RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR PRE-APPLICATION REVIEW (PAR)

Pre-Application Review (PAR) is an optional procedure for all development proposals identified as falling into Category I, II, or III, as defined below. The purpose of PAR is to:

1. Advise a prospective applicant of the current County standards and requirements.
2. Assess whether a prospective applicant's development proposal is consistent with the current County standards and requirements before an application is actually files and fees are paid.
3. Shorten the length of time required to process a development proposal once it has been accepted for processing.
4. Encourage development proposal designs that are sensitive to environmental and developmental constraints and that less the need for subsequent costly and time consuming redesigns.
5. Limit requests for special studies to those identified in the PAR letter.

Development proposals that are subject to PAR are divided into three categories on the basis of their relative complexity. The simplest proposals are classified as Category I proposals. The most complex proposals are classified as Category III proposals. For multiple applications, (i.e. GPA, CZ, Plot Plan) the category will be determined by the most complex application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CHECK ONE AS APPROPRIATE:

☐ CATEGORY I	☐ CATEGORY II	☑ CATEGORY III
Temporary Outdoor Event (with EA only)	General Plan Amendment	Specific Plan
Temporary Use Permit <6 months (with EA only)	Specific Plan, or Amendment	Surface Mining Permit
Variances Filed Alone (with EA only)	Hazardous Waste Facilities Siting Permit	Tentative Parcel Map; Commercial/Industrial
Kennels & Catteries (with EA only)	Conditional Use Permit	Tract Map; Multi-Family
Accessory WECS (with EA only)	Public Use Permit	Tentative Tract Map; Single Family Residential
	Plot Plan	Vesting Tentative Parcel Map; Commercial/ Industrial
	Revised Permit	Vesting Tentative Tract Map; Statutory Condo.
	Tentative Parcel Map; Residential	Vesting Tract Map; Single Family Residential
	Tentative Parcel Map; Revised	Commercial WECS

APPLICATION FOR PRE-APPLICATION REVIEW (PAR)

☐ CATEGORY I	☐ CATEGORY II	☑ CATEGORY III
	Tentative Parcel Map; Multi-Family	
	Tentative Tract Map; Revised Single Family Res.	
	Tentative Tract Map; Revised Multi-Family	
	Vesting Map; Residential Parcel Map	

APPLICATION INFORMATION:

Applicant Name: Rider Seaton Partners, LLC

Contact Person: David Graves E-Mail: dgraves@shopoff.com

Mailing Address: 2 Park Plaza Suite 700
Street
Irvine CA 92614
City *State* *ZIP*

Daytime Phone No: (949) 769-6722 Fax No: (949) 417-1399

Pre-Application Review Request: Revised PAR 180030 for General Plan Amendment, Change of Zone, and Surface Mining Permit to allow for mining and processing activities and the export of aggregate resources on approximately 367.22 acres of the 577-acre site in the Mead Valley Area.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-060-038, 317-070-001, 317-080-033, 317-090-010, 317-090-011, 317-180-007, 317-180-008, 317-180-009, 317-190-003, 317-190-004, 317-190-007, 317-200-040, 317-220-025

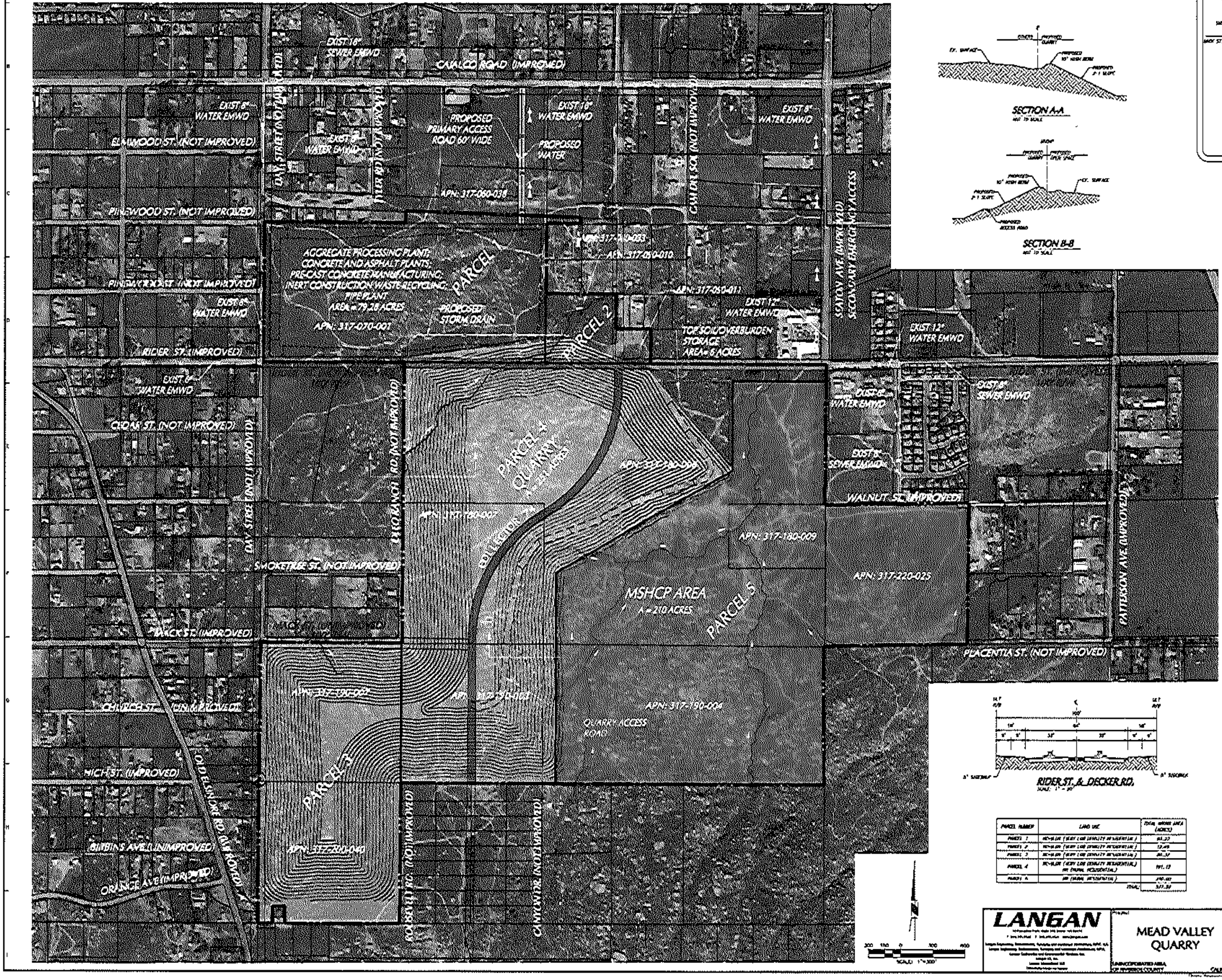
Approximate Gross Acreage: 367.22-acre portion of a 577-acre site

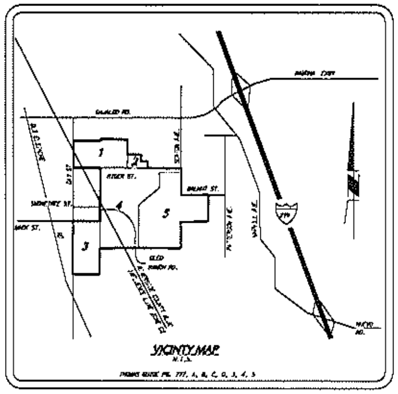
General location (nearby or cross streets): North of Withers Road, South of Cajalco Street, East of Day Street, West of Patterson Avenue

This completed application form, together with all of the listed requirements provided on the Pre-Application Review Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1059 PAR Condensed Application.docx
Created: 06/19/2015 Revised: 05/17/2016

PRE-APPLICATION REVIEW (PAR)
MEAD VALLEY QUARRY
COUNTY OF RIVERSIDE, CALIFORNIA





THOMAS GUIDE PG. 777, A, B, C, D, 3, 4, 5

OWNER/APPLICANT
PERRY SLATER PARTNERS, LLC
2 PARK PLAZA, SUITE [illegible]
IRVINE, CA 92614
PHONE: (949) [illegible]

EXHIBIT PREPARER
LANGAN ENGINEERING
18 EXECUTIVE PARK, SUITE 130
IRVINE, CA 92614
PHONE: (949) [illegible]
FAX: (949) [illegible]

SOURCE OF TOPOGRAPHY
[illegible], LLC
[illegible]
[illegible], CA [illegible]
PHONE: [illegible]

UTILITY PURVEYORS
WATER.........EASTERN MUNICIPAL WATER DISTRICT
SEWER.........EASTERN MUNICIPAL WATER DISTRICT
ELECTRICAL.........EDISON
TELEPHONE.........AT&T
GAS.........THE GAS COMPANY
CABLE.........AT&T

SCHOOL DISTRICT
VAL VERDE UNIFIED SCHOOL DISTRICT

SPECIFIC PLAN
PROJECT IS NOT WITHIN A SPECIFIC PLAN

COMMUNITY SERVICES DISTRICT
PROJECT IS NOT WITHIN A COMMUNITY SERVICES DISTRICT

ENVIRONMENTAL
- PROJECT IS NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA
- PROJECT IS NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

SITE INFO
- PROJECT IS IN SAN JACINTO VALLEY AND SANTA ANA RIVER WATERSHED
- PROJECT IS NOT IN A FAULT ZONE
- PARCEL MAP WITH 5 LOTS
- SANITARY SEWER SHALL BE PROVIDED WITH LEACH FIELD AND SEPTIC TANK
- DOMESTIC AND FIRE WATER – EASTERN MUNICIPAL WATER DISTRICT
- PROPOSED STORM DRAIN REDIRECTS THE STORM WATER AROUND THE QUARRY

TOWNSHIP/RANGE
T4S R4W – SECTION 11
T4S R4W – SECTION 13
T4S R4W – SECTION 14

FLOOD ZONE NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE ALL WITHIN THE UNSHADED AREA OF ZONE X OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 06065C[illegible], DATED AUGUST 18, 2008.

THE DESIGNATION OF ZONE X INDICATES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

▬ ▪ ▪ ▬	PROJECT BOUNDARY
XXX	RIGHT OF WAY (ROW) DESIGNATION PER MEAD VALLEY AREA PLAN CIRCULATION (FIG. 8)
――――	2010 UNVEGETATED STREAMBED REFERENCED FROM GLENN LUKOS ASSOCIATES
▨	PROPOSED MSHCP AREA REFERENCED FROM GLENN LUKOS ASSOCIATES
	QUARRY FOOTPRINT REFERENCED FROM ENVIRONMINE
	PRIMARY ACCESS ROAD
▨	SECONDARY ACCESS ROAD
▨	MASTER PLAN ROAD TO BE ABANDONED
――――	PROPOSED WATER LINE
――――	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE

PARCEL NUMBER	LAND USE	TOTAL GROSS AREA (ACRES)
PARCEL 1	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
PARCEL 2	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	12.49
PARCEL 3	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
PARCEL 4	RC-VLDR (VERY LOW DENSITY RESIDENTIAL) RR (RURAL RESIDENTIAL)	191.13
PARCEL 5	RR (RURAL RESIDENTIAL)	210.00
	TOTAL:	[illegible]

SITE DATA

ASSESSOR PARCEL MAP	TOWNSHIP, RANGE, & SECTION	ZONING	LAND USE	TOTAL GROSS AREA (ACRES)
317-050-038	T4S R4W SEC 11	R-R-1/2	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-070-001	T4S R4W SEC 11	R-R-1/2	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-050-033	T4S R4W SEC 11	R-R-1	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-050-010	T4S R4W SEC 11	R-R-1/2	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-050-011	T4S R4W SEC 11	R-R-1/2	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-180-007	T4S R4W SEC 14	A-1-[illegible]	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-180-009	T4S R4W SEC 14	R-R-1/2 R-A-[illegible] R-A-[illegible]	RR (RURAL RESIDENTIAL)	[illegible]
[illegible]	T4S R4W SEC 14	R-A-[illegible]	RR (RURAL RESIDENTIAL)	[illegible]
[illegible]	T4S R4W SEC 14	A-1-[illegible]	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-190-004	T4S R4W SEC 14	R-R-1/2 R-A-[illegible]	RR (RURAL RESIDENTIAL)	[illegible]
[illegible]	T4S R4W SEC 14	R-R-1/2	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-200-040	T4S R4W SEC 14	R-R-1/2	RC-VLDR (VERY LOW DENSITY RESIDENTIAL)	[illegible]
317-220-025	T4S R4W SEC 13	R-R	RR (RURAL RESIDENTIAL)	[illegible]
			TOTAL:	[illegible]

LANGAN

[illegible]

Project	Drawing Title		
MEAD VALLEY QUARRY UNINCORPORATED AREA OF RIVERSIDE COUNTY CALIFORNIA	PRE-APPLICATION REVIEW (PAR) 180030 REVISED	Project No. [illegible] Date OCTOBER [illegible] Scale 1" = 300' Drawn By Checked By Submission Date OCTOBER [illegible]	Drawing No. Sheet 1 of 1

MEAD VALLEY QUARRY PROJECT DESCRIPTION
PAR 180030 REVISED
10-22-2018

INTRODUCTION

Revised PAR 180030 addresses the Mead Valley Quarry (Project), a proposed rock quarry to extract and process granitic rock for the production of Portland Cement Concrete (PCC) grade construction aggregates, along with other activities associated with the quarry, from a 367.22-acre portion of a 577.22-acre property in Riverside County, CA. The Project site is located in the Mead Valley Area of unincorporated Riverside County, west of Interstate 215 near the Cajalco Road/Ramona Expressway interchange. The eastern portion of the site is within MSHCP Criteria Cells (2334, 2432, 2433, and 2536), and the project will be subject to the HANS and Criteria Cell Refinement processes. This written description is accompanied by a Site Plan prepared by Langan Engineering dated October 2018 and entitled Mead Valley Quarry, Pre-Application Review (PAR)180030 Revised.

The entire 577.22-acre project site is classified as a Mineral Resource Zone (MRZ-2) for PCC-grade aggregate by the California State Mining and Geology Board (SMGB) in 2009. The site is located in the Peninsular Range Geomorphic Province of California and, more specifically, within the Val Verde Pluton which consists mostly of relatively homogeneous, massive to well-foliated, medium-to-coarse-grained, hypautomorphic-granular biotite hornblende tonalite. The granitic rock contains equal amounts of biotite and hornblende, quartz and plagioclase.

A drilling and trenching program was originally conducted in 2007 by TerraMins, Inc. and consisted of 71 test pits and 6 shallow drill holes (none of which exceeded 100 feet in total depth). In October 2008, TerraMins, Inc. expanded the drilling program to extend the maximum depth of the mine plan to identify the maximum depth of weathering. Both drilling programs concluded that the material within the deposit qualifies as Portland Cement Concrete Aggregate, the highest grade of construction aggregate.

Dating back to the early 1900s, the site was a surficial granite quarry that was utilized to gather material from surficial and near surface granitic outcrops. In addition to the quarry, the site at one point included a few small structures and a railroad spur that connected to the San Jacinto branch of the Burlington Northern Santa Fe (BNSF) rail line that parallels I-215. The granite quarry operated sporadically through 2002. The entire site is presently undeveloped with the exception of the idle rock quarry and numerous dirt roads crossing the site.

Proposed associated activities for the Project include a Quarry Processing Plant consisting of an aggregate processing facility, ready mix concrete batch plant, hot mix asphalt batch plant, a construction and demolition recycling center and all support structures and buildings on 95.72 acres. The potential for the extension of a rail line is being considered as a part of the Project. The extension of rail to the Project would include construction of a rail spur connecting with the Burlington Northern Santa Fe line along Interstate 215 and associated rail facilities within the site. Reclamation of the Project will be phased with mining and will return the site to multiple beneficial end uses including a community park, a solar energy facility, open space, an inert debris engineered fill operation and other development, to be determined at the time of reclamation. The eastern 210 acres of the Site is planned for conservation as part of the requirements of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP conservation area).

MEAD VALLEY QUARRY PROJECT DESCRIPTION
PAR 180030 REVISED
10-22-2018

Entitlements Proposed:

1. General Plan Amendment (Entitlement) from Rural Community – Very Low Density Residential (RC-VLDR) and Rural Residential (RR) to Open Space-Mineral Resources and Open Space -Conservation Habitat.
2. General Plan Amendment (Circulation) to remove portions of Decker Road (74' Major Roadway) between Marquez Road and Lexington Road and the portion of Rider Street (100' Arterial Roadway) between Seaton Ave. and Day Street, from the Mead Valley Area Plan Circulation Element.
3. Change of Zone from Rural Residential (RR-½) and Rural Agriculture (R-A-1 and R-A-2) to Mineral Resources and Related Manufacturing (M-R-A) and (W-2).
4. Surface Mining Permit for mining and accessory support activities on approximately 367.22 acres (Parcels 3 and 4 and portions of Parcels 1 and 2).
5. Plot Plan(s) for ancillary and accessory uses supporting the Surface Mining operations as generally described below.

Offsite Improvements

Offsite improvements include a private drive connecting the site to Cajalco Road and road improvements along the project frontage. Water and sewer lines may be extended to the property depending on the availability of drilling a new water well on-site and the ability to construct a sewer septic tank and leach field. The optional rail component will include a rail spur connection with the existing rail line near Harvill Avenue in order to accommodate an onsite rail load-out facility.

The rail option will allow PCC-grade aggregates produced at the site to be transported offsite to areas outside the local market.

Mead Valley Quarry Configuration

The proposed Mead Valley Quarry project includes the following approximate acreages as shown on the accompanying map entitled Mead Valley Materials:

1. Approximately 210 acres of MSHCP conservation area located in the eastern portion of the site (Parcel 5).
2. Approximately 95-acre area of Quarry Processing Plant facilities at the northern portion of the site (Parcels 1 & 2).
3. Approximately 280-acre quarry with maximum mining depths to approximately 500 feet (Parcels 3 & 4 and portion of Parcels 1 and 2.

QUARRY OPERATIONS AND FACILITIES

The mining process involves the extraction and processing of granitic rock into various finished products. These products will be stockpiled and transported by conveyor to the on-site ready-mix concrete and/or asphalt plants or sold directly to outside customers.

Haul Roads and Conveyors

A series of onsite haul roads and/or conveyors will link the quarry to the processing plant. The location of the haul roads and conveyors will vary depending on the geographic area of the quarry that is being mined. It is anticipated that conveyors from the pit will be adjacent to the haul roads.

Blasting and Extraction

The mining process will require a drill and blast program to fracture and loosen the "in place" rock. A blasting contractor will be hired to complete all blasting related activities in compliance with applicable regulations of the Riverside County Sheriff's Department, Mine Safety and Health Administration, California Division of Occupational Safety and Health, the Department of Homeland Security, the California Highway Patrol and the Bureau of Alcohol, Tobacco, Firearms, and Explosives. There will be no onsite storage of explosives.

Grading and Earth-Moving Equipment

Conventional heavy earth moving equipment will be used to extract material from the Quarry site. Typical equipment will include power shovels, front end loaders, dozers, excavators, off-road haul trucks, scrapers, rock drills, water trucks, and conveyor systems. All off-road equipment will be diesel-powered. It is expected that over-the-road equipment will also be diesel powered.

Primary Crushing

Subsequent to drilling and blasting, fractured rock will be loaded directly into a primary crusher at the scalping/crushing station located within the quarry itself. Optionally, fractured rock will be loaded onto large, 70-ton off-road trucks for transport to the primary crusher located within the quarry or to the enclosed truck dump located at the processing plant site. After primary crushing, the rock will be conveyed to the surge pile located within the processing plant site.

QUARRY PROCESSING PLANT SITE OPERATIONS AND FACILITIES

The Quarry Processing Plant site will contain the aggregate processing facilities, ready-mix concrete plant, pre-cast concrete manufacturing, hot mix asphalt batch plant, a construction and demolition recycle center, a water tank, and all support structures and buildings (e.g., scale, office buildings and maintenance buildings). If rail access is obtained, the Quarry Processing Plant site will also contain the onsite rail spur and associated rail load out facilities. The Quarry Processing Plant covers approximately 95.72 acres in the northern portion of the site.

Aggregate Processing Plant

Rock from the surge pile will be conveyed to the aggregate processing plant using conveyors. The aggregate processing plant will crush, screen, and wash the raw material. Initial production and make-up water sources will include potable or reclaimed water provided by the EMWD or by drilling a water well on-site. Processed aggregates will be separated into different sizes and stored in large stockpiles (up to 50 feet in height). After processing, aggregates will also be conveyed directly to the truck and rail load out silos for transportation off site and the ready-mix concrete plant and the hot mix asphalt plant for use in the onsite production of concrete and asphalt. Customer trucks will also be loaded with finished products from stockpiles by front-end loaders.

Ready-Mix Concrete Plant

A ready-mix concrete plant facility is proposed to be located at the eastern end of the Quarry Processing Plant. Annual production will be capable of providing approximately 200,000 cubic yards of concrete to the local market. Fine aggregates, such as sand, will be imported from a local supplier and/or manufactured at the aggregate processing plant from onsite resources. It is expected that up to 34,000 tons of sand and 30,000 tons of cement could be imported to the plant by truck on an annual basis. Imported sand will be stockpiled, while imported cement will be stored in silos up to 50 feet in height.

Hot Mix Asphalt Batch Plant

The hot mix asphalt plant facility will serve the local area with approximately 200,000 tons of asphalt per year. This plant is proposed to be located at the eastern end of the Quarry Processing Plant site. Recycled asphalt products produced by the onsite construction and demolition recycle center will also be used in the production of hot-mix asphalt.

The hot mix asphalt batch plant is designed to use crushed rock from the aggregate processing plant and asphalt oil that will be imported to the site by truck to produce asphalt. The asphalt product will be conveyed to sealed storage silos within the asphalt batch plant for discharge into trucks. The storage silos will be 50 feet tall. Heat in the dryer will be generated by natural gas in order to dry aggregate material prior to mixing. All emissions from the dryer will be ducted to a baghouse. Above-ground storage tanks will be located within the asphalt plant area to store asphalt oil and emulsion.

Construction and Demolition Recycle Center

An asphalt/concrete recycling plant is proposed at the eastern end of the Quarry Processing Plant site to recycle excess asphalt produced at the asphalt plant, stockpiled return concrete and concrete and asphalt pavement imported to the facility from construction demolition or road rebuilding sites. It is expected that the recycle center could process up to 150 tons of construction and demolition material per hour.

Fuel Storage

Diesel fuel is proposed to be stored onsite in two 10,000-gallon above ground tanks. Gasoline will be stored onsite in one 5,000-gallon above ground tank within the Quarry Processing Plant. The average amount of diesel required to be used at the Quarry site is estimated to average approximately 1,500 gallons per day. As required by Section 2206 of the California Fire Code, the fuel tanks will be situated within concrete containment pads to contain the contents of the tank and protect against a 100-year storm event.

Office and Maintenance Structures

Administrative offices and maintenance buildings will be constructed in the Quarry Processing Plant site area. Offices will house management, administrative, engineering, environmental compliance, safety and sales staff. Maintenance personnel will occupy the maintenance structures which will be used to repair and maintain onsite equipment. Access to these structures for light vehicle traffic will be from the Day Street and Rider Street intersection.

OTHER OPERATIONS AND FACILITIES

Traffic

Quarry project traffic is separated into three categories: heavy-vehicle traffic, light-vehicle traffic and off-road equipment. Heavy-vehicle traffic includes on-road haul trucks, concrete mixer trucks, hot-mix asphalt trucks and service trucks. Light-vehicle traffic includes light vehicles used by employees and visitors such as cars, light-duty trucks and small service vehicles. Off-road equipment includes off-road trucks, loaders, dozers and other earth-moving equipment.

Heavy Trucks	Tons/ Year	Tons/ Load	Annual Loads	Days / Year	Loads / Day
Aggregate Trucks	600,000	25	24,000	260	92
Sand Imports	32,000	25	1,280	260	5
Asphalt Trucks	200,000	20	10,000	260	38
Ready Mix Concrete	200,000	25	8,000	260	31
Cement	30,000	25	1,200	260	5
Recycle	150,000	25	6,000	260	23
Total Heavy Truck Trips					194
Passenger Cars					
Employee (2 trips per employee)					60
Vender Trips (assume 10 daily)					10
Total Small Vehicle Trips					70

Offsite Roadway and Access Improvements

Heavy vehicle traffic will use a proposed driveway to access the Quarry Processing Plant and Quarry operation from Cajalco Road, approximately 750 feet west of Decker Road. This access route is currently unimproved. Light-vehicle traffic will be required to use the access point at the intersection of Rider Street and Day Street. Road improvements will be completed as necessary to support the project.

UTILITIES

Existing lines for all major utilities including water, electrical, natural gas, sewer, and telecommunications, are in close proximity to the Quarry site.

Water

Water will be provided by EMWD or by a future on-site well. Approximately 80% of the total water requirement will be recycled through facilities within the aggregate processing plant and the concrete plant washout.

Sewage Disposal

Sewage generated onsite is estimated at 3,000 gallons/year and will be managed with an on-site septic tank and leach field located within the Quarry Processing Plant site area, or by connection to EMWD facilities, if the on-site system is not possible. Portable toilets will be stationed throughout the Quarry site as needed.

Electricity

Power lines are proposed to be extended to the Quarry site, served by SCE. It is estimated that at peak production levels the Quarry site will require approximately 7.8 megawatts (MW) of electrical power.

Natural Gas

SoCal Gas will deliver natural gas to the Quarry site through a pipeline to be constructed to the plant site. The maximum annual usage for the Project is estimated at 80,000 decatherms (Dth).

OPERATIONAL CHARACTERISTICS

Hours of Operation

Hours of operation are planned Monday through Saturday, from 5:00 AM to 11:00 PM. Some exceptions will allow for emergencies and/or after-hour production that could be necessary for specified orders, such as Caltrans night highway jobs. Equipment maintenance and repair will be allowed 24 hours per day, seven days per week. Production at the Quarry site will gradually increase over an approximate five-year period, to reach full production capacity of 1.0 million tons per year at the fifth year.

Work Force

The Mead Valley Quarry project is estimated to create 30 full-time positions. These positions will be responsible for tasks associated with mining and processing activities, the production and distribution of ready-mix concrete, the production and distribution of hot mix asphalt, concrete and asphalt recycling activities, environmental compliance, safety, sales, management and administrative tasks. In addition, the Project will indirectly support the workforce for related industries such as construction and trucking; however, these activities will not be quarry based.

Site Security and Public Safety

During the Mead Valley Quarry project lifetime, public access to the site will be controlled by fencing and locked gates on areas of the site perimeter readily accessible to the public. Guard houses will control access onsite north of Decker Road and east of the Day Street/Rider Street access points during business hours; during non-business hours, lockable gates will be in place to limit access. Signs will be posted around the perimeter of the Quarry site adjacent to undeveloped lands. These signs will warn "Private Property," "No Trespassing," and "Danger: Steep Slopes." Night lighting will be installed in all areas of the plant site and at strategic locations around the site.

Storm Water and Erosion Control

The majority of the Quarry site is designed to drain internally, generally to the north and/or east. The quarry will act as a large retention basin. Consequently, storm runoff from on- and off-site areas tributary to the quarry will remain within the site and will not cause downstream impacts associated with increased flow or pollutants. Runoff from normal stream flows in the largest tributary area will be directed through the Quarry plant site by a reinforced concrete pipe to discharge at the drainage's natural discharge location on the northeast boundary. This will allow flow in the downstream channel for habitat support.

Mead Valley Quarry Production Totals

Mining activities will produce about 225 million tons of aggregate over an approximate 200-year period without rail access. The quarry will gradually increase production from an average production rate of approximately 200,000 tons in the first year to 1 million tons in the fifth year. At full production, the mining operations are expected to have an average annual output of 1.0 million tons.

RECLAMATION PLAN

The Mead Valley Quarry project includes phased reclamation and finished grading of all disturbed areas, which will occur concurrently with mining operations. Reclamation efforts will vary based on the proposed post-mining land use and the affected area. Reclamation and revegetation will occur in four phases.

The goals of reclamation are to stabilize the post-extraction landform, provide visual integration with the natural landscape, and establish native species on revegetated areas using plant materials capable of self-regeneration without continued dependence on irrigation, soil amendments or fertilizer. In order to minimize the potential for erosion, hard rock exposures with slope gradients in excess of 2.0H:1.0V in the final reclaimed slopes will not be revegetated.

POST MINING LAND USES

Reclamation of disturbed portions of the Quarry site will be phased with mining activities and operations and will return the area to beneficial post-mining land uses. The post mining use will be compliant with the underlying land use regulations in place when mining is completed.