Yang, Ph.D., C.E.G.
Chief, Land Disposal Unit

cc: Carol Williams, Main San Gabriel Basin Watermaster

April 15, 2014

Ms. Paula Kelly
City of Irwindale
Planning Division
5050 North Irwindale Avenue
Irwindale, CA, 91206

**NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT
(NOP)
OLIVE PIT MINING AND RECLAMATION OPERATION AND LONG TERM REUSE
PROJECT
4407 AZUSA CANYON ROAD
CITY OF IRWINDALE**

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS COMMENTS

We completed our review of the NOP for the Reclamation Operations and Long Term Use of an inactive mining site referred as "Olive Pit" within the City of Irwindale. The city's long term goal for this property is to use a portion of the site for development and the remainder of the site to be used as a long-term storm water retention and/or groundwater recharge basin area. The project will be completed in two phases. The first phase of the project will include mining excavation at the eastern portion of the site followed by reclamation of this area to create an approximate 32 acre pad suitable for future development. The second phase will include mining the remainder of the site and preparing it to be used as a storm water retention and/or groundwater recharge basin facility. Mining activities from phase 1 and 2 is expected to produce about 32 million tons of recoverable aggregates which are proposed to be transferred to nearby mining facility, United Rock Products (URP), to be fully processed.

The following are County of Los Angeles, Department of Public Works' comments for your consideration and relate to the environmental document only:

General

1. Provide additional information/discussions in the EIR regarding the terms and length of the lease/ agreement as this might affect the future Flood Control District plans for that area. In addition, please identify how completion for the full reclamation of the site will be ensured at the end of each phase. Reclamation at the end of each phase is essential in order not to leave a large area of exposed groundwater that could lead to a greater risk of contamination. If United Rock

mines 200-300 feet below the groundwater table in Phase II, how will they reclaim the pit bottom below the high water mark?

2. If other alternatives are being considered for the project site, they need to be included/discussed in the EIR. We recommend for the City to consider options such as selling the land for reclamation without mining activities as it might have less environmental impact compared to the proposed project. In addition, one of the alternatives that is mentioned involves storm water being funneled to the site. This will be an issue if there is exposed groundwater. Previous discussions between the County and the City centered around using the site for storm water storage.

If you have any questions regarding the general comments, please contact Mr. Ken Zimmer of Water Resources Division at (626) 458-6188 or kzimmer@dpw.lacounty.gov.

Hydrology and Water Quality

1. We recommend additional information regarding the following topics to be included in the Environmental Impact Report (EIR):
 - 1.1 It is recommended that the project scope, including mining activities at or below mean sea level, be reviewed by the Watermaster of the Main San Gabriel Groundwater Basin.
 - 1.2 The project as described in the NOP would result in exposed groundwater supply. Provide discussions about the lack of vadose zone in that area and include any measures that will be taken throughout the project to protect the quality of groundwater in the EIR.
 - 1.3 Further discussions/clarifications need to be disclosed within the EIR to identify the purpose of the basin as either bmp for storm drain or actual recharge facility. If used as a recharge facility, it is recommended to identify the source of storm water and contact the Regional Water Quality Boards to protect the quality of the groundwater supply. Further discussion to show City of Irwindale's diversion rights to move storm-water into the basin might also be necessary.
 - 1.4 Further discussion about the reclamation phases including the source for the fill material and slope stability, especially at the depths below the water

mark, should be included in the EIR as a collapse or insufficient fill material might cause contamination to the exposed groundwater.

- 1.5 The NOP identifies the Biological Resources and Utilities and Service Systems as sections most likely to be dismissed from further consideration; however it is unclear how this conclusion could be made. Biological Section cannot be dismissed prior to completion of a site survey. In addition, at the completion of phase one, the NOP indicates that a 32 acre pad will be built to serve future development however there is no mention of any proposed facilities that would house future utilities for the development. The EIR should address impacts related to these issues in the Biological Resources and Utilities and Service Systems sections.

If you have any questions regarding the hydrology and water quality comments, please contact Mr. Ken Zimmer of Water Resources Division at (626) 458-6188 or kzimmer@dpw.lacounty.gov.

Transportation and Traffic

1. We agree with the NOP that project has the potential to significantly impact roadways and intersections in the area. We would like the opportunity to review the EIR once it becomes available for any potential traffic impacts to County roadways and intersections.

If you have any questions regarding the transportation and traffic comment, please contact Mr. Andrew Ngumba of Traffic and Lighting Division at (626) 300-4851 or angumba@dpw.lacounty.gov.

Utilities and Service System

1. The County of Los Angeles Department of Public Works Consolidated Sewer Maintenance District is responsible for the operation and maintenance of the local sewer within the project area. Any impacts to the local sewer must be disclosed in the EIR.

Please see Sewer Maintenance District (SMD) Map No. 2214, attached here for your reference, for the location of the sewer line within the project area.

If you have any questions regarding the utilities and Service System, please contact Ms. Marissa Morelos of Sewer Maintenance Division at (626) 300-3370 or mmorelos@dpw.lacounty.gov.

Ms. Paula Kelly
April 15, 2014
Page 2

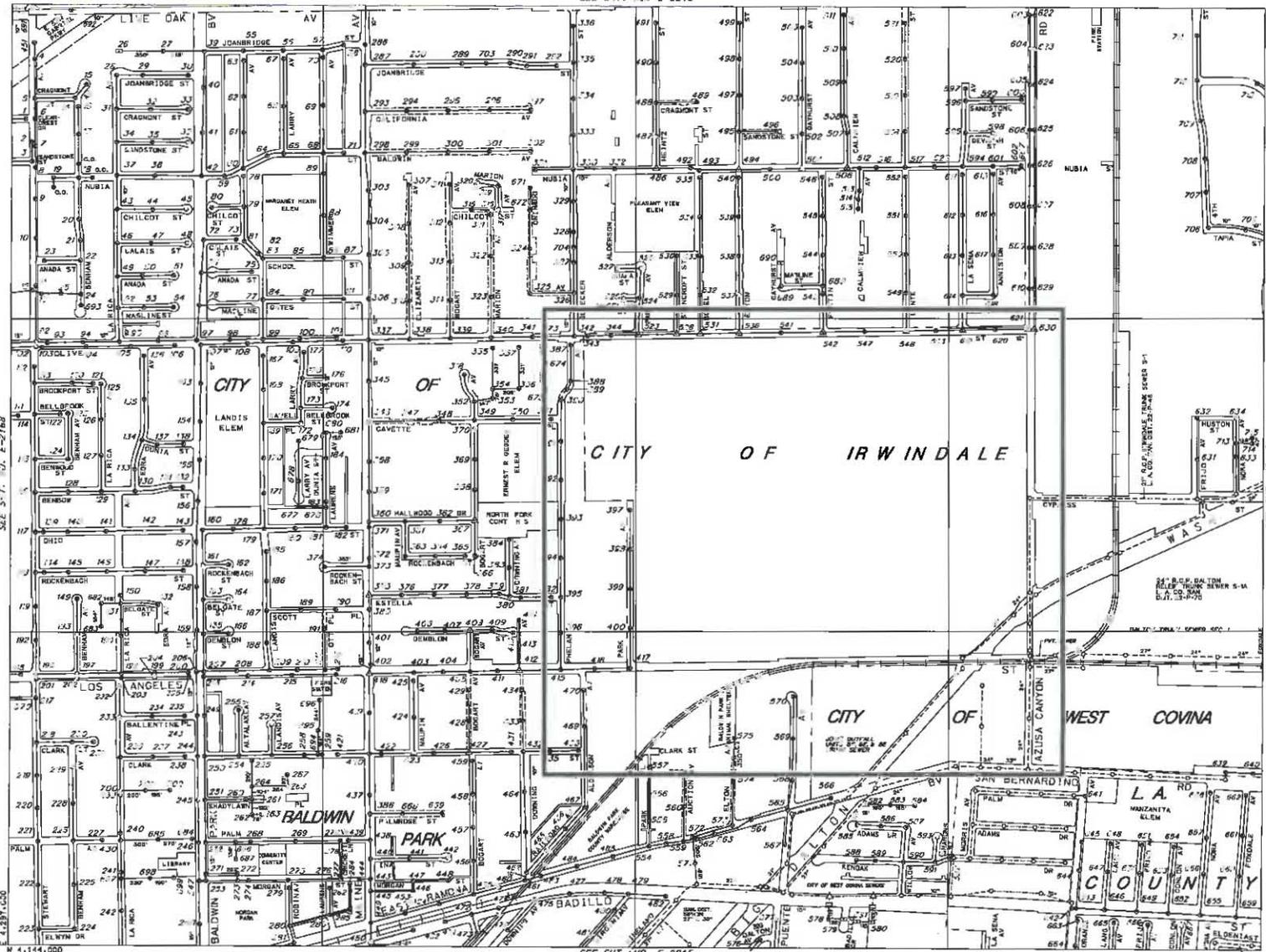
If you have any other questions or require additional information, please contact Teri Mardirosian of Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

TM:

\\PW01\FW\Public\dpw\SUBPCHECK\Plan Checking Files\Zoning Permits\NonCounty Projects\Olive Pit Mining and Reclamation Operation- 4407 Azusa Canyon (=Road)\Olive pit Mining and Reclamation Operation Project.docx

Attach.

SEE SH. NO. E-2213



- U-65
- U-66
- U-67
- U-68
- U-69
- U-70

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS, LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.



METERS
0 50 100 200 250
FEET
0 200 400 600 800

LEGEND

- CLAY SEWERS MAINTAINED BY SMO UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWER, LINED
- EMPTY SEWER, LINED
- FORCE MAIN
- SEWER, NOT MAINTAINED BY SMO
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DEEP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. = CLEANOUT
- L.H. = LAMP HOLE
- PUMP STATION

TOTAL SHEETS THIS MAP: 711

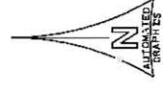
CITY OF W. CO:INA

MAP REV 07-23-08
DATA BASE REV 01-03-09

E-2214

U-45
U-46
U-47
U-48
U-49
U-50

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS AND MAINTENANCE DISTRICTS. EXPRESSLY DISCLAIM ANY LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY BE PRESENT IN THIS MAP.



METERS
0 50 100 200 250
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LEGEND

- CLAY, STUBS MAINTAINED WITH INTERESTS OTHER
- PLASTIC COWNS
- CONCRETE SEWERS
- CLAY SEWER LAMP
- CEMENT SEWER LAMP
- SEWER NOT MAINTAINED
- TRUNK SEWER
- CITY BOUNDARY
- STANDARD MANHOLE
- SMALLER MANHOLE
- TRAP MANHOLE
- WATER MANHOLE
- CLEAFAST
- LAMP HOLE
- PUMP STATION

TOTAL M.P. THIS MAP: 711
CITY OF
M. CO:INA

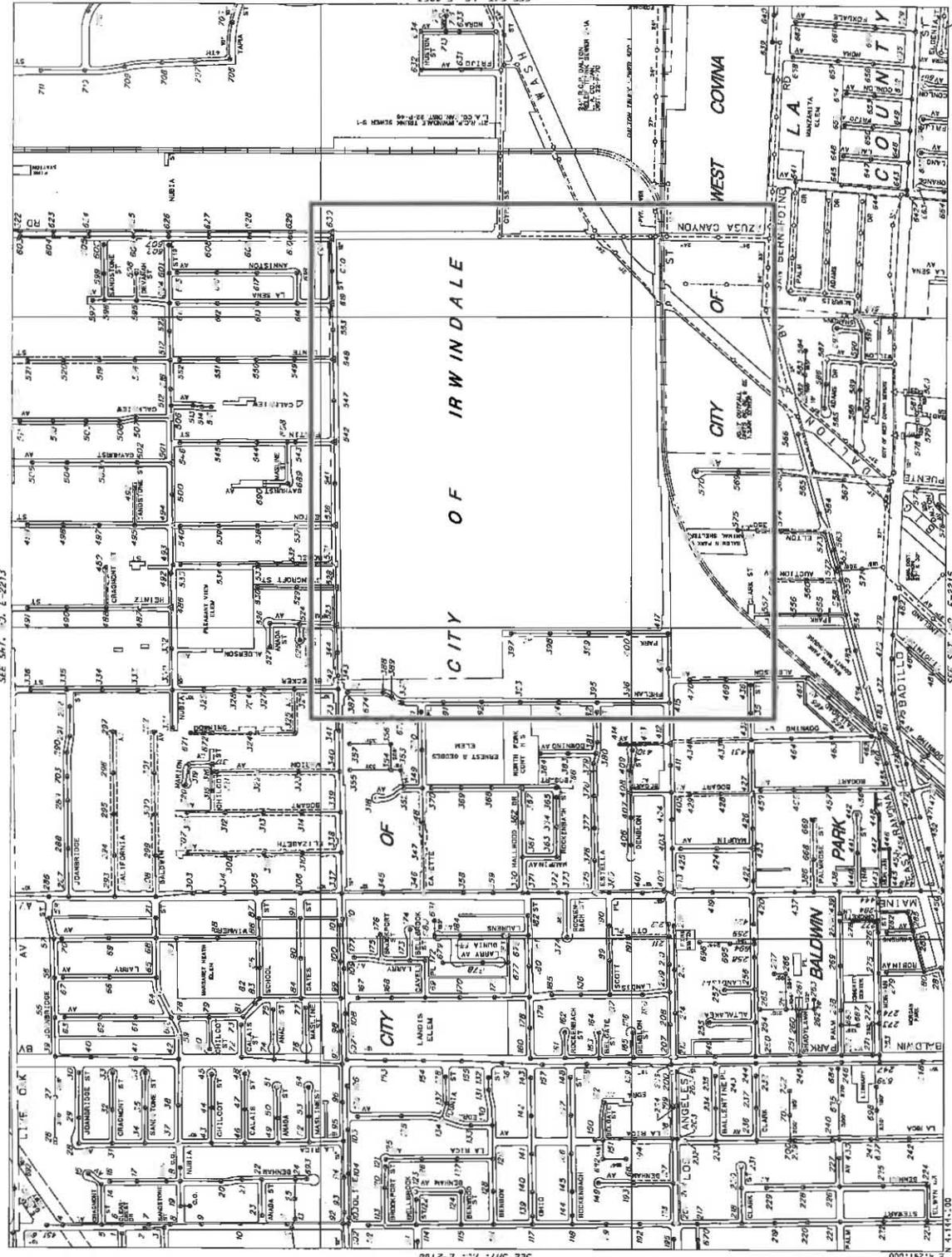
E-2214

CONSOLIDATED S.M.D.

T155B164

SEE SHIT. NO. E-2213

SEE SHIT. NO. E-2215



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C

B

A

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A

M.P. REV
01-23-08
DATA BASE REV
02-03-88

E-2214



April 7, 2014

Ms. Paula Kelly, Senior Planner
City of Irwindale
5050 North Irwindale Avenue
Irwindale, California 91706

RE: Notice of Preparation of a Draft Environmental Impact Report
Olive Pit Mining and Reclamation Operations and Long-Term Reuse Project

Dear Ms. Kelly:

The Main San Gabriel Basin Watermaster (Watermaster) is in receipt of the document dated March 17, 2014, regarding the "Notice of Preparation of a Draft Environmental Impact Report" (NOP). The NOP indicates the purpose of the Draft Environmental Impact Report is to comply with the conditions of approval under the California Environmental Quality Act (CEQA) regarding the proposed "Olive Pit Mining and Reclamation Operations and Long Term Reuse Project".

The Olive Pit is an inactive mining site owned and maintained by the City of Irwindale. The City of Irwindale intends to enter into a License and Mining Agreement with United Rock Products (URP), whereby URP plans to "...extract all economically recoverable mineral resources from the Olive Pit, and reclaim the eastern 32 acres by filling to street level for future development. The remainder of the property will be reclaimed for storm water retention". The proposed project includes two phases. The NOP indicates Phase I encompasses the easterly 52 acres of the Olive Pit site. As part of Phase I mining, URP intends to deepen the Olive Pit quarry by about 80 to 100 feet below the current ground surface inside the Pit, to a maximum depth of about 175 feet above mean sea level (AMSL). Phase I reclamation will begin upon the conclusion of Phase I mining and involves the removal of "disturbed and uncertified fill" and the placement of compacted fill. Backfill material will originate from the URP offsite processing location, where the material is collected from various sources throughout the greater Los Angeles urban area, including construction demolition materials from construction projects associated with URP.

Phase II mining will occur simultaneously with Phase I reclamation and encompasses the remaining western 137 acres of the site. URP intends to mine this area to a depth of mean sea level. A 4.7-acre pad will be developed at the base of the pit within the southwesterly corner of the site with the pad fill originating on-site. Phase II reclamation will commence at the conclusion of Phase II mining material and will consist of utilizing the site for off-channel flood control, storm water retention, and/or groundwater replenishment.

In a June 22, 2007 letter (Attachment A), Watermaster provided comments to the City regarding similar requests by the prior quarry owners to deepen pits and extend mining operations. Those Watermaster comments pertain to surface and groundwater quality protection, as follows:

- a) Water quality monitoring program – Groundwater quality samples should be regularly collected up gradient and down gradient of mining operations and performed in accordance with Regional Water Quality Control Board waste discharge requirements;
- b) Site security – There should be restricted access to the site. Adequate and regularly maintained fencing should be included, and regular patrols should be performed to inspect and remove any unauthorized or potentially hazardous materials;
- c) An “Emergency Response Plan” should be provided to, and approved by, the City to protect people, property and water quality in the event of hazardous materials releases to the soil or exposed groundwater;
- d) Financial assurances should be provided and maintained to guarantee completion of post-mining security and reclamation activities.

Ms. Paula Kelly, Senior Planner
Page 3
April 7, 2014

The NOP indicates URP intends to landfill a portion of the Olive Pit site in conjunction with the proposed quarry operations. Watermaster requests the City incorporate the provisions of Watermaster Resolution No. 3-88-57 specifying acceptable fill materials for inert waste landfills (see Attachment A). We call your attention to the following:

- Inert Waste landfills and disposal sites shall be filled directly by the site operator pursuant to a prior written plan for such disposal or pursuant to a prior written contract between the site operator and the waste disposer, both assuring that such fill and wastes shall consist only of inert materials as currently defined by said subchapter 15 and the Los Angeles Regional Water Quality Control Board, and such definition shall exclude tires, wood and plaster board.
- The proposed site shall be adequately secured against unauthorized entry.
- Before commencing landfill operations, the proposed operator shall file an adequate surety to guarantee compliance with the Conditional Use Permit therefore and with the conditions of the Permit of the Regional Water Quality Control Board.
- No materials shall be dumped directly into standing groundwater.
- The landfill operator shall provide reasonable and adequate monitoring by appropriate test wells to protect the underlying and adjacent water quality.

Ms. Paula Kelly, Senior Planner
Page 4
April 7, 2014

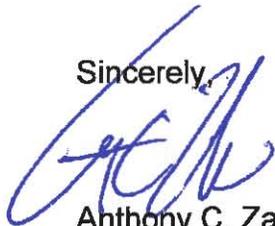
Lastly, the NOP indicates the Phase II reclamation activities will consist of "...utilizing the site for flood control, storm water retention and/or groundwater recharge basin". The NOP also notes the Phase II reclamation activities will include stabilization of the mined slopes. The Olive Pit site overlies a portion of the Baldwin Park Operable Unit (BPOU) a United States Environmental Protection Agency CERCLA Superfund site. The USEPA has established a groundwater cleanup program using specific groundwater extraction wells to control contamination migration and remove contaminated groundwater. The City is encouraged to solicit comments from USEPA regarding any concerns it may have related to the proposed Olive Pit groundwater replenishment activity. In addition, the City and URP are requested to coordinate with the Los Angeles County Department of Public Works (LACDPW) regarding development of a potential recharge basin and potential diversion of flows from a storm channel.

It should be noted the groundwater level in the vicinity of the Olive Pit can vary considerably as the result of storm water and imported water replenishment. The proposed landfill activity should be limited to only inert materials up to 10 feet above the historical high groundwater elevation at the Olive Pit site. For reference purposes, the Baldwin Park Key Well (located about 3,000 feet westerly of the Olive Pit) groundwater elevation was measured at 325.8 feet AMSL during 1944. URP also should consider establishing the top of the proposed pad at the easterly 52-acre site at least 10 feet above the historic high groundwater level in the vicinity of the Olive Pit.

Ms. Paula Kelly, Senior Planner
Page 5
April 7, 2014

Thank you for the opportunity to provide these comments. If you have any questions, please don't hesitate to contact me or Ms. Kelly Gardner at (626) 815-1300.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AZampello', is written over the word 'Sincerely,'.

Anthony C. Zampello
Executive Officer
Main San Gabriel Basin Watermaster

cc: Stetson Engineers Inc.
Mr. Wayne Praskins, USEPA

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
(916) 373-3715
Fax (916) 373-5471
Web Site www.nahc.ca.gov
Ds_nahc@pacbell.net
e-mail: ds_nahc@pacbell.net



April 23, 2014

Ms. Paula Kelly, Planner

City of Irwindale

5050 North Irwindale Avenue
Irwindale, CA 91706

Sent by U.S. Mail

No. of Pages: 4

RE: SCH#2014031051; CEQA Notice of Preparation (NOP)n; draft
Environmental Impact Report (DEIR) for the **"Olive Pit Minging and
Reclamation Operation and Long Term Reuse Project;"** located in
the City of Irwindale; Los Angeles County, California

Dear Ms. Kelly

The Native American Heritage Commission (NAHC) has reviewed the
above-referenced environmental document.

The California Environmental Quality Act (CEQA) states that any project
which includes archeological resources, is a significant effect requiring the
preparation of an EIR (CEQA guidelines 15064.5(b).. To adequately comply with
this provision and mitigate project-related impacts on archaeological resources,
the Commission recommends the following actions be required:

Lead agencies should include in their mitigation plan provisions for the
identification and evaluation of accidentally discovered archeological resources,
pursuant to California Environmental Quality Act (CEQA) §15064.5(f). In areas
of identified archaeological sensitivity, a certified archaeologist and a culturally
affiliated Native American, with knowledge in cultural resources, should monitor
all ground-disturbing activities. Also, California Public Resources Code Section
21083.2 require documentation and analysis of archaeological items that meet
the standard in Section 15064.5 (a)(b)(f).

If there is federal jurisdiction of this project due to funding or regulatory
provisions; then the following may apply: the National Environmental Policy Act (NEPA
42 U.S.C 4321-43351) and Section 106 of the National Historic Preservation Act (16
U.S.C 470 *et seq.*) and 36 CFR Part 800.14(b) require consultation with culturally
affiliated Native American tribes to determine if the proposed project may have an
adverse impact on cultural resources

We suggest that this (additional archaeological activity) be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. Any information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure pursuant to California Government Code Section 6254.10.

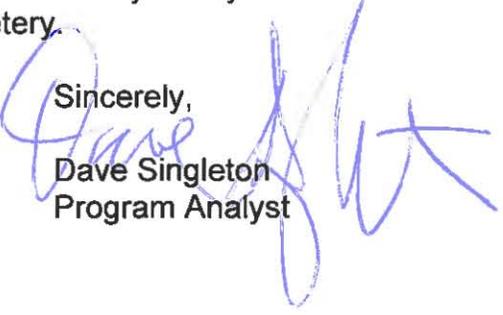
A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed activity might impinge on any cultural resources.

California Government Code Section 65040.12(e) defines "environmental justice" to provide "fair treatment of People...with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies." (The California Code is consistent with the Federal Executive Order 12898 regarding 'environmental justice.' Also, applicable to state agencies is Executive Order B-10-11 requires consultation with Native American tribes their elected officials and other representatives of tribal governments to provide meaningful input into the development of legislation, regulations, rules, and policies on matters that may affect tribal communities.

Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation and monitoring plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.

Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,


Dave Singleton
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

**Native American Contacts
Los Angeles County California
April 23, 2014**

LA City/County Native American Indian Comm
Ron Andrade, Director
3175 West 6th St, Rm. 403
Los Angeles , CA 90020
randrade@css.lacounty.gov
(213) 351-5324
(213) 386-3995 FAX

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490
Bellflower , CA 90707
Gabrielino Tongva
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address
Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
P.O. Box 180
Bonsall , CA 92003
Gabrielino
(619) 294-6660-work
(310) 428-5690 - cell
(760) 636-0854- FAX
bacuna1@gabrielinotribe.org

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693
San Gabriel , CA 91778
Gabrielino Tongva
GTTribalcouncil@aol.com
(626) 286-1232 - FAX
(626) 286-1758 - Home
(626) 286-1262 -FAX

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
P.O. Box 180
Bonsall , CA 92003
Gabrielino
palmsprings9@yahoo.com
626-676-1184- cell
(760) 636-0854 - FAX

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
P.O. Box 86908
Los Angeles , CA 90086
Gabrielino Tongva
sgoad@gabrielino-tongva.com
951-845-0443

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
Gabrielino
gabrielenoindians@yahoo.
(626) 926-4131

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH#2014031051; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Olive Pit Mining and Reclamation Operations and Long Term Reuse Project; located in the City of Irwindale; Los Angeles County, California

**Native American Contacts
Los Angeles County California
April 23, 2014**

Gabrielino-Tongva Tribe
Conrad Acuna,
P.O. Box 180
Bonsall , CA 92003
Gabrielino

760-636-0854 - FAX

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908
Los Angeles , CA 90086
samdunlap@earthlink.net
909-262-9351
Gabrielino Tongva

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting locative Americans with regard to cultural resources for the proposed SCH#2014031051; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Olive Pit Mining and Reclamation Operations and Long Term Reuse Project; located in the City of Irwindale; Los Angeles County, California



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

April 9, 2014

Ms. Paula Kelly, Senior Planner
City of Irwindale
5050 North Irwindale Avenue
Irwindale, CA 91706

Notice of Preparation of a CEQA Document for the Olive Pit Mining & Reclamation Operations and Long Term Reuse Project

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: www.aqmd.gov/ceqa/hdbk.html. SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore,

when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at imacmillan@aqmd.gov or call me at (909) 396-3244.

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources

Bruce Coleman, Director
Economic & Community Development
City of Azusa
213 East Foothill Blvd.
Azusa CA 91706

Amy Harbin, City Planner
City of Baldwin Park
Panning Division
14403 East Pacific Avenue
Baldwin Park CA 91706

Anne Browning McIntosh, AICP
City Planner
City of Bradbury
600 Winston Avenue
Bradbury, CA 91010

City of Covina
Planning Division
125 East College Street
Covina, CA 91723-2199

Craig Hensley, Director
Community Development
City of Duarte
1600 East Huntington Drive
Duarte, CA 91010

County of Los Angeles Fire Dept.
1320 North Eastern Avenue
Los Angeles, CA 90063

Jeff Anderson, Planning Director
City of West Covina
Planning Dept.
1444 West Garvey Avenue South
West Covina, CA 91793

Calif. Regional Water Quality Control
Los Angeles Region
Att: Landfill Unit
101 Centre Plaza Drive
Monterey Park, CA 91754-2156

County of Los Angeles
Dept. of Regional Planning
Impact Analysis Section
320 West Temple Street
Los Angeles, CA 90012

Suk Chong, County of Los Angeles
Department of Public Works
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South Coast Air Quality Mgmt. District
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Director of Strategic Initiatives
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Christine A. Dennis
Baldwin Park Unified School District
Assistant Superintendent
Student Achievement
3699 N. Holly Avenue
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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2014031051

Project Title: Olive Pit Mine and Reclamation Project

Lead Agency: City of Irwindale Contact Person: Paula Kelly
Mailing Address: 5050 N. Irwindale Avenue Phone: 626.430.2200
City: Irwindale Zip: 91706 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Irwindale
Cross Streets: Olive Street / Azusa Canyon Road Zip Code: 91706

Longitude/Latitude (degrees, minutes and seconds): -- ° -- ' -- " N / -- ° -- ' -- " W Total Acres: 190
Assessor's Parcel No.: 8415-001-906 Section: 8 Twp.: 1 Range: 10 Base: West
Within 2 Miles: State Hwy #: Interstates 605 & 210 Waterways: --
Airports: -- Railways: -- Schools: Several schools

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

RECEIVED

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Use (Subdivision, etc.) Other: _____

AUG 14 2014

STATE CLEARING HOUSE

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral aggregate
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Existing inactive mining pit / Agriculture (A-1) / Quarry Overlay

Project Description: (please use a separate page if necessary)

United Rock (proposed operator) proposes to extract economically available construction aggregate resources from the Olive Pit in compliance with State and City regulations. The proposed project involves three components: 1) construction of a new on-site access road and relocated driveway entrance on the south side of the Pit; 2) phased extraction of mineral resources; and 3) site reclamation. The first operational phase will include extraction of aggregate from the eastern portion of the site, followed by reclamation of this area to create an approximately 32-acre pad suitable for future development. Reclamation will involve filling and compaction of the extraction void with inert fill materials. The second operational phase will include extracting aggregate from the remainder of the site utilizing both dry and underwater processes.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>LA</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>SC</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 14, 2014 Ending Date September 29, 2014

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>United Rock Products</u>
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: *Elizabeth P. Kelly* Date: 8/14/14

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Notice of Completion / Notice of Availability

NOTICE IS HEREBY GIVEN that a Draft Environmental Impact Report (SCH # 2014031051) has been prepared by the City of Irwindale (Lead Agency). The 45-day public review period begins on August 14, 2014 and ends on September 29, 2014. The document is available for a 45-day public review period on the City's website at: <http://www.ci.irwindale.ca.us>, at the Office of the City Clerk located at City Hall, 5050 North Irwindale Avenue, Irwindale, California 91706, and at the Irwindale Public Library, 5050 North Irwindale Avenue, Irwindale, California 91706. A public hearing to consider the project will be held by the Irwindale City Council in the Council Chambers at City Hall at a future date.

Project Title: *Olive Pit Mine and Reclamation Project*

Project Applicant: United Rock Products

Project Location: The site is addressed as 4407 Arrow Highway, within the City of Irwindale, and Los Angeles County, California. The site is located along the south western boundary of the City of Irwindale. The Olive Pit is an approximately 190-acre site and is generally bounded by Olive Street to the north, Azusa Canyon Road to the east, Los Angeles Street to the south, and both Phelan Avenue and Park Avenue to the west. The parcel site is located in the southeast quarter of Section 8 in Township 1 South, Range 10 West and is identified by Assessor's Parcel Number 8415-001-906. The site is located within 2 miles of Interstates 605 & 210. The site is not identified on any of the lists enumerated pursuant to the requirements of California Government Code Section 65962.5 regarding hazardous wastes. Refer to Location Map attached below.

Brief Description of the Project:

United Rock Products (Applicant/Operator) has submitted an application to the City to construct, operate and reclaim (backfill) the existing inactive Olive Pit mine. The Proposed Project site is approximately 190 acres.

United Rock proposes to extract economically available construction aggregate resources from the Olive Pit in compliance with State and City regulations. The proposed project involves three components: 1) construction of a new on-site access road and relocated driveway entrance on the south side of the Pit; 2) phased extraction of mineral resources; and 3) site reclamation. The first operational phase will include



extraction of aggregate from the eastern portion of the site, followed by reclamation of this area to create an approximately 32-acre pad suitable for future development. Reclamation will involve filling and compaction of the extraction void with inert fill materials. The second operational phase will include extracting aggregate from the remainder of the site utilizing both dry and underwater processes. Reclamation of the Phase 2 portion will include graded 2:1 side slopes, revegetation, and use as open space and possibly for stormwater management and groundwater recharge.

The City of Irwindale zoning map shows the Olive Pit zoning as Agricultural (A-1). The A-1 zone is not consistent with the General Plan land use designation of the site; and therefore, the Project requires a Consistency Zone Change to comply with the existing General Plan Quarry Overlay designation. The project proposal includes a request to amend the zoning to Quarry Zone (Q).

The City of Irwindale has discretionary approval of the following items for *Olive Pit Mine and Reclamation Project*, which may include, but are not limited to:

Environmental Review

The City's environmental review process for an EIR requires the Planning Commission's recommendation to the City Council for project approval and consideration of possible certification of the EIR.

Consistency Zone Change – Zone Change No. 01-2014

This project proposes this change request to comply with the City's existing General Plan land use designation of the site (Quarry Overlay Residential Commercial). The site is currently zoned for Agriculture and will need to be modified to reflect the land use designation and actions of the project. The project requests a zone change to Quarry Zone.

Conditional Use Permit – Conditional Use Permit No. 01-2014

The following activities are included in the CUP application:

1. Installing a traffic signal at Los Angeles Street to ensure safe and efficient ingress and egress.
2. Phase I mining will extend to 175 feet AMSL with 2:1 slopes within 52 acres of the eastern edge of the property.



3. Phase I Reclamation will include backfilling the phase I extraction area to create an approximately 32-acre pad with a 2:1 slope on the west, for a total reclaimed footprint of about 52 acres.
4. Phase II extraction will include placement of a 4.7-acre pad at the base of the access road for staging and dewatering of dredge material, when necessary.
5. Phase II mining extraction will begin with the recovery of all resources occurring above the water table through the use of dry mining recovery methods. Extraction of resources found below the water table will follow using a dredge or other method for sub-aqueous operations.
6. Average annual production levels are expected to be approximately 1 million tons.
7. Anticipated maximum truck traffic will be approximately 262 daily truck trips (131 round trips).

Licensing Agreement

A licensing agreement is a legal contract between two parties, known as the licensor and the licensee (in this case, the City and United Rock Products). In the proposed license, the City will permit the Applicant the right to come on the site and extract minerals and the Applicant will agree to certain limitations and obligations in exchange, including reclamation of the Olive Pit.

List of Potentially Significant Environmental Effects

The EIR analyzed the following topical environmental issue areas: Aesthetics, Air Quality / Greenhouse Gas / Heath Risk Assessment, Biological Resources, Geology, Soils and Mineral Resources, Hazards and Hazardous Materials, Land Use and Planning, Noise, Traffic Generation and Circulation, and Water Quality and Hydrology.

With implementation of the Proposed Project, it has been determined that the following topical environmental issue areas are less than significant: Aesthetics, Hazards and Hazardous Materials, Land Use and Planning, and Water Quality and Hydrology.

With implementation of the Proposed Project, it has been determined that the following topical environmental issue areas can be feasibly mitigated to a less than significant level: Biological Resources, Geology, Soils and Mineral Resources, and Noise.



With implementation of the Proposed Project, including the recommended mitigation program, it has been determined that the following topical environmental issue areas would remain significant and unavoidable: Air Quality and Traffic.

Contact Person

If you have any questions about this project, or would like to comment on the public draft document, you are encouraged to contact:

Ms. Paula Kelly, Senior Planner

City of Irwindale

5050 North Irwindale Avenue

Irwindale, California 91706

(626) 430-2200 (Office)

(626) 962-2018 (Fax)

Email: paulakelly@ci.irwindale.ca.us

Authority cited: Section 21083, Public Resources Code, Reference: Sections 21092, 21152, and 21153, Public Resources Code.



Exhibit 1 – Location Map

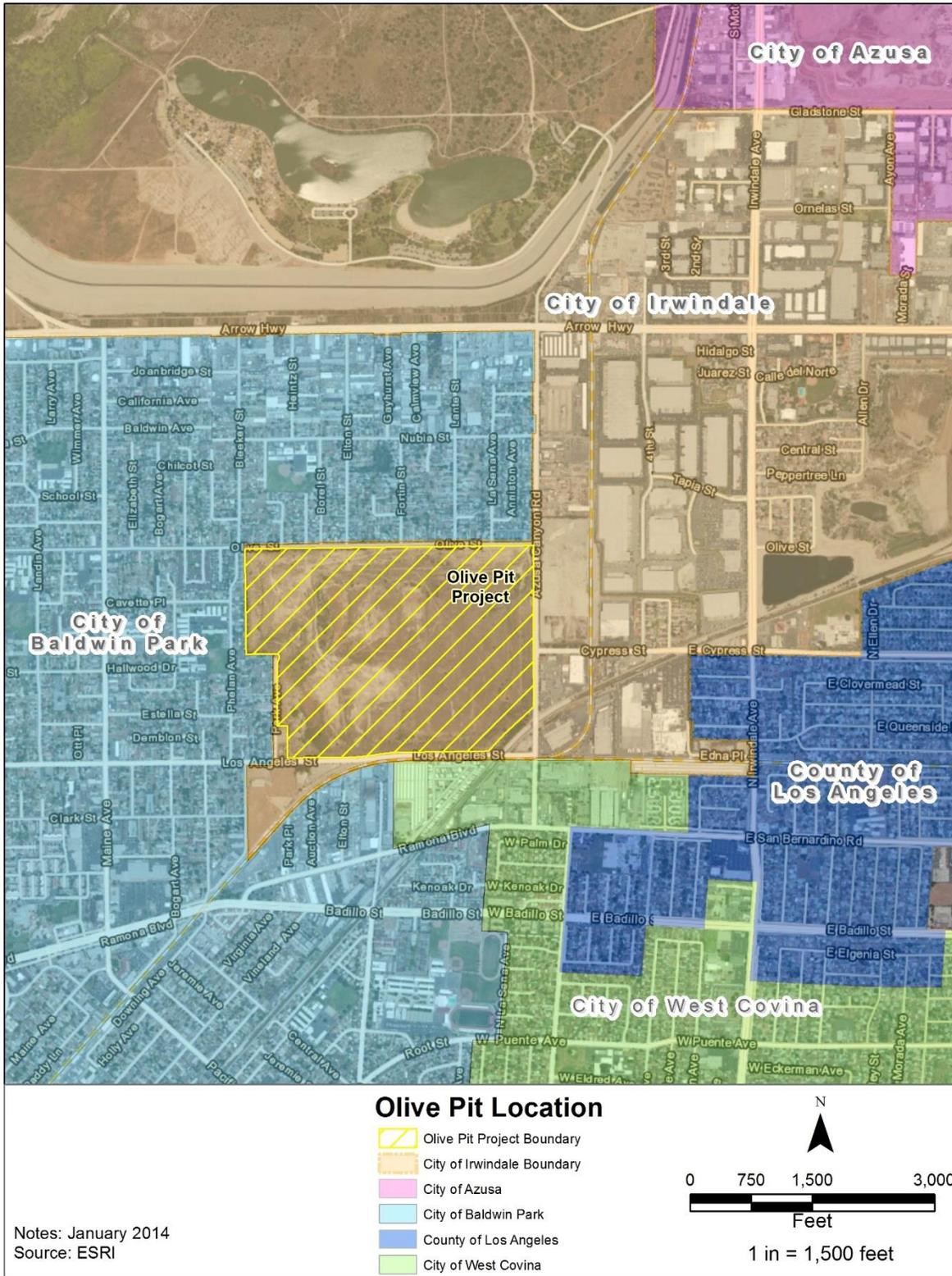




Exhibit 2 – Project Site Map



Director
Economic & Community Development
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Azusa CA 91706

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