



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

SEPTEMBER 23, 2020

**Planning
Commissioners
2020**

1st District
Carl Bruce
Shaffer
Vice-Chairman

2nd District
David Leonard

3rd District
Gary Thornhill

4th District
Bill Sanchez

5th District
Eric Kroencke
Chairman

**Assistant TLMA
Director**
Charissa Leach,
P.E.

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

- 1.0 **CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**
- 1.1 **TENTATIVE PARCEL MAP NO. 37799 – RECEIVE and FILE** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15161(b)(3) (General Rule) – Applicant: Leinen Family, LLC/Mitch Leinen – Engineer/Representative: K & A Engineering Inc. – First Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – General Plan: Light Industrial (CD-LI) (0.20-0.60 Floor Area Ratio) – Open Space: Mineral Resources (OS-MR) – Zoning: Manufacturing- Medium (M-M) – Location: Northerly of El Sobrante Road, southerly of Cajajco Road, easterly of Dawson Canyon Road, and westerly of Temescal Canyon Road – **REQUEST:** The Tentative Parcel Map is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.
- 1.2 **PLOT PLAN WIRELESS NO. 190011 (PPW190011) – RECEIVE and FILE** – Exempt from the California Environmental Quality Act (CEQA) – CEQ190104 – Applicant: Smartlink, LLC – Owner: Duncan Bush – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Gilman Springs Road, easterly of Lisa Lane, and southerly of Ellis Timothy Lane – 2.5 Gross Acres – Zoning: Controlled Development Areas – 1 Acre Minimum (W-2-1) – **REQUEST:** a new wireless telecommunication facility disguised as a palm tree (monopalm), consisting of a 70-foot-tall tower, nine (9) panel antennas, 27 remote radio units, two (2) microwave antennas, one (1) 30kw diesel generator, with accompanying ground equipment within a 912 sq. ft. lease area. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter**
(Presentation available upon Commissioners' request)
NONE
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter**
NONE
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter**
- 4.1 TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration** – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 4.2 CHANGE OF ZONE NO. 2000014 – No New Environmental Document Required** – CEQ200050 – Applicant: Jeff Dinkin c/o Hannah Woskow – Engineer/Representative: Webb Associates/Fayres Hall – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: High Density Residential (CD-HDR) – Very High Density Residential (VHDR) – Commercial Retail (CR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (The Crossroads in Winchester Specific Plan No.288) Planning Areas – 1 - 6 – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Winchester Road – 50.35 Acres – **REQUEST:** Change of Zone No. 2000014 proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester). Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.3 SURFACE MINING PERMIT NO. 159, REVISION NO. 2 – Intent to Certify an Environmental Impact Report** – EA43079 – Applicant: Chandler Aggregates, Inc. – Engineer Representative: Joseph E Bonadiman & Associates – Fifth Supervisorial District – Hemet/San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS-MIN) – Open Space: Rural (OS-RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, and westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) – Controlled Development Areas with Mobile homes (W-2) – **REQUEST: Surface Mining Permit No. 159, Revision No. 2** is a proposed revision to the existing mining and reclamation plan to accommodate an expansion of mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site (“Expanded Disturbance Area”, or “EDA”) of 54.5 acres. The Gilman Springs Mine (herein, “Mine”) encompasses approximately 1,021.4 acres. Additionally, SMP159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site’s utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP159 to identify ultimate site elevations in conformance with Surface Mining and Reclamation Act of 1975 (SMARA) and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site’s 1,000,000 ton annual limit. Additionally, and in conformance with SMARA and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of Ordinances, 1995), SMP159R2 also includes a

proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes a change in timing for approved for mining activities within 300 feet of the Mine boundary from between 7:00 a.m. and 10:00 p.m. excluding Sundays and federal holidays, to between 6:00 a.m. and 10:00 p.m., seven days per week including Sundays and federal holidays. All operations located more than 300-feet from the outside project boundary may operate 24-hours per day throughout the site. The proposed surface mining permit revision proposes a 50-year life of permit until December 31, 2070. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

5.0 WORKSHOPS:**NONE****6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****7.0 DIRECTOR'S REPORT****8.0 COMMISSIONERS' COMMENTS**



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.


1:1

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number: TPM37799
CEQA Exempt Section 15061 (b)(3) General Rule
Area Plan: Temescal Canyon
Zoning Area/District: Glen Ivy Area
Supervisory District: First District
Project Planner: Travis Engelking
Project APNs: 283-120-019 and 283-190-037

Applicant: Leinen Family LLC
Representative: K & A Engineering Inc.



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37799 is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed.

The site location is northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road, and within Temescal Canyon Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 31, 2020.

The Planning Department recommended APPROVAL; and, THE PLANNING DIRECTOR

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37799, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The originating Plot Plan No. 24226 proposed the construction of four (4) metal buildings for office and manufacturing uses to be constructed in five (5) phases. The Plot Plan was approved August 20, 2013. The project site is currently improved with an approximate 44,480 square feet Distribution Center that would be on Parcel 1 which is 2.83 acres once subdivided. The existing building meets the current applicable development standards of the Zoning Classification of Manufacturing – Medium (M-M) including and not limited to: the minimum lot size 10,000 square feet, and shall not exceed 75 feet in height.

The map is for financial purposes only and will not include any development.

A 10-Day advertisement was requested to run in the Press Enterprise Newspaper beginning on August 20, 2020, thru August 30, 2020 for an Optional Hearing Request. As of writing this report, Planning Staff has not received written communication/phone calls requesting a public hearing. The project was approved by the Planning Director on August 31, 2020.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Optional Director's Hearing: N/A

PROPOSED PROJECT

Case Number: TPM37799
CEQA Exempt Not Applicable
Area Plan: Temescal Canyon
Zoning Area/District: Glen Ivy Area
Supervisory District: First District
Project Planner: Travis Engelking
Project APNs: 283-120-019 and 283-190-037

Applicant: Leinen Family LLC
Representative: K & A Engineering Inc.


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37799 is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed.

The site location is northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road, and within Temescal Canyon Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37799, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI) and Open Space-Mineral Resources (OS:MR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temescal Wash Policy Area, Serrano Policy Area
Surrounding General Plan Land Uses	
North:	Open Space-Conservation Habitat (OS:CH)
East:	Public Facilities (PF), Open Space-Mineral Resources (OS:MR)
South:	Public Facilities (PF), Open Space-Water (OS:W)
West:	Public Facilities (PF), Mineral Resources (MR), and Rural (RUR), Open Space-Rural (OS:RUR)
Existing Zoning Classification:	Manufacturing – Medium (M-M)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Natural Assets (NA)
East:	Mineral Resources (M-R)
South:	Mineral Resources (M-R)
West:	Mineral Resources & Related Manufacturing (M-R-A) and Natural Assets (NA)
Existing Use:	Industrial Building
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	36.66 Acres	N/A
Existing Building Area (SQFT):	29,000 sq. ft. 44,480 sq. ft.	N/A
Proposed Minimum Lot Size:	1.14 acres	N/A
Total Proposed Number of Lots:	6	N/A
Map Schedule:	"J"	

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – RCFCFCD
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High (State Responsibility Area)
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	Yes – Criteria Cells 2932 and 3036
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The originating Plot Plan No. 24226 proposed the construction of four (4) metal buildings for office and manufacturing uses to be constructed in five (5) phases. The Plot Plan was approved August 20, 2013. The project site is currently improved with an approximate 44,480 square feet Distribution Center that would be on Parcel 1 which is 2.83 acres once subdivided. The existing building meets the current applicable development standards of the Zoning Classification of Manufacturing – Medium (M-M) including and not limited to: the minimum lot size 10,000 square feet, and shall not exceed 75 feet in height.

The map is for financial purposes only and will not include any development.

File No. Tentative Parcel Map No. 37799 was submitted to the County of Riverside on September 23, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Environmental review of the proposed project determined that no significant environmental impacts would occur due to the tentative parcel map implementation. The map has been determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15061.3 (General Rule). The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The project proposes a Schedule "J" subdivision of 36.7 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The development of the parcels proposed by the subdivision has already been approved and analyzed pursuant to CEQA requirements. The current subdivision does not propose any additional development from what has already been analyzed and approved. Therefore, the design of the proposed map will result in no environmental damage, no fish, or wildlife or their habitat will be damaged, and no serious public health problems will be caused as a result of this land division or types of improvements proposed.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site has a land use designation of Open Space: Mineral Resources (OS-MR) and Community Development: Light Industrial (CD: LI). Open Space: Mineral Resources (OS-MR) land use designation allow for mineral extraction and processing facilities. The Community Development: Light Industrial (CD:LI) designation provides for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The M-M zone is consistent with the Community Development: Light Industrial (CD:LI) land use designation as it would allow industrial and related uses including warehousing/distribution, assembly

and light manufacturing, repair facilities, and supporting retail uses. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a matter consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes.

2. The project site has a Zoning Classification of Manufacturing – Medium (M-M), Development standards of the M-M zone calls for a minimum lot size of 10,000 square feet, with minimum average width of 75 feet. Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5 and Parcel 6 are orientated towards a private street with the width right-of-way 60 feet. The minimum average width is 220 feet. Thus meeting the average minimum lot width requirements. No construction is proposed as part of the project. However, the existing Distribution Center is 41,600 square feet and the applicant has identified the general location/footprint of development on (Parcel 2) to show compliance with the applicable development standards of Ordinance No. 348, specifically the M-M Zone Classification (Article XIa). The M-M zoning generally permits one-family dwellings by right and allows a range of other uses with the approval of a land use permit. The project meets the 10,000 square foot lot size minimum M-M, with Parcel 1 proposed at 2.83 acres, Parcel 2 proposed at 2.26 acres, Parcel 3 proposed at 1.14 acres, Parcel 4 proposed at 1.23 acres, Parcel 5 proposed at 1.33 acres and Parcel 6 proposed at 25.62 acres.

The Project is in compliance with the following standards:

Lot Size: The zoning classification to Manufacturing – Medium (M-M) or 10,000 square feet would facilitate the subdivision of two industrial parcels totaling 36.66 gross acres to six (6) industrial parcels of 1.14 acres to 25.62 acres, which is consistent with the Zoning Classification of Manufacturing – Medium (M-M). The minimum average lot width for the M-M Zone Classification is 75 feet, and the minimum average lot depth is 220 feet. The Parcel 1 proposed at 2.83 acres, Parcel 2 proposed at 2.26 acres, Parcel 3 proposed at 1.14 acres, Parcel 4 proposed at 1.23 acres, Parcel 5 proposed at 1.33 acres and Parcel 6 proposed at 25.62 acres. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

Pursuant to the Ordinance No. 460, Section 3.8, (C), when lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes minimum lot widths ranging from approximately 220 feet to 310 feet, and the minimum lot depth is approximately 230 feet to 400 feet, which generally results in a lot depth two times the lot width. Therefore, as proposed, the Project is in compliance with the lot width to depth ratio.

Schedule "J" Parcel Map Division: Any division of land into four or less parcels, where land solely for the purposes of financing or conveying title to all or a portion of the land area shall be defined as a Schedule "J" parcel map division. The Project has demonstrated the ability to ensure compliance with the applicable standards as outlined in the findings of this report. The Project has conditioned to with all applicable standards of Ordinance No. 460.

General Plan

The Project site has a General Foundation of Rural Community, and a land use designation of Open Space: Mineral Resources (OS-MR) and Community Development: Light Industrial (CD: LI). Open Space: Mineral Resources (OS-MR) land use designation allow for mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing. In the Community Development Foundation Component, which also permits the application of the Community Development: Light Industrial (CD:LI) designation, provides for the Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The M-M zone is consistent with the Community Development: Light Industrial (CD:LI) as it would allow Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a matter consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes and the development of the site would be implemented by future Plot Plan that would be consistent with the General Plan Amendment No. 1065.

3. The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.

Entitlement Findings:

Tentative Parcel Map No. 37799 is a proposal to subdivide 36.66-acres into six lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the project is consistent with General Plan Principal IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a matter consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes. Parcel six (6) of the subdivision map is partially located within the Temescal Wash and Serrano Policy Areas and shall adhere to all development standards and design policies within each policy area.
2. The site of the proposed land division is physically suitable for the subdivision, in that the Project site has adequate access and infrastructure to accommodate future industrial uses. No improvement or physical changes will be part of this project..
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their

habitat because the Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction.

4. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project is not located within or subject to any Specific Plan. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.16 as listed below:
 - a. Submission Criteria - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a previously approved Plot Plan which will ultimately be for the development of industrial and open space uses.
 - b. Minimum Requirements. The proposed six (6) parcels exceeds the minimum lot size requirements provided in the applicable zoning classification of Manufacturing – Medium (M-M), to ensure compliance with all applicable development standards. The proposed lot sizes for the Schedule 'J' Map range in size from 1.14 acres to 25.62 acres. Legal access will be provided to the site via El Sobrante Road. Because the proposed Tentative Parcel Map is for financing and conveyance purposes no legal lots will be created nor will any grading or construction occur..
 - c. Compliance. The proposed Tentative Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, and assessor parcel numbers.
5. All lots have acceptable legal access by lot configuration. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed. Conditions of approval related to public safety and zoning compliance may be imposed on a Schedule "J" subdivision map.
6. There are no physical constraints that affect the feasibility of future development, as previously determined by Environmental Assessment No. 42199 for the previous Plot Plan, apart from approximately 25.62 acres that will be set aside as MSHCP Conservation Areas.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division in that the subdivision is a financing and conveyance map and does not include future plans for the ultimate development of the property or construction purposes. No grading or construction will be a part of this Tentative Parcel Map.

Development Standards Findings, (M-M) Ordinance No. 348, Article XIa:

- a. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. The proposed minimum lot size is 14,300 square feet. The project's shortest lot width proposed is approximately 220 feet, and shortest

lot depth of approximately 260 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

- b. **Setback.** Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. Where the front side, or rear yard adjoins a lot with a zoning classification other than those specified in paragraph (1) above, there is no minimum setback. The project site's zoning classification is Manufacturing-Medium (M-M) and is surrounding by the Mineral Resources & Related Manufacturing (M-R-A) zone to the south, east, and west, with Natrual Assets (NA) to the north.. Therefore, as proposed, the Project is in compliance with the setbacks requirements.
- c. **Height Requirements.** Structures shall not exceed 40 feet at the yard setback line. The existing structure is 30 feet in height and therefore, the Project is in compliance with the height requirement. Additionally, the project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction that this standard would apply to this subdivision.
- d. **Masonry Wall.** Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the wall requirement is not applicable with to the Project.
- e. **Landscaping.** A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. A minimum of ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the landscape requirement is not applicable to the Project.
- f. **Parking Areas.** Parking areas shall be provided as required by Section 18.12. of this Ordinance. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the parking requirement is not applicable to the Project.
- g. **Trash Collection Areas.** Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing building has a trash enclosure onsite. Therefore, as proposed, the Project is compliance with the trash collection requirement.
- h. **Outside Storage and Service Areas.** Outside storage and service areas may be required to be screened by structures or landscaping. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading

activities or construction. Therefore, as proposed, the outside storage and service areas requirement is not applicable to the Project.

- i. **Utilities.** Utilities shall be installed underground except electrical lines rated at 33kV or greater. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing site have underground electrical line. Therefore, as proposed, the Project is compliance with installed underground electrical lines requirement.
- j. **Mechanical Equipment.** Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. The existing building has roof-mounted equipment that is screened for view. Therefore, as proposed, the Project is compliance with the roof-mounted equipment requirement.
- k. **Lighting.** All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing building arranged to prevent glare or direct illumination on streets or adjoining property. Therefore, as proposed, the Project is compliance with the lighting requirement.

Other Findings:

1. The project site is located within Criteria Cells 2932 and 3036 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). The Environmental Programs Department determined in 2007 the site does not support suitable burrowing owl habitat or any suitable habitat for the required Narrow Endemic & Criteria Area Plant Species. Parcel is located in a MSHCP Criteria Cell however the HANS process will not be required since the parcel is already entitled (PP16011-approved) and site has been graded (BGR041208). No further MSHCP issues or biological surveys required. On October 23, 2019, the Environmental Programs Department determined the APN: 283-120-019 has been fully graded and approved under PP24226. APN: 283-190-037 (Parcel 6) is vacant undisturbed land and would require a HANS if future development was proposed. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The project would create six parcels of land by subdividing the current 36.66-acres. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. This project will not conflict with any plans, ordinances, or regulations related to habitat or the MSHCP.
2. The project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with the City of Corona. This project

was provided to City of Corona for review and comment September 30, 2019. No comments were received either in favor or opposition of the project. This project conforms to the MOU.

3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") in a very high/moderate fire hazard severity zone.
 - b. The proposed land division is a Schedule 'J' Map and is for financing purposes only, no grading or construction will occur. However, ultimate development of the site will be designed so that each lot within General Plan Amendment No. 1065, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements.
 - c. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department, East Upper Drive Fire Station, located approximately 8.6 miles north east of the Project site.
 - d. The proposed Tentative Parcel Map is a Schedule 'J' map which is for financing purposes. No grading or new construction will occur. However ultimate development of the site will be designed pursuant to the adopted General Plan Amendment No. 1065. The approved Tentative Parcel Map No. 37799 will be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

APPEAL INFORMATION

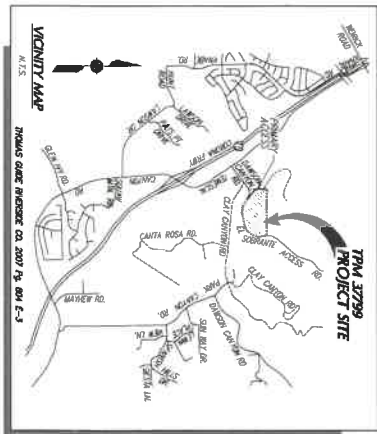
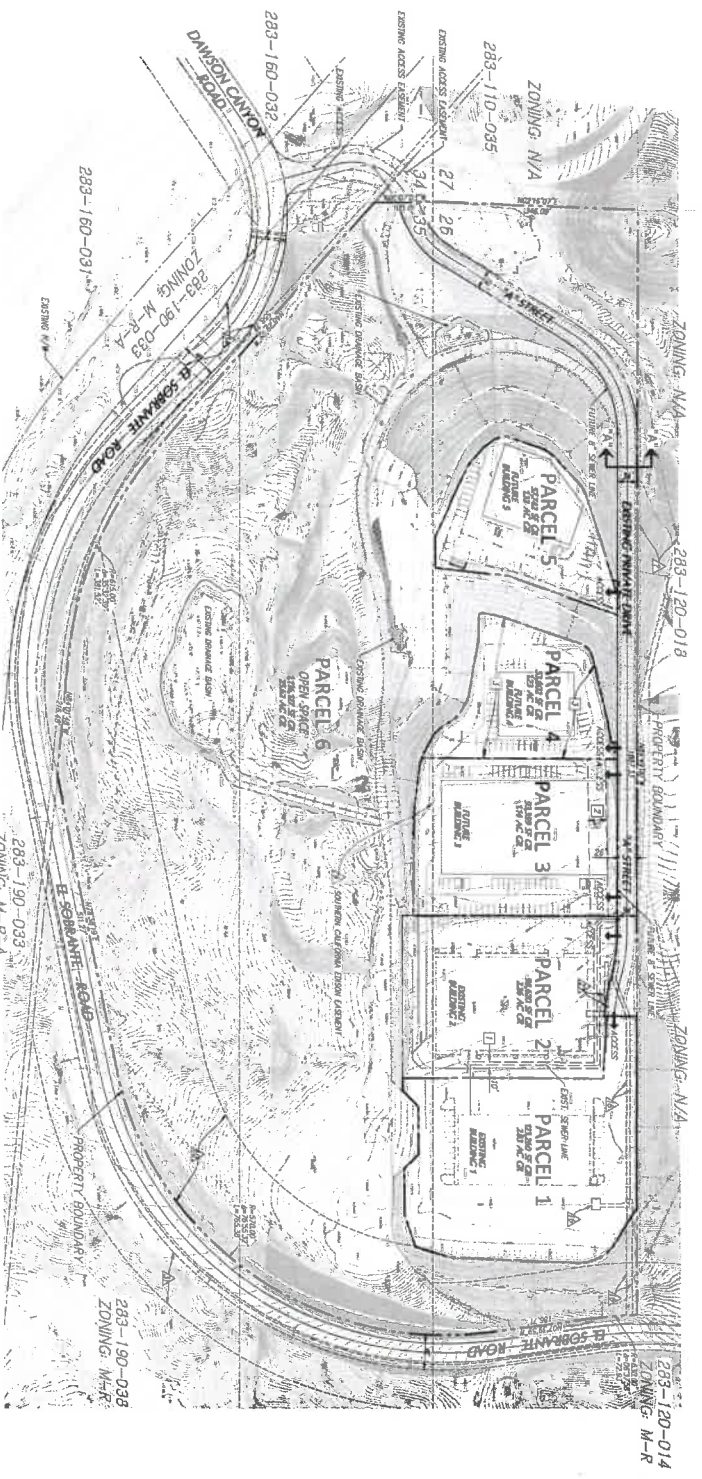
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.



FOR FINANCE AND CONVIENANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.

TENTATIVE PARCEL MAP 37799

A PORTION OF SECTION 35, AND A PORTION SECTION 36, T. 4 S., R. 6 W., S.B.M. IN THE COUNTY OF RIVERSIDE

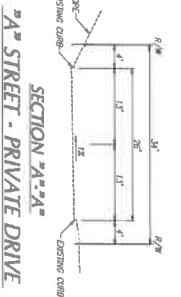


PARCEL DIMENSIONS TABLE

NO.	APPROXIMATE AREA (SQ. FEET)	NET PARCEL AREA (SQ. FEET)	NET PARCEL AREA (ACRES)	APPROXIMATE AREA (SQ. FEET)
1	124,320	124,320	2.85	124,320
2	88,620	88,620	2.02	88,620
3	81,750	81,750	1.87	81,750
4	118,830	118,830	2.72	118,830
5	97,740	97,740	2.24	97,740
6	178,170	178,170	4.05	178,170

AVERAGE PARCEL DIMENSIONS

NO.	WIDTH (FEET)	DEPTH (FEET)	AREA (SQ. FEET)	PERIMETER (FEET)
1	310 X 400	29,000	90,000	1,400
2	280 X 300	84,000	44,400	1,300
3	270 X 300	81,000	44,400	1,300
4	230 X 230	52,900	1,230	1,460
5	230 X 230	52,900	1,230	1,460
6	NOT A SQUARE SITE	N/A	N/A	N/A



NO BUILDING EASEMENT
NO RESIDENTIAL CONSTRUCTION ON PARCELS 1 TO 6 IS PERMITTED UNLESS THE SUBDIVISION MAP IS RECORDED AND CONFORMANCE TO THE FINAL SYSTEM.



NO.	REVISION	DATE	BY
1	PRELIMINARY	11/10/07	KA
2	REVISED	11/10/07	KA
3	REVISED	11/10/07	KA
4	REVISED	11/10/07	KA
5	REVISED	11/10/07	KA
6	REVISED	11/10/07	KA

DATE PREPARED
11/10/07

SITE LOCATION
1000 DAWSON CANYON RD
DOWNEY, CA 90241

OWNER/APPLICANT
DANIEL P. KAY
1000 DAWSON CANYON RD
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

ENGINEER
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

CONTRACTOR/ENGINEER
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

ANNUAL TOPOGRAHY
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

PROPERTY AVERAGE
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

ASSESSORS PARCEL NOS
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

COMMUNITY SERVICE AREA
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

SECTION TOWNSHIP & RANGE
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

THOMAS BROTHERS MAP
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

GENERAL PLAN DESIGNATIONS
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

PRESENT USE
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

ZONING
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

EXISTING AND PROPOSED
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

SEISMOLOGICAL HAZARD
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

CEOLOGIC HAZARD NOTE
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

THIS SITE IS CONSIDERED TO HAVE A LOW POTENTIAL FOR IDENTIFICATION AND OTHER HAZARDS.
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

NOTES
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

EXISTING EASEMENTS
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

DISPOSITION
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

PROPOSED EASEMENTS
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

REMARKS
KAY & ASSOCIATES, INC. 3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP
NO. 37799
SCHEDULE "J"

PREPARED BY
KAY & ASSOCIATES, INC.
3075 171
DOWNEY, CA 90241
TEL: (650) 371-1708
FAX: (650) 371-1708

DATE
11/10/07

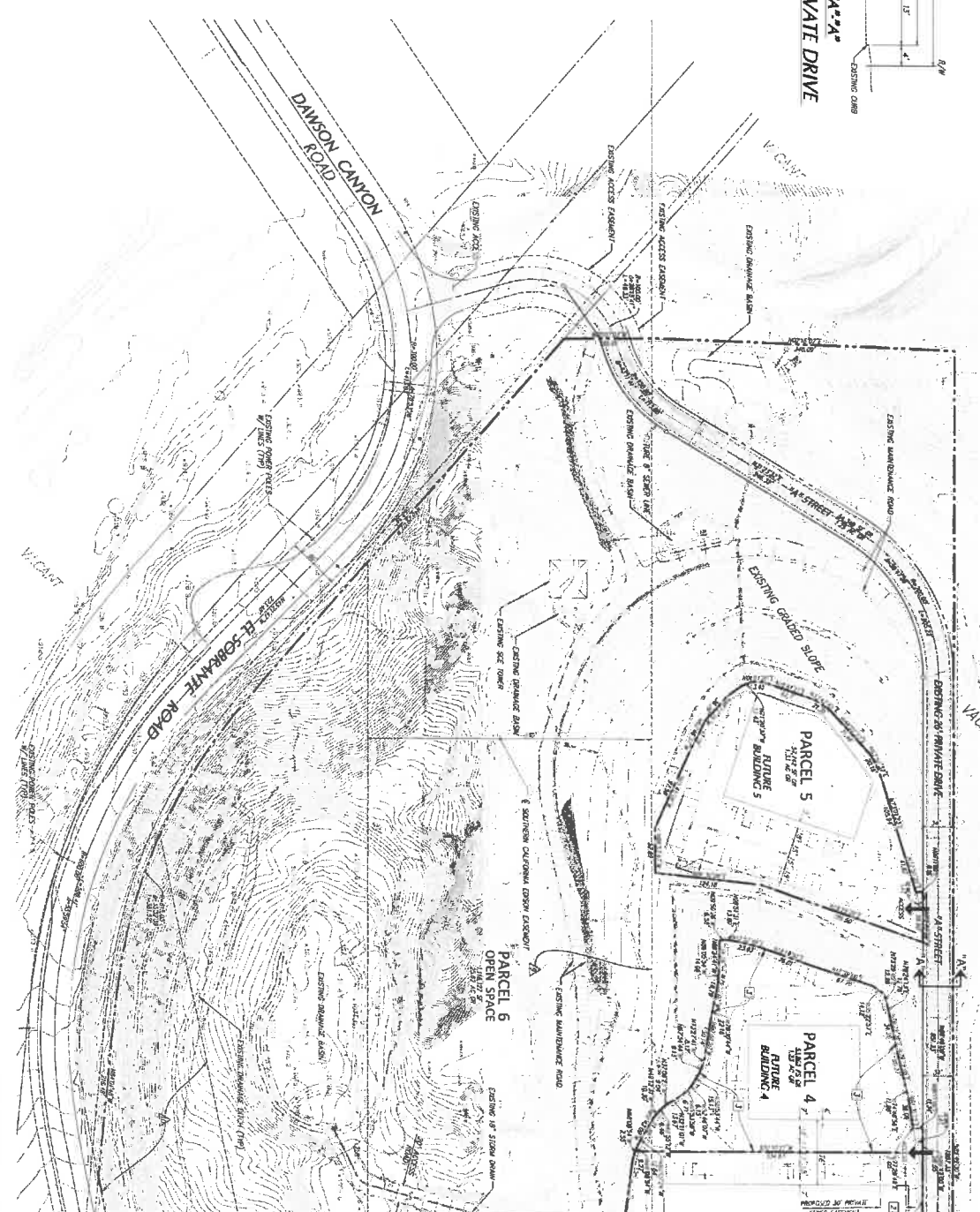
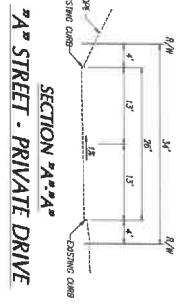
BY
KA

CHECKED BY
KA

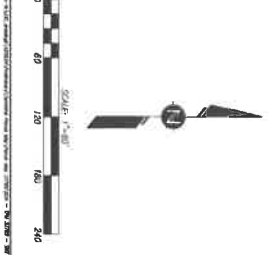
SCALE
AS SHOWN

TENTATIVE PARCEL MAP 37799
A PORTION OF SECTION 35 AND A PORTION SECTION 26, T. 4S., R. 6W., S8.M. IN THE
COUNTY OF RIVERSIDE

FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND
USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP
DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE
ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.



SEE SHEET NO. 3



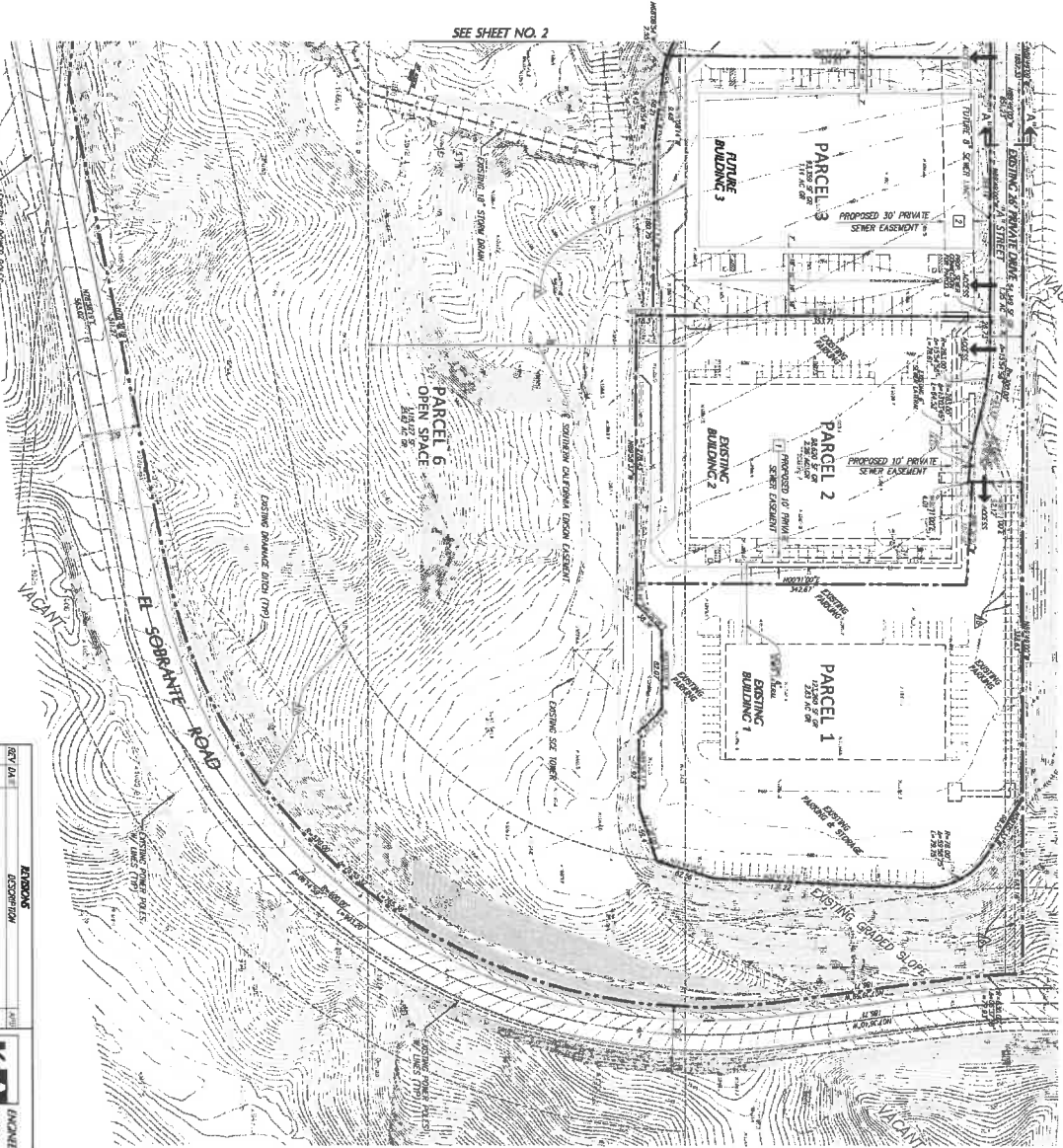
REVISIONS	
NO.	DATE

<p>KMA ENGINEERING LAND PLANNING & SURVEYING</p>	3017 N. SERRAVAL STREET SUITE 111 CALIFORNIA 92880 TEL: (951) 229-1800 FAX: (951) 229-1300
	<p>COUNTY OF RIVERSIDE TENTATIVE PARCEL MAP NO. 37799 SCHEDULE "1"</p>

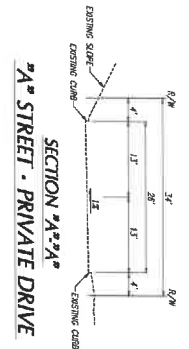
FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DETAIL OF THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.

TENTATIVE PARCEL MAP 37799

A PORTION OF SECTION 35, AND A PORTION SECTION 26, T. 4 S., R. 6 W., S.B.M.
IN THE COUNTY OF RIVERSIDE



SEE SHEET NO. 2



REV. DATE	DESCRIPTION	BY

KVA
ENGINEERING
LAND PLANNING
SURVEYING
357 N. SERRANA STREET
CORONA, CALIFORNIA 92880
TEL (951) 278-1800
FAX (951) 278-4380

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP
NO. 37799
SCHEDULE "1"
DATE: 01/11/17
SHEET 3 OF 3

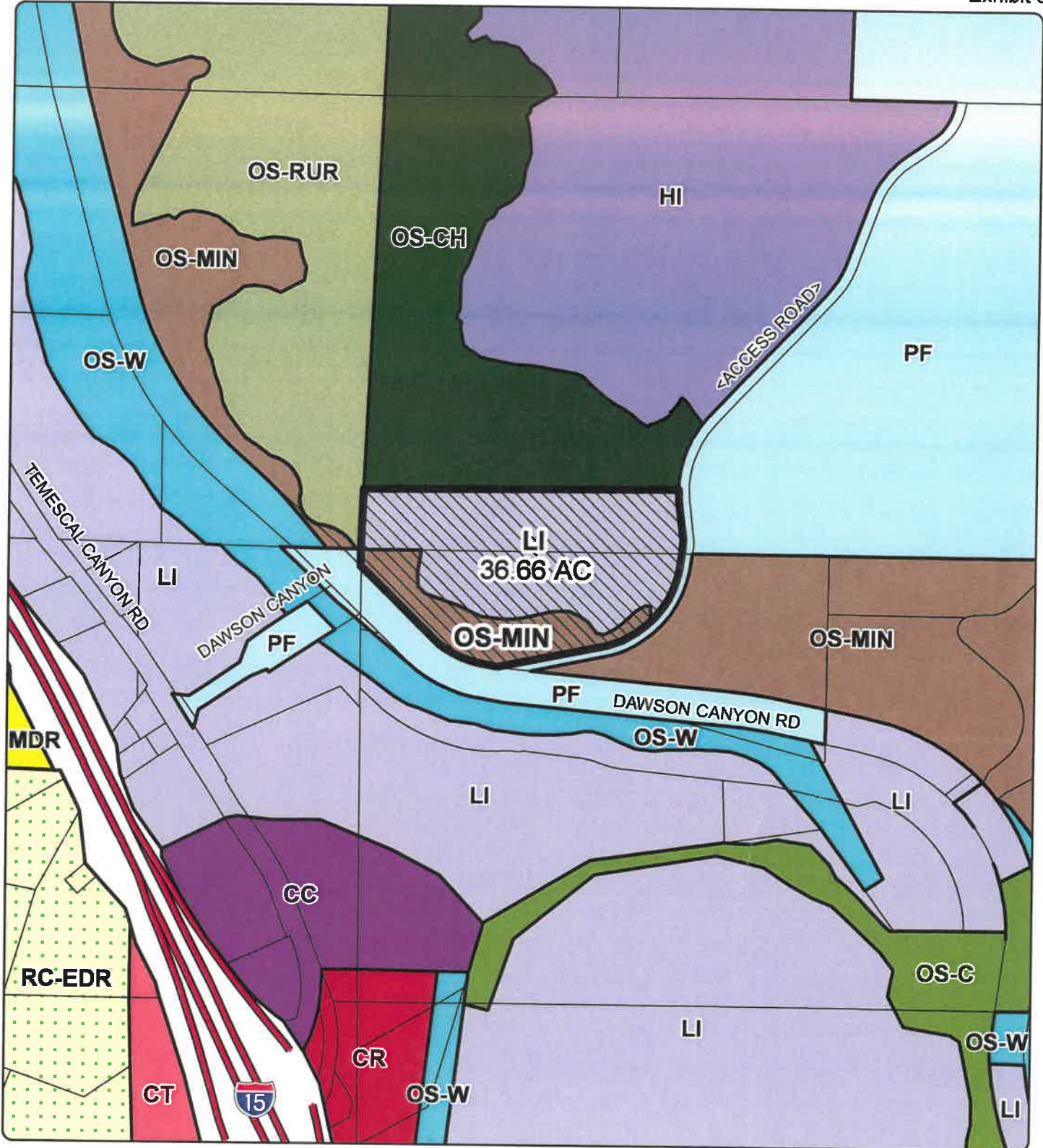
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37799

Supervisor: Jeffries
District 1

EXISTING GENERAL PLAN

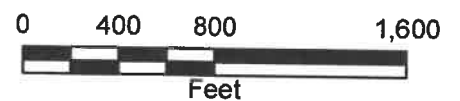
Date Drawn: 08/14/2020
Exhibit 5



Zoning Area: Glen Ivy



Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

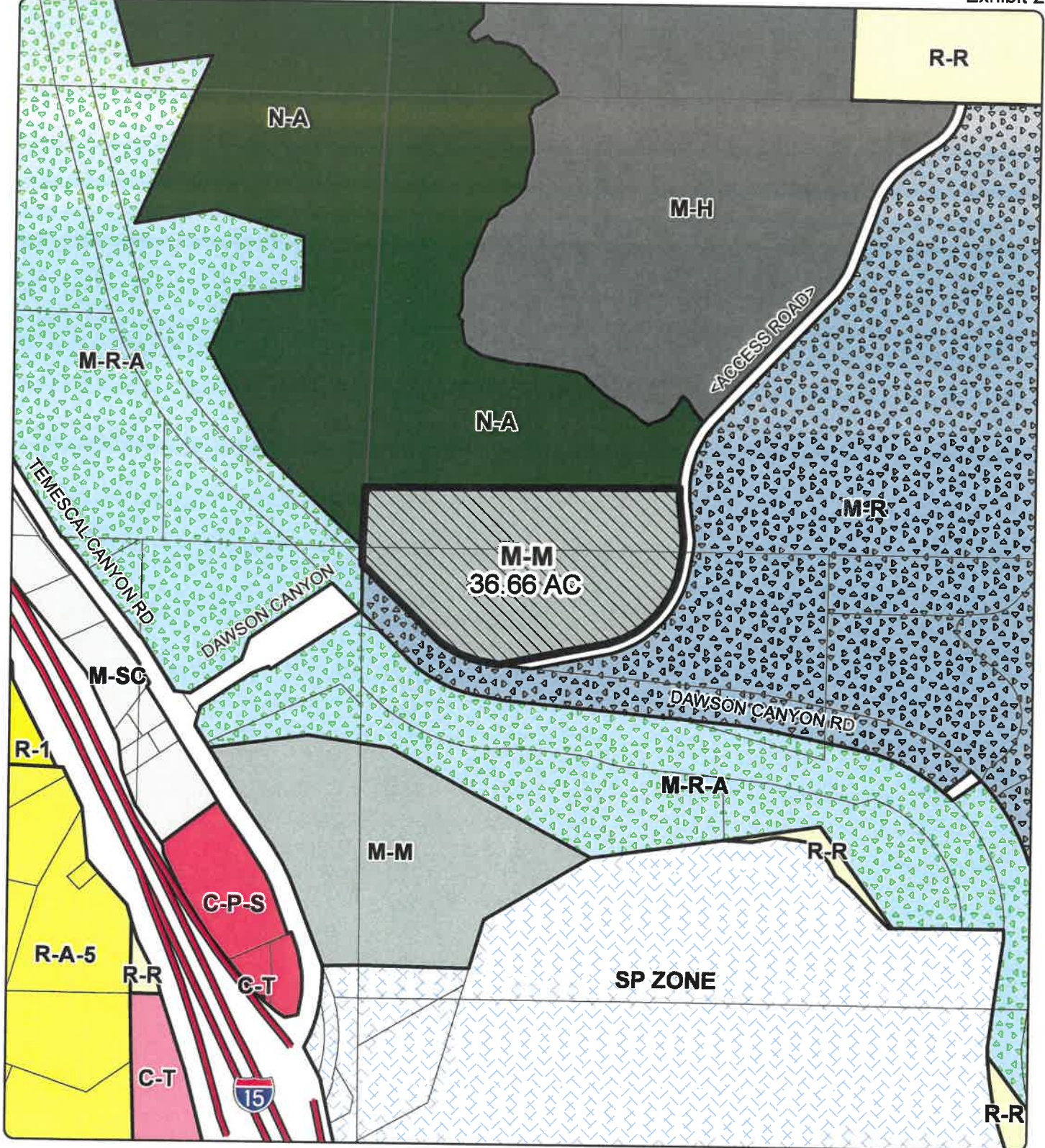
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37799

EXISTING ZONING

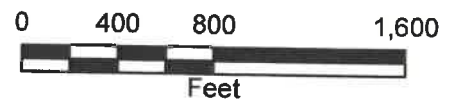
Supervisor: Jeffries
District 1

Date Drawn: 08/14/2020
Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cdmsa.org>

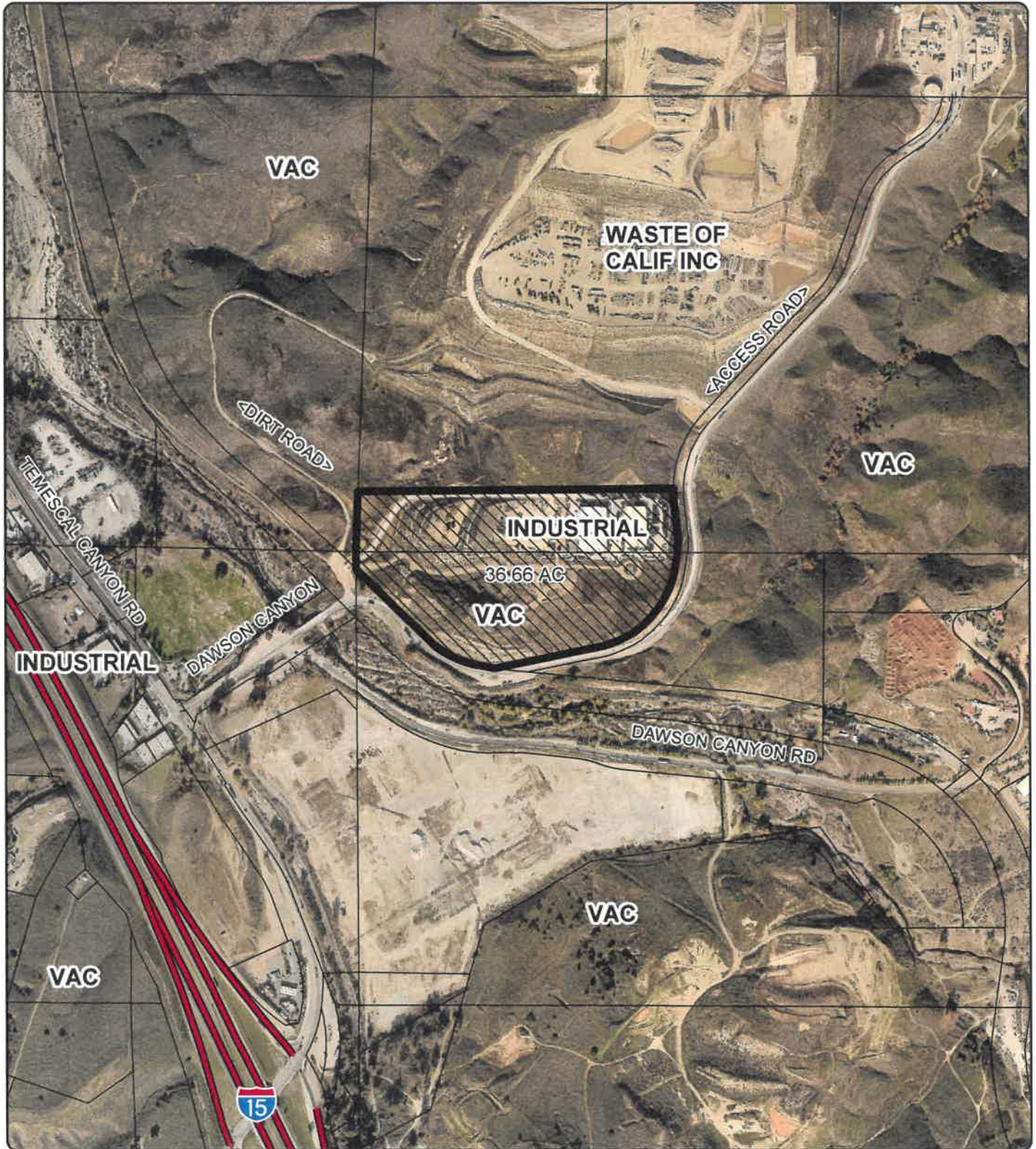
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37799

LAND USE

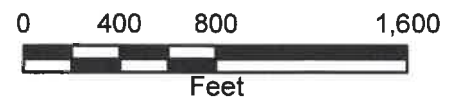
Supervisor: Jeffries
District 1

Date Drawn: 08/14/2020
Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

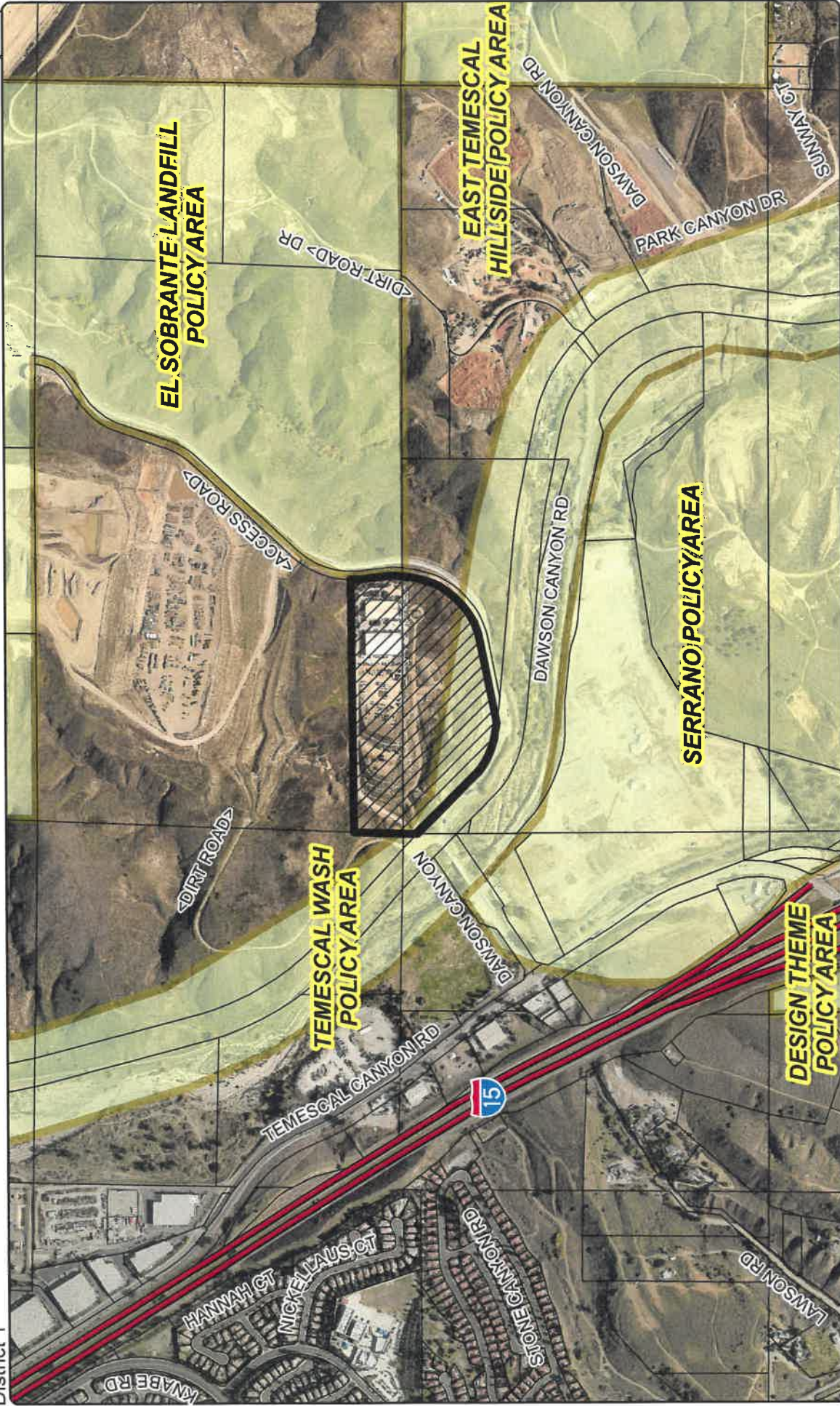


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

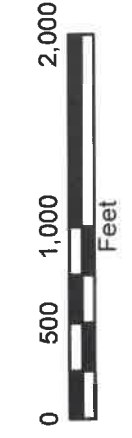
RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37799
VICINITY/POLICY AREAS

Date Drawn: 08/14/2020
 Vicinity Map

Supervisor: Jeffries
 District 1



Author: Vinnie Nguyen



Zoning Area: Glen Ivy

DISCLAIMER: On October 7, 2023, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new General Plan includes new zoning designations. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website: <https://planning.riverside.ca.gov>



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



TPM37799

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37799. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - 90 DAYS TO PROTEST

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Advisory Notification. 2 AND - HOLD HARMLESS

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37799 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description & Operational Limits

The land division hereby permitted is for the Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE PARCEL MAP NO. 37799 dated December 1, 2019.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act • Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Temescal Valley Water District. Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping. Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Flood

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-EPD

Planning-EPD. 1 MSHCP Requirements Parcel 6 - EPD

Any future development on Parcel 6, as depicted in the Tentative Parcel Map 37799, Exhibit A, will be subject to MSHCP requirements, including, but not limited to, the Habitat Acquisition and Negotiation Strategy.

Waste Resources

Waste Resources. 1 Waste - Custom

PAR advisory notices: 1.AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826. 2.AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit: www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory
- 3.Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 Waste - Custom (cont.)**

are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Plan: TPM37799

Parcel: 283120019

50. Prior To Map Recordation

E Health

050 - E Health. 1 ECP Clearance Not Satisfied

Per discussion with applicant's representative, Grant Destache, the review of the Phase I Environmental Site Assessment (ESA) has been deferred to Map Recordation.

A Phase I ESA is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951) 955-8980 for further information.

Please note that further information or action(s) may be required pending review of the Phase I ESA.

050 - E Health. 2 Private Sewer Easement Not Satisfied

Recording of proposed private sewer easement over parcel 2 in favor of parcel 1; private sewer easement over parcel 3 in favor of parcel 1 and 2; private sewer easement over all of parcel 4 in favor of parcel 1, 2 and 3.

Planning

050 - Planning. 1 Record Restriction - Finance/Conveyance Not Satisfied

The following language shall be recorded in the form of a restriction on the parcels created by the subdivision pursuant to the requirements of Ordinance No. 460 for a Schedule J subdivision: For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Plan: TPM37799

Parcel: 283120019

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of PP24226, or other applicable subdivision for the applicable area.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must

Plan: TPM37799

Parcel: 283120019

concur with the evaluation before construction activities will be allowed to resume in the affected area.

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

Plan: TPM37799

Parcel: 283120019

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied
resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.
 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
 15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall

Plan: TPM37799

Parcel: 283120019

submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

Safeguard Artifacts Being Excavated in Riverside County (SABER)

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management

Plan: TPM37799

Parcel: 283120019

Plan.

80. Prior To Building Permit Issuance

BS-Grade

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 OWTS Destruction Not Satisfied

All portions of the existing advanced treatment onsite waste water treatment system on parcel 3 and 4 easement to be removed/destroyed under permit from the Department of Environmental health

080 - E Health. 2 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of PP24226, or other applicable subdivision for the applicable area.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials,

Plan: TPM37799

Parcel: 283120019

location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste - Waste Recycling Plan Not Satisfied

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste - Waste Recycling Plan (cont.) Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Planning

090 - Planning. 1 0090-Planning-MAP*- QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

Waste Resources

090 - Waste Resources. 1 Waste - Form D – Mandatory Commercial Recycling and Organi Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

Riverside County PLUS
CONDITIONS OF APPROVAL

Plan: TPM37799

Parcel: 283120019

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste - Waste Reporting Form and Receipts Not Satisfied

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste - Waste Reporting Form and Receipts (cont.) Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Craig D. Miller
General Manager

Robert Stockton
Division 1

Gracie Torres
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

October 18, 2019

Dionne Harris
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

TENTATIVE PARCEL MAP NO. 37799

This letter is in response to your Initial Case transmittal dated October 4, 2019.

Western Municipal Water District (Western) has no comments on proposed six (6) parcel subdivision. Western does not provide retail services within the vicinity of Park Canyon Drive and Temescal Canyon Road. Our records indicate Temescal Valley Water District is the water and/or sewer purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

A handwritten signature in blue ink that reads "Karl Francis".

KARL FRANCIS, P.E.
Deputy Director of Engineering

KF:pm:tp:sc

Enclosure(s): Initial Case Transmittal



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Leinen Family Trust, LLC

Contact Person: Mitch Leinen

E-Mail: mitch@canyontire.com

Mailing Address: 10064 Dawson Canyon Road

Corona
City

CA
Street
State

92880
ZIP

Daytime Phone No: (951) 371-1704

Fax No: ()

Engineer/Representative Name: K & A Engineering, Inc.

Contact Person: Jim Bolton, P.E.

E-Mail: JamesB@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117

Corona
City

CA
Street
State

92880
ZIP

Daytime Phone No: (951) 279-1800

Fax No: (951) 279-4380

Property Owner Name: Leinen Family Trust, LLC

Contact Person: Mitch Leinen

E-Mail: mitch@canyontire.com

Mailing Address: 10064 Dawson Canyon Road

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Corona Street CA 92880
City State ZIP

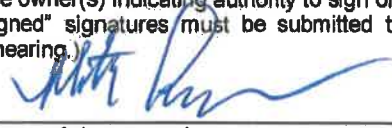
Daytime Phone No: (951) 371-1704 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Mitch Leinen X 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-120-019-6 & 283-190-037

Approximate Gross Acreage: 36.7 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of El Sobrante Road, South of _____, East of Dawson Canyon Road, West of _____.

SUBDIVISION PROPOSAL:

Map Schedule: "J" Minimum Developable Lot Size: 10,000 st
Number of existing lots: 2 Number of proposed developable lots: 5
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: N/A dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). GPA 1065 PP 24226 BGR140194 BGR 041208
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42199 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): _____

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#) N/A

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Mitch Leinen; Leinen Family Trust, LLC

Address: 10064 Dawson Canyon Road, Corona, CA 92880

Phone number: (951) 371-1704

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 283-120-019-6 & 283-190-037

Specify any list pursuant to Section 65962.5 of the Government Code: _____

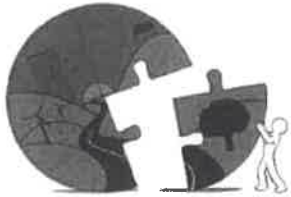
Regulatory Identification number: _____

Date of list: _____

Applicant:  Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision 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\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

9-11-19

Property Owner(s) Signature(s) and Date

Mitch Leinen

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Leinen Family Trust, LLC hereafter "Applicant" and Mitch Leinen "Property Owner".

Description of application/permit use:
Light industrial development

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 283-120-019-6 & 283-190-037

Property Location or Address:
North of El Sobrante Road, East of Dawson Canyon Road

2. PROPERTY OWNER INFORMATION:

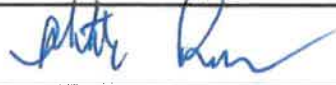
Property Owner Name: Mitch Leinen Phone No.: (951) 371-1704
 Firm Name: Leinen Family Trust, LLC Email: mitch@canyontire.com
 Address: 10064 Dawson Canyon Road
Corona, CA 92880

3. APPLICANT INFORMATION:

Applicant Name: Mitch Leinen Phone No.: (951) 371-1704
 Firm Name: Leinen Family Trust, LLC Email: mitch@canyontire.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 9-11-19
 Print Name and Title: Mitch Leinen; Leinen Family Trust, LLC

Signature of Property Owner:  Date: 9-11-19
 Print Name and Title: Mitch Leinen; Leinen Family Trust, LLC

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s) #:	_____
Set #:	_____ Application Date: _____

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

TENTATIVE PARCEL MAP NO. 37799 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15161(b)(3) (General Rule) – Applicant: Leinen Family LLC/Mitch Leinen – Engineer/Representative: K & A Engineering, Inc. – First Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – General Plan: Light Industrial (CD-LI) (0.20-0.60 Floor Area Ratio) – Open Space: Mineral Resources (OS-MR) – Zoning: Manufacturing-Medium (M-M) – Location: Northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, and westerly of Temescal Canyon Road. The Tentative Parcel Map is a proposal for a Schedule “J” subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel 6 shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed. APNs: 283-120-019 and 283-190-037.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on August 31, 2020.**

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after August 31, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 14, 2020

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TPM37799 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

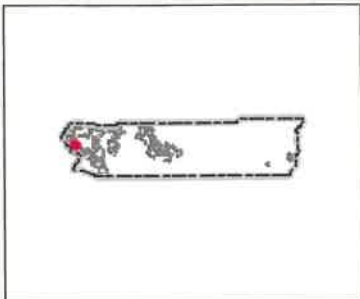
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

TPM37799 (2400 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...8/14/2020 5:14:00 PM

© Riverside County RCIT

283160035
BAHU SAMIRA A
23760 TEMESCAL CYN
CORONA CA 92883

283160037
TEMESCAL PROP
4816 BUTTERNUT HOLLOW LN
BONITA CA 91902

283190021
CORONA CLAY CO
22079 KNABE ST
CORONA CA 92883

283190042
NUCAST INDUSTRIES INC
23220 PARK CANYON DR
CORONA CA 92883

283150034
SOUTHERN CALIF EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

283190030
WILLIAM JAY TIEN
23531 ESTELLE MOUNTAIN RD
PERRIS CA 92570

283190033
USA WASTE OF CALIF
P O BOX 1450
CHICAGO IL 60690

283110003
CORONA CLAY CO
22079 KNABE RD
CORONA CA 92883

283150051
GERALD W. KECK
P O BOX 1283
BOULEVARD CA 91905

283190037
LEINEN FAMILY
1240 MAGNOLIA AVE
CORONA CA 92879

283120019
MITCHELL C. LEINEN
10064 DAWSON CANYON DR
CORONA CA 92883

283160030
ALBERT N. BAHU
23255 TEMESCAL CANYON RD
CORONA CA 92883

283160038
KOONTZ LIVING TRUST DATED 11/26/18
22281 JESSAMINE WAY
CORONA CA 92883

283160039
RICARDO ESQUER
P O BOX 78161
CORONA CA 92877

283110013
OLSEN CANYON PROP
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92706

283110064
SDG INV
1920 FRONTAGE RD
CORONA CA 92882

283190041
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

283120014
USA WASTE OF CALIF INC
P O BOX 1450
CHICAGO IL 60690

283150047
THOMAS T. SCHOCK
P O BOX 1198
LAKESIDE MT 59922

283160009
BBG KRG INC
P O BOX 1839
CORONA CA 92878

283160040
GM&J LASER CUTTING
8356 STANDUSTRIAL
STANTON CA 90680

283160043
CORONA CLAY CO
5 CONCOURSE PWKY NO 1900
ATLANTA GA 30328

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: TPM37799

Project Location: The site is located at northerly of el Sobrante Road, southerly of Cajajco Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road APNs: 283-120-019 and 283-190-037

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Leinen Family LLC, 1240 Magnolia Avenue, Corona CA 92879

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)
<input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))
<input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15161(b)(3))
<input type="checkbox"/> Statutory Exemption (_____)
<input type="checkbox"/> Other: _____ |
|---|---|

Reasons why project is exempt: In accordance with State CEQA Guidelines Section 15161(b)(3), Tentative Parcel Map 37799 will not result in any new significant environmental impacts not identified in certified Environmental Assessment No. 42199. The Tentative Parcel Map is a Schedule 'J' map which is for financing or conveyance purposes only and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to Environmental Assessment No. 42199, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Tentative Parcel Map No. 37799 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regards to the adopted General Plan Amendment No. 1065 which was the basis of the analysis of Environmental Assessment No. 42199 and encompasses the proposed Tentative Parcel Map boundaries; and. The subject site was included within the General Plan Amendment's project boundary analyzed in Environmental Assessment No. 42199; and. There are no changes to the mitigation measures included in Environmental Assessment No. 42199; and Tentative Parcel Map No. 37799 does not propose any changes to the approved General Plan Amendment No. 1065 as reviewed in Environmental Assessment No. 42199.

Travis Engelking		951-955-1417	
<i>County Contact Person</i>			<i>Phone Number</i>

	Project Planner	Title	Date
--	-----------------	-------	------

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ No. ZCFW No. - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE PLANNING DEPARTMENT RECEIVE & FILE REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number(s): PPW190011

Applicant(s):

Area Plan: Reche Canyon/Badlands

Smartlink LLC for AT&T

Zoning Area/District: Edgemont-Sunnymead District

Representative(s):

Supervisory District: Fifth District

Alisha Strasheim

Project Planner: Gabriel Villalobos

Project APN(S): 422-150-006


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan Wireless No. 190011 ("Project") is a request for the construction, operation, and maintenance of a new 70 foot-tall AT&T wireless telecommunications facility, disguised as a monopalm, with an accompanying 576 square foot equipment enclosure. In addition, the project would include the installation of nine (9) eight-foot tall panel antennas, twenty-seven (27) LTE RURs, two (2) four-foot tall microwave antennas, one (1) 30kw diesel generator, and other associated equipment within an eight-foot tall CMU block wall enclosure.

The project is located: North of Gilman Springs Road, East of Lisa Lane, and South of Ellis Timothy Lane.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 21, 2020.

The Planning Department recommended APPROVAL; and, THE PLANNING DIRECTOR:

FOUND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVED PLOT PLAN WIRELESS NO. 190011, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

General Plan Consistency

The project site is located on a 2.5 acre parcel that currently holds a single-family residence and an existing wireless telecommunications facility. The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint of the 912 sq. ft. lease area, is considered minimal and would not result in extensive grading or construction activity. The 576 square foot equipment enclosure and 70-foot tower shall be located within the lease area. The project's proposed design of a palm tree ("Monopalm") would be minimally intrusive and would be consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

Zoning and Development Standards

The proposed wireless communications facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.410 of Ordinance No. 348. The project has been classified as a "Disguised Wireless Communication Facility", since the facility will be disguised as a palm tree (Monopalm). The project site is located within the Controlled Development Area – 1 Acre Minimum (W-2-1) zoning classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. The maximum height allowed for the proposed facility is 70 feet and is required to be setback from the nearest habitable dwelling by at least 125% of the facility height as the project site is located within a "non-residential" zoning classification. The height of the proposed monopalm is 70 feet which is consistent with the height requirement of the existing zoning. In addition, the nearest habitable dwelling is located approximately 234-feet from the proposed project

site, well beyond the 125% facility height (87'-6") setback requirement. The project has been designed to comply with all applicable development standards in accordance with Ordinance No. 348, Section 19.410.

Plot Plan Wireless No. 190011 was submitted to the County of Riverside on September 19, 2019.

The project was noticed for a period of 10-days to the public, if a request was not submitted within that noticing period the project would be considered administratively approved. No comment or requests for a hearing were submitted within that time period and on August 20, 2020 the noticing period ended. The case was administratively approved the next day on August 21, 2020.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

PROPOSED PROJECT

Case Number(s): PPW190011
Environmental: Exempt – Section 15303
Area Plan: Reche Canyon/Badlands
Zoning Area/District: Edgemont-Sunnymead District
Supervisory District: Fifth District
Project Planner: Gabriel Villalobos
Project APN(s): 422-150-006

Applicant(s): Smartlink LLC for AT&T
Representative(s): Alisha Strasheim


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan Wireless No. 190011 (“Project”) is a request for the construction, operation, and maintenance of a new 70 foot-tall AT&T wireless telecommunications facility, disguised as a monopalm, with an accompanying 576 square foot equipment enclosure. In addition, the project would include the installation of nine (9) eight-foot tall panel antennas, twenty-seven (27) LTE RURs, two (2) four-foot tall microwave antennas, one (1) 30kw diesel generator, and other associated equipment within an eight-foot tall CMU block wall enclosure.

The project is located: North of Gilman Springs Road, East of Lisa Lane, and South of Ellis Timothy Lane.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN WIRELESS NO. 190011, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community
---	-----------------

Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR)
Surrounding General Plan Land Uses	
North:	Estate Density Residential (RC-EDR)
East:	Estate Density Residential (RC-EDR)
South:	Commercial Retail (CR)
West:	Estate Density Residential (RC-EDR)
Existing Zoning Classification:	Controlled Development Areas – 1 Acre Minimum (W-2-1)
Surrounding Zoning Classifications	
North:	Controlled Development Areas – 1 Acre Minimum (W-2-1)
East:	Controlled Development Areas – 1 Acre Minimum (W-2-1)
South:	Controlled Development Areas – 2 ½ Acre Minimum (W-2-2 ½)
West:	Controlled Development Areas – 1 Acre Minimum (W-2-1)
Existing Use:	Residential
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.50 acres	
Existing Building Area (SQFT):	4,770 sq. ft.	
Proposed Building Area (SQFT):	576 sq. ft.	
Building Height (FT):	70 ft.	70 ft. max.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Maintenance Vehicle Parking		1 space required for maintenance vehicle	1	1
TOTAL:			1	1

Located Within:

City's Sphere of Influence:	Yes – City of Moreno Valley
Community Service Area ("CSA"):	Yes – CSA #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	Yes – High/SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR fee area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Consistency

The project site is located on a 2.5 acre parcel that currently holds a single-family residence and an existing wireless telecommunications facility. The project site has a General Plan Land Use Designation

of Rural Community – Estate Density Residential (RC-EDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint of the 912 sq. ft. lease area, is considered minimal and would not result in extensive grading or construction activity. The 576 square foot equipment enclosure and 70-foot tower shall be located within the lease area. The project's proposed design of a palm tree ("Monopalm") would be minimally intrusive and would be consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

Zoning and Development Standards

The proposed wireless communications facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.410 of Ordinance No. 348. The project has been classified as a "Disguised Wireless Communication Facility", since the facility will be disguised as a palm tree (Monopalm). The project site is located within the Controlled Development Area – 1 Acre Minimum (W-2-1) zoning classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. The maximum height allowed for the proposed facility is 70 feet and is required to be setback from the nearest habitable dwelling by at least 125% of the facility height as the project site is located within a "non-residential" zoning classification. The height of the proposed monopalm is 70 feet which is consistent with the height requirement of the existing zoning. In addition, the nearest habitable dwelling is located approximately 234-feet from the proposed project site, well beyond the 125% facility height (87'-6") setback requirement. The project has been designed to comply with all applicable development standards in accordance with Ordinance No. 348, Section 19.410.

Plot Plan Wireless No. 190011 was submitted to the County of Riverside on September 19, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). Section 15303(c) allows for a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area.

The proposal would result in the construction of a disguised wireless communications facility within a 912 square foot lease area and would not involve the use of significant amounts of hazardous substances as there is no manufacturing component that would require the use of such substances. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Therefore, the project meets the criteria of the categorical exemption and would be applicable to Section 15303.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR). The RC-EDR land use designation has a minimum lot size of 2 acres and

allows for the development of detached single family residential dwelling units and ancillary structures. The proposed use, a disguised wireless telecommunications facility, is consistent with the intent of the existing land use designation as the proposed project is considered an ancillary structure and will provide wireless coverage to an area with a gap in coverage.

2. The project site has a Zoning Classification of Controlled Development Areas – 1 Acre Minimum (W-2-1), which is consistent with the Riverside County General Plan.
3. The proposed use, a disguised wireless communications facility, is consistent with Ordinance 348 (Land Use) and is allowed within the Controlled Development Areas – 1 Acre Minimum (W-2-1) Zoning Classification, subject to Plot Plan approval.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a Disguised Wireless Telecommunication facility shall include the following, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is for a disguised wireless telecommunications facility designed to look like a palm tree, otherwise known as a monopalm. The proposed facility is designed to be minimally visually intrusive and is located on a parcel that is not visible from any sensitive view sheds or large residential communities. The proposed tower is of a similar design to that of the other existing wireless telecommunications facility located on the parcel which is also a monopalm.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The proposed project shall include an equipment enclosure comprised of a decorative block wall in lieu of landscaping to enhance the visual character of the development.
3. The application has met the processing requirements set forth in this article. The application included all necessary documentation in order for the county to process the application, including a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment.
4. The application has met the location and development standards set forth in Article 19.404 of the Riverside County Zoning ordinance. The proposed development meets all development standards as set forth in Article 19.404 per the findings listed in this staff report document.
5. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Development Standards Findings:

All wireless communication facilities shall comply with the following development standards:

1. **Area Disturbance** – Disturbance to the natural landscape shall be minimized. This project meets this development standard as the disguised wireless communication facility will require minimal ground disturbance to erect and maintain. In addition, the project is located on a corner of the parcel that currently sits vacant and has no vegetation or other natural features that would require removal.
2. **Fencing and Walls** – The 576 square foot equipment enclosure within the 912 square foot lease area will be comprised of an 8-foot tall split-face decorative block wall enclosure which shall screen all equipment from the general public.
3. **Height Limitations** – Disguised wireless communication facilities located within any non-residential zoning classification shall not exceed seventy (70) feet. The proposed project includes the implementation of a seventy (70') foot tall disguised "monopalm" and does not exceed the specified height limit for disguised telecommunication facilities within a non-residential zone.
4. **Impacts** – All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint. The project has been determined, to be exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures), and as such no further impacts have been considered.
5. **Landscaping** – The project has been conditioned to have a decorative block wall in lieu of landscaping around the perimeter of the proposed facility for the purposes of screening the equipment as the site already contains existing trees planted to augment the currently existing disguised facility on site which is also a "monopalm".
6. **Lighting** – Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (15. PLANNING – Telcom – Lighting).
7. **Noise** – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 246-feet away.
8. **Parking Space** – The project site shall be accessed by an "all-weather" surface, non-exclusive access path leading to the parking space and lease area. One parking space will be required and the project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
9. **Paved Access** – All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. This project meets the development standard as an all-weather surface access path has been included in the proposal.

10. Power and Communication Lines – No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
11. Roof-Mounted Facilities – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This project meets this development standard because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopalm since it cannot be concealed from view. The finish will be similar in color to the surrounding environment.
12. Sensitive Viewshed – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The disguised wireless communication facility is not proposed within a ridgeline and is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
13. Setbacks – Disguised wireless communication facilities in or adjacent to non-residential zone classifications shall be setback from habitable dwellings at a distance equal to 125% of the facility height. This project meets this development standard because the disguised wireless communication facility is setback approximately 246-feet from the nearest habitable dwelling. With the height of the proposed facility being 70 feet; the distance would need to be equal to 87 ½-feet from a habitual dwelling. The location of the monopalm exceeds the required setback distance and therefore meets the development standard.
14. Support Facilities – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
15. Treatment – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets this development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding trees and earth-tone colors.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-species Habitat Conservation Plan.
2. The project site is located within the Moreno Valley sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Moreno Valley for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

4. The project is exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures) and as such is not required to submit for AB52.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high fire hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

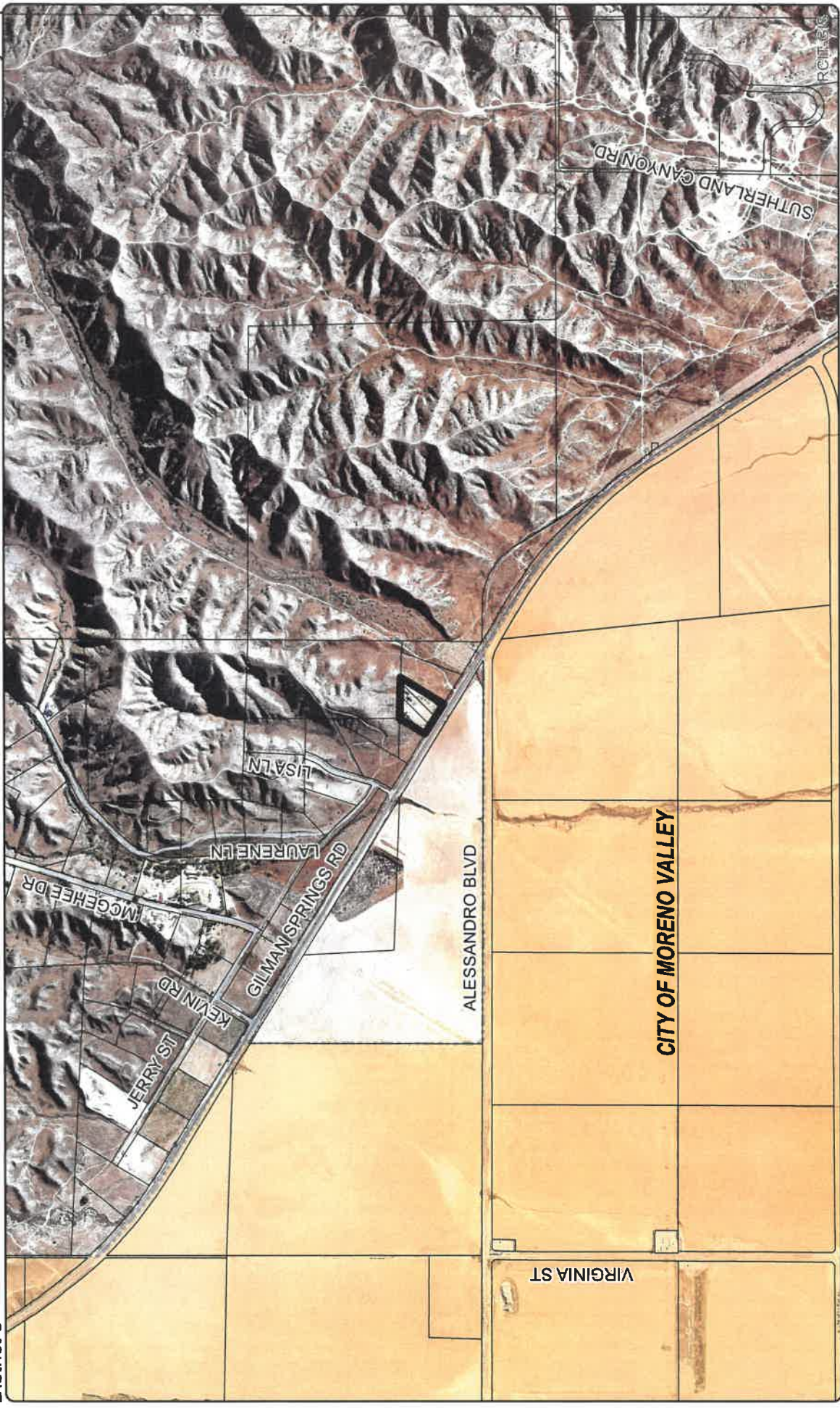
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190011
VICINITY/POLICY AREAS

Date Drawn: 07/15/2020
Vicinity Map

Supervisor: Hewitt
District 5



Author: Vinnie Nguyen



Zoning Dist: Edgemont-Sunnymead

DISCLAIMER: On October 7, 2019, the County of Riverside adopted a new General Plan, the 2019 General Plan, which supersedes the previous General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 953-4837 or visit our website at www.riversideca.gov.
Plan District #: (951) 953-4837 (Planning County) or (951) 953-4837 (Public Works County)

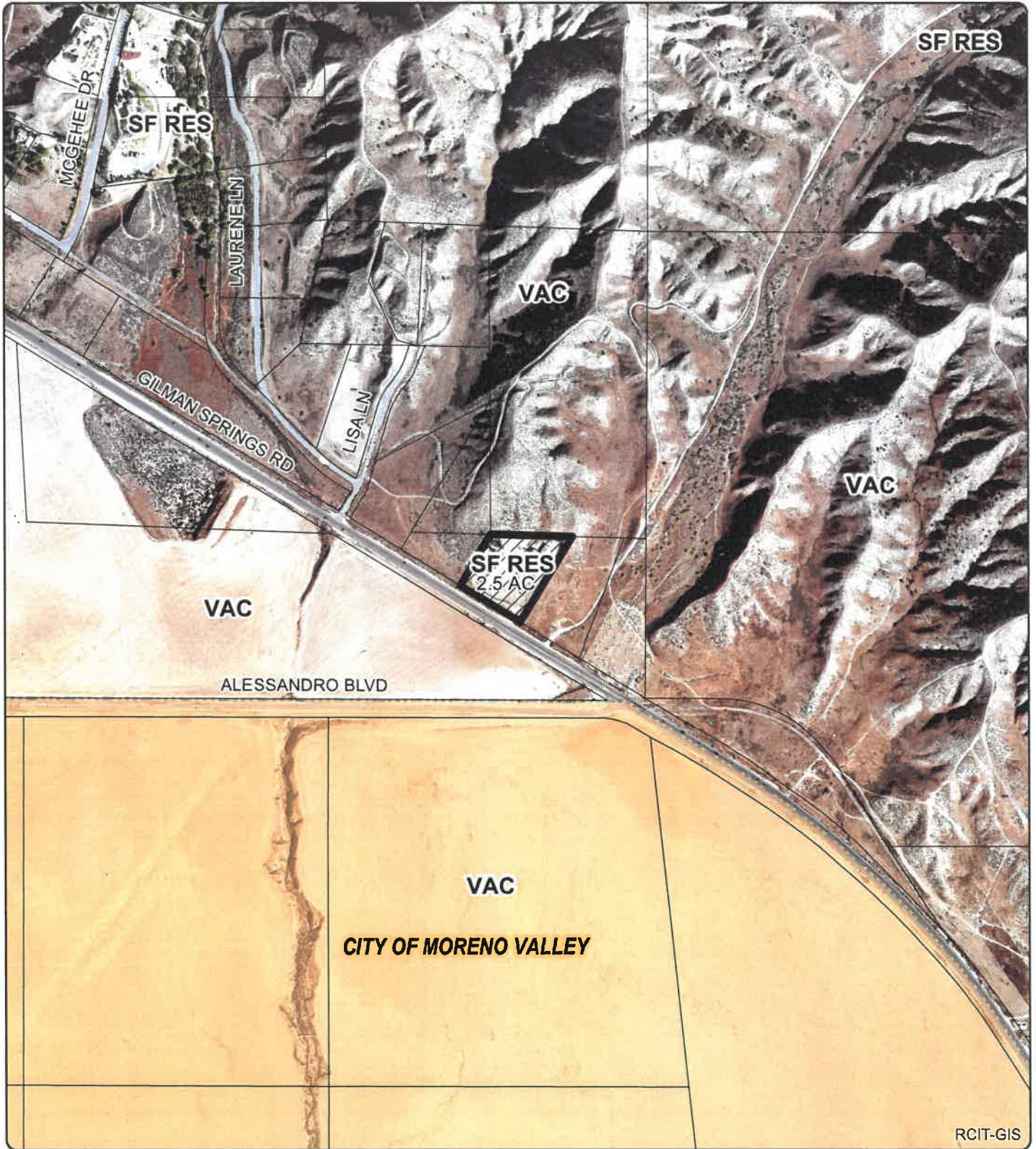
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190011

LAND USE

Supervisor: Hewitt
District 5

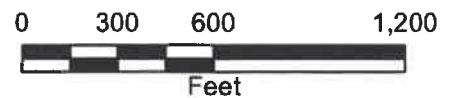
Date Drawn: 07/15/2020
Exhibit 1



RCIT-GIS

Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

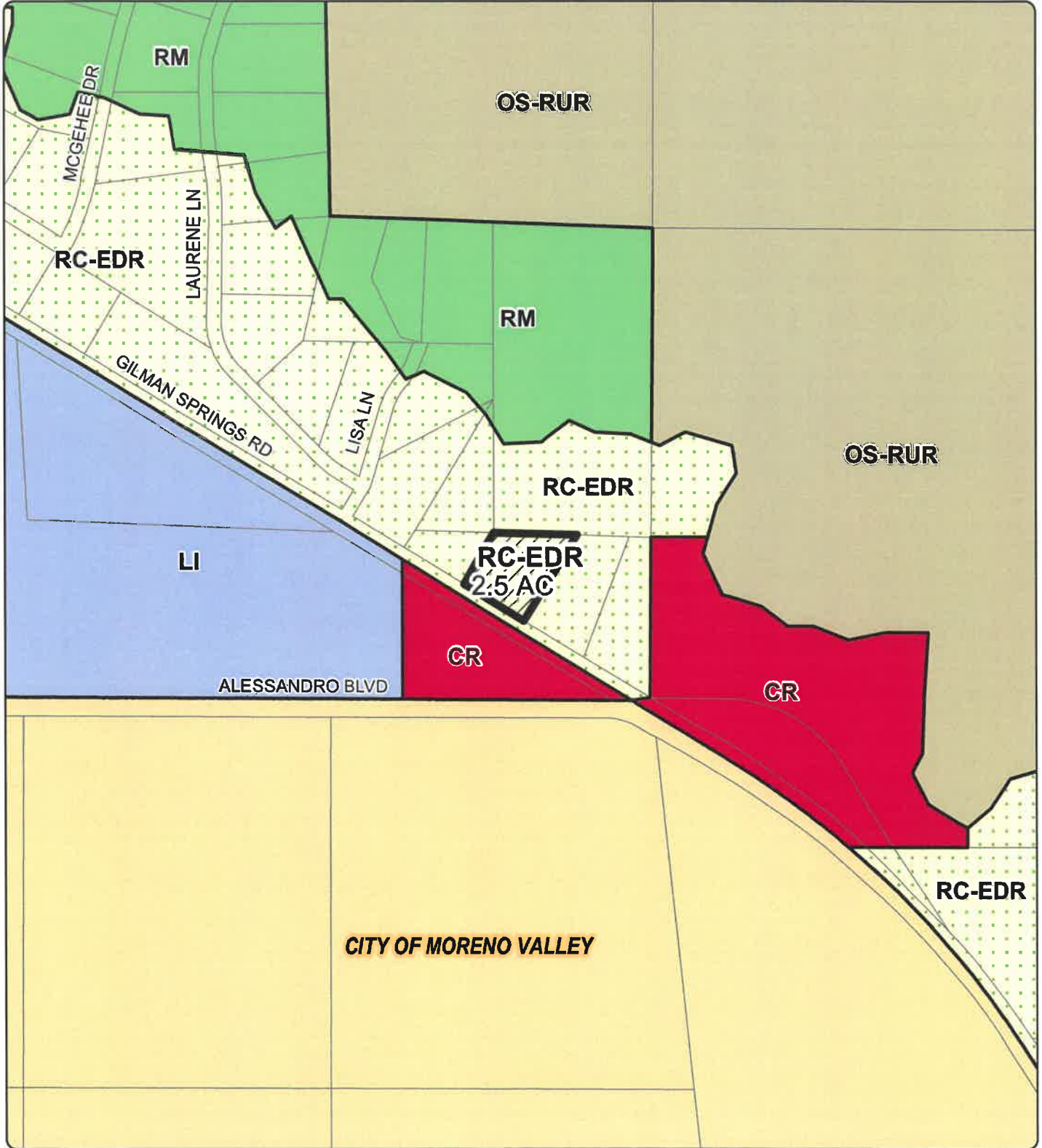
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190011

EXISTING GENERAL PLAN

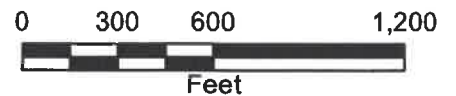
Supervisor: Hewitt
District 5

Date Drawn: 07/15/2020
Exhibit 5



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



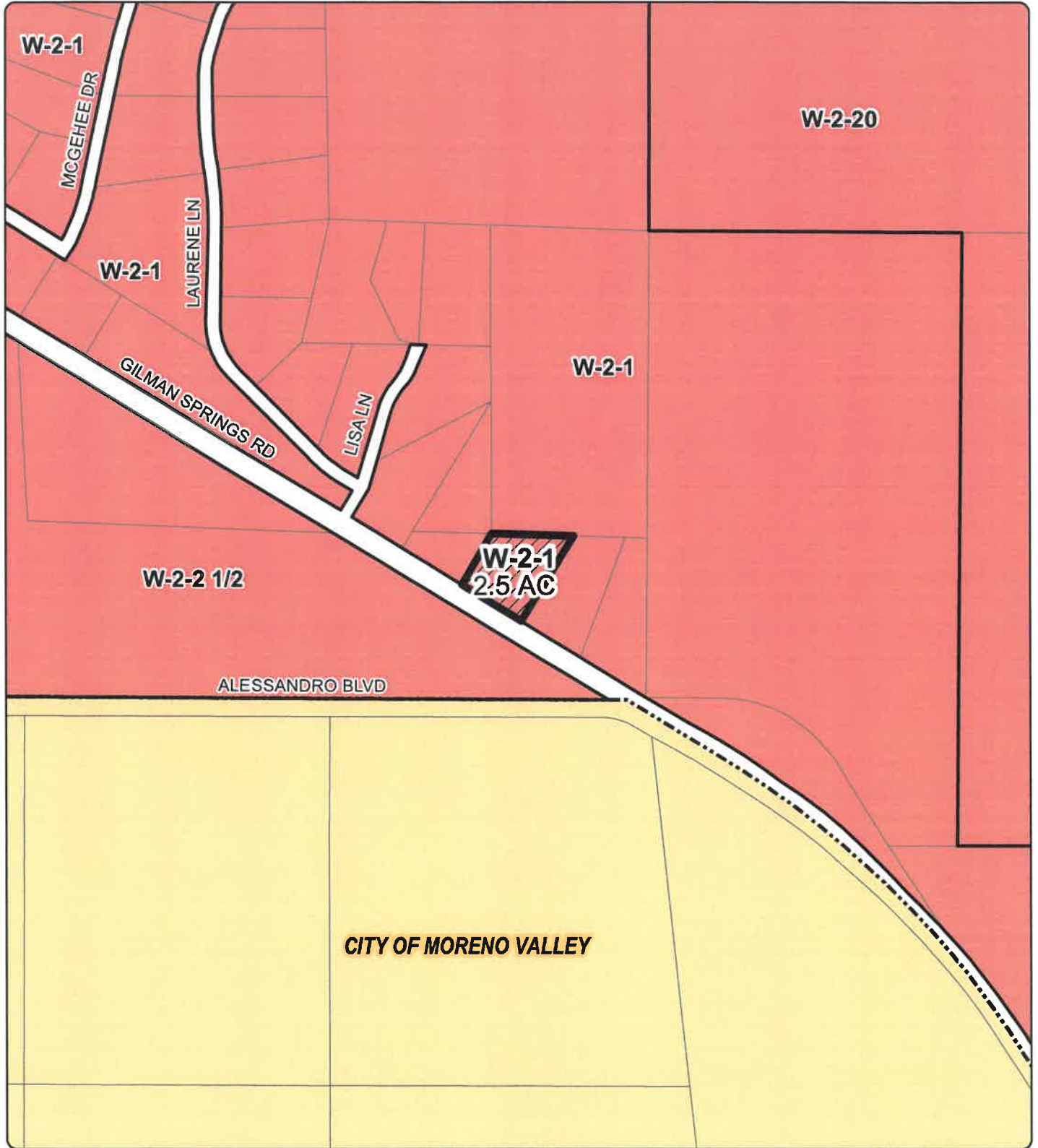
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190011
EXISTING ZONING

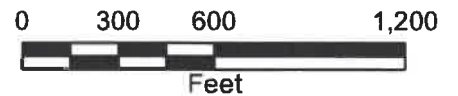
Supervisor: Hewitt
District 5

Date Drawn: 07/15/2020
Exhibit 2



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



AT&T

Your world. Delivered

SITE NUMBER: CSL04648 - NSB

SITE NAME: BUSH

FA NUMBER: 10135063

USID NUMBER: 268264

**14672 GILMAN SPRINGS ROAD
MORENO VALLEY, CALIFORNIA 92555
RIVERSIDE COUNTY**

VICINITY MAP

LOCAL MAP



DRIVING DIRECTIONS

TURN LEFT OND EDINGER AVE. USE THE LEFT 2 LANKS TO TURN LEFT OND DEL AND AVE. USE THE RIGHT 2 LANKS TO TAKE THE RAMP OND CA-95 N/STATE RTE 95 N. MERGE OND CA-91 E. USE THE RIGHT 2 LANKS TO TAKE DOT 45 S FOR CA-60 2/1-3/15 S. TOWARD SAN BECINO/NOOD. MERGE OND CA-60 E. COMBINE OND CA-60 E/2-2/15 TO TAKE LEFT OFF THE FORK TO UCHINNE ON CA-60 E. TAKE DOT 46 TO MERGE OND SILMAN SPRINGS ROAD TOWARD N/LEFT/PAV. JUNCTURE. MERGE OND SILMAN SPRINGS ROAD. DESTINATION WILL BE ON THE LEFT.

LEGAL DESCRIPTION

SEE SURVEY



PERMIT NUMBERS

PPW190011; BNR2000035; BTW2000017; BWL2000590; BXX2000144;
BNR2000035; FPCBP2000155; FPCWS2000008; FPEST2000013

CODE COMPLIANCE

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPED BY THE LOCAL GOVERNMENT WORKING IN CONFORMANCE TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA FIRE CODE ORDINANCE - TITLE 19
- COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 22
- 2019 CALIFORNIA MECHANICAL, CODE & COUNTY LAND USE ORDINANCE - TITLE 22
- 2019 CALIFORNIA PLUMBING CODE ORDINANCE - TITLE 19

PROJECT TEAM

CLIENT REPRESENTATIVE COMPANY: SMARTLINK LLC ADDRESS: 3800 WILSON AVENUE, SUITE 300 NEWPORT BEACH, CA 92660 CITY/STATE/ZIP: NEWPORT BEACH, CA 92660 PHONE: (949) 534-2131 FAX: (949) 534-2131 EMAIL: sbush@smartlinkllc.com	CONSTRUCTION MANAGER COMPANY: SMARTLINK LLC ADDRESS: 3800 WILSON AVENUE, SUITE 300 NEWPORT BEACH, CA 92660 CITY/STATE/ZIP: NEWPORT BEACH, CA 92660 PHONE: (949) 534-2131 FAX: (949) 534-2131 EMAIL: sbush@smartlinkllc.com
SITE ACQUISITION COMPANY: SMARTLINK LLC ADDRESS: 3800 WILSON AVENUE, SUITE 300 NEWPORT BEACH, CA 92660 CITY/STATE/ZIP: NEWPORT BEACH, CA 92660 PHONE: (949) 534-2131 FAX: (949) 534-2131 EMAIL: sbush@smartlinkllc.com	ATT. PROJECT MANAGER COMPANY: SMARTLINK LLC ADDRESS: 3800 WILSON AVENUE, SUITE 300 NEWPORT BEACH, CA 92660 CITY/STATE/ZIP: NEWPORT BEACH, CA 92660 PHONE: (949) 534-2131 FAX: (949) 534-2131 EMAIL: sbush@smartlinkllc.com
ZONING COMPANY: SMARTLINK LLC ADDRESS: 3800 WILSON AVENUE, SUITE 300 NEWPORT BEACH, CA 92660 CITY/STATE/ZIP: NEWPORT BEACH, CA 92660 PHONE: (949) 534-2131 FAX: (949) 534-2131 EMAIL: sbush@smartlinkllc.com	APPLICANT COMPANY: AT&T ADDRESS: 14672 GILMAN SPRINGS ROAD MORENO VALLEY, CA 92555 CITY/STATE/ZIP: MORENO VALLEY, CA 92555 PHONE: (951) 477-7788 FAX: (951) 477-7788 EMAIL: atatt@att.com
ENGINEER COMPANY: CASH ENGINEERS, INC. ADDRESS: 4455 WILSON AVENUE, SUITE D ANAHEIM, CA 92807 CITY/STATE/ZIP: ANAHEIM, CA 92807 PHONE: (714) 555-8899 FAX: (714) 555-8899 EMAIL: JRINTH@GEO-CASING.COM	PE ENGINEER COMPANY: AT&T ADDRESS: 14672 GILMAN SPRINGS ROAD MORENO VALLEY, CA 92555 CITY/STATE/ZIP: MORENO VALLEY, CA 92555 PHONE: (951) 477-7788 FAX: (951) 477-7788 EMAIL: atatt@att.com

SITE INFORMATION

APPLICANT / LESSEE

 14672 EDINGER AVE 3RD FLOOR
 10910 IN. CALIFORNIA 92590

PROPERTY OWNER
 CASH ENGINEERS, INC.
 4455 WILSON AVENUE, SUITE D
 ANAHEIM, CA 92807
 CITY/STATE/ZIP: ANAHEIM, CA 92807
 PHONE: (714) 555-8899
 FAX: (714) 555-8899
 EMAIL: JRINTH@GEO-CASING.COM

NAME: BUSH
 ADDRESS: 14672 GILMAN SPRINGS ROAD
 MORENO VALLEY, CALIFORNIA 92555
 CITY/STATE/ZIP: MORENO VALLEY, CA 92555
 PHONE: (951) 477-7788
 FAX: (951) 477-7788
 EMAIL: atatt@att.com

DATE: 02/21/2020
 TIME: 11:00 AM
 LOCATION: 14672 GILMAN SPRINGS ROAD, MORENO VALLEY, CA 92555

COORDINATE SYSTEM: NAD 83
 DATUM: NAD 83
 ELEVATION: 1622.9 AGL
 ABOVE GROUND LEVEL: 1622.9 AGL
 AREA: 622.60000
 PERIMETER: 1707.9451
 TYPE OF PROJECT: COMMERCIAL/INDUSTRIAL
 TYPE OF CONSTRUCTION: U
 TYPE OF OCCUPANCY: U
 PROJECT NUMBER: 10135063

UNANNOUNCED TELECOMMUNICATIONS FACILITY
 FACILITY IS UNANNOUNCED AND NOT FOR HUMAN
 HANDICAP REQUIREMENTS
 INFORMATION (UNHANDICAPPED ACCESS NOT REQUIRED)

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AS SHOWN HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

DISCIPLINE	SIGNATURE	DATE
AT&T PE ENGINEER:		
SITE ACQUISITION:		
CONSTRUCTION MANAGER:		
PROPERTY OWNER:		
ZONING VENDOR:		
PROJECT MANAGER:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
 SUBCONTRACTORS SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES

THE FACILITY IS UNANNOUNCED AND NOT FOR HUMAN HANDICAP REQUIREMENTS. NO BARRIER OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROVIDED.

PROJECT DESCRIPTION

INDOOR EQUIPMENT/ HVAC CABINET
 THE PROJECT DESCRIBED IN THESE DRAWINGS SHALL CONSIST OF THE FOLLOWING:
 • INSTALL 1 (1) 24" DEPT. 18" HIGH APPELLATOR
 • INSTALL 8 (8) 8" DIA. 18" HIGH APPELLATORS (5 PER SECTION)
 • INSTALL 35 (35) 18" DIA. 18" HIGH APPELLATORS (12 PER SECTION)
 • INSTALL 4 (4) 12" DIA. 18" HIGH APPELLATORS (12 PER SECTION)
 • INSTALL 1 (1) 24" DEPT. 18" HIGH APPELLATOR
 • INSTALL 1 (1) 24" DEPT. 18" HIGH APPELLATOR
 • INSTALL 1 (1) 24" DEPT. 18" HIGH APPELLATOR
 • INSTALL 1 (1) 24" DEPT. 18" HIGH APPELLATOR
 • INSTALL 1 (1) 24" DEPT. 18" HIGH APPELLATOR
 • INSTALL 1 (1) 24" DEPT. 18" HIGH APPELLATOR
 • INSTALL 1 (1) 24" DEPT. 18" HIGH APPELLATOR

DRAWING INDEX

SHEET NO.	TITLE SHEET
T-1	TITLE SHEET
FP-1	FIRE DEPARTMENT NOTES
GP-1	GENERAL NOTES
IS-1	ISOMETRIC NOTES
IS-2	ISOMETRIC NOTES
IS-3	ISOMETRIC NOTES
IS-4	ISOMETRIC NOTES
IS-5	ISOMETRIC NOTES
A-1	APPELLATOR PLAN AND ANTENNA/ROOF SCHEMATIC
A-2	APPELLATOR PLAN AND ANTENNA/ROOF SCHEMATIC
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	EQUIPMENT SPECIFICATIONS
A-6	EQUIPMENT SPECIFICATIONS
A-7	DETAILS
A-8	DETAILS
A-9	DETAILS
S-1	STRUCTURAL DETAILS AND NOTES
S-2	STRUCTURAL DETAILS
E-1	ELECTRICAL SITE PLAN, SINGLE LINE DIAGRAM AND PANEL SCHEDULE
E-2	ELECTRICAL SITE PLAN, SINGLE LINE DIAGRAM AND PANEL SCHEDULE
E-3	ELECTRICAL DETAILS
E-4	ELECTRICAL DETAILS
MP-1	TO MP-5 MONOPALM DRAWINGS BY CELL TREES



AT&T
 14672 EDINGER AVE.
 TUSTIN, CALIFORNIA 92780



NO.	DATE	DESCRIPTION
1	04/17/20	ISSUED FOR PLAN CHECK
2	04/17/20	ISSUED FOR PLAN CHECK
3	04/17/20	ISSUED FOR PLAN CHECK
4	04/17/20	ISSUED FOR PLAN CHECK
5	04/17/20	ISSUED FOR PLAN CHECK
6	04/17/20	ISSUED FOR PLAN CHECK
7	04/17/20	ISSUED FOR PLAN CHECK
8	04/17/20	ISSUED FOR PLAN CHECK
9	04/17/20	ISSUED FOR PLAN CHECK
10	04/17/20	ISSUED FOR PLAN CHECK



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER, TO SEAL THESE DRAWINGS.

CSL04648
BUSH
 14672 GILMAN SPRINGS ROAD
 MORENO VALLEY, CA 92555
 MONOPALM (INDOOR)

DRAWN BY: RUS
 CHECKED BY: US

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



ambit consulting
440 E. 33RD AVE. SUITE 101
DENVER, CO 80202
PH: (480) 659-4072



1800 PROMER BLVD. #105
SAN PABLO, CALIFORNIA 94705

REV	DATE	DESCRIPTION
1	02/27/2014	CONCEPT (10)
2	04/16/2014	TELEPHONE (10)
3	04/16/2014	TELEPHONE (10)
4	07/17/2014	FINAL ISSUE (A3)

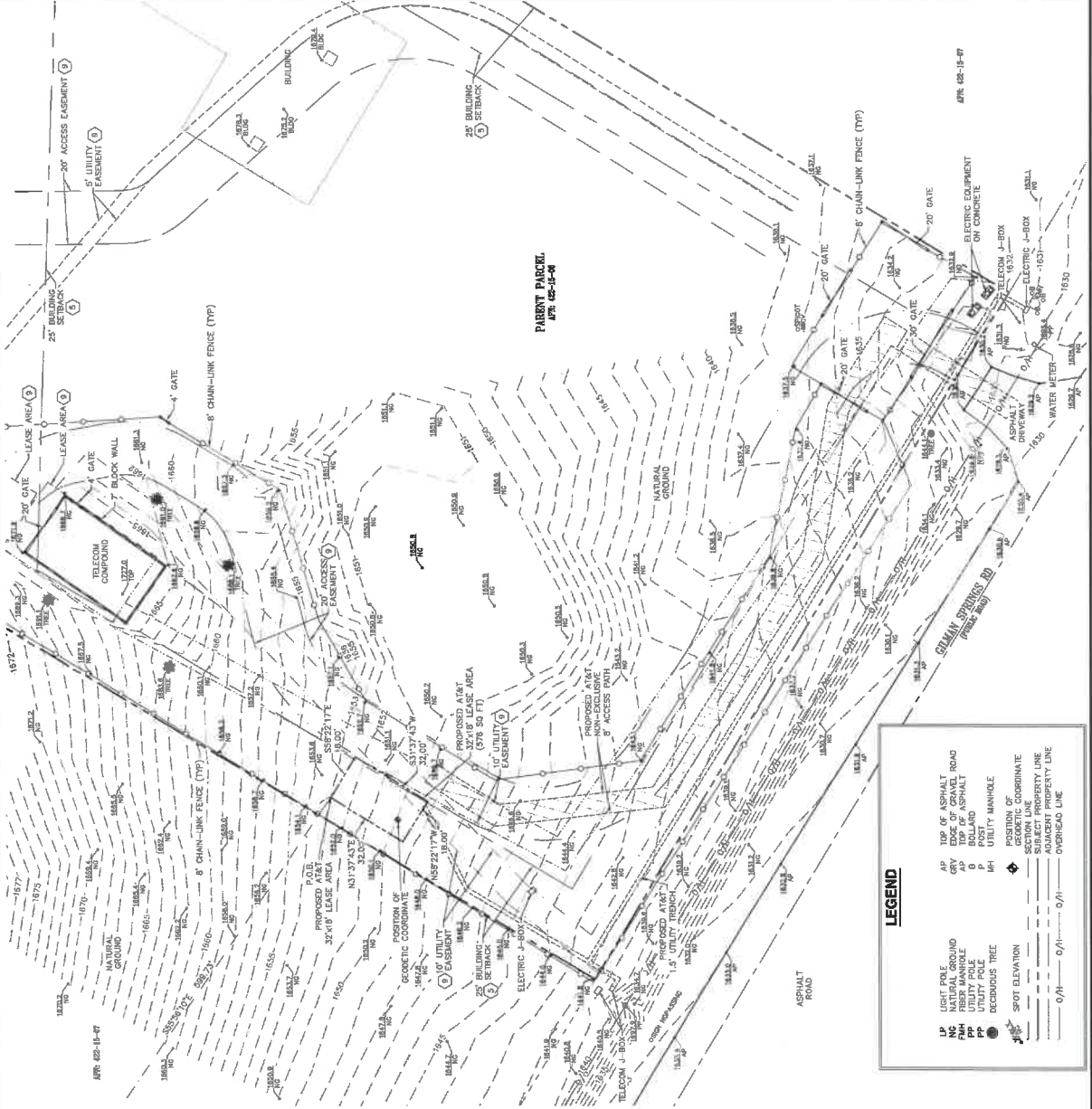


DATE OF SIGNATURE: 05/17/2020
I, A LICENSED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS SURVEY AND THAT I AM NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY.

CSL04648
14670 GILMAN SPRINGS RD
MORENO VALLEY, CA 92555
RIVERSIDE COUNTY

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1



LEGEND

AP	TOP OF ASPHALT	◆	POSITION OF GEODETIC SECTION LINE
AR	EDGE OF GRAVEL ROAD	—	SUBJECT PROPERTY LINE
AS	EDGE OF ASPHALT	—	ADJACENT PROPERTY LINE
BP	TOP OF BENCH MARK	—	OVERHEAD LINE
CP	UTILITY MANHOLE	—	
DP	UTILITY POLE	—	
EP	DECIDUOUS TREE	—	
FP	SPOT ELEVATION	—	
GP	POSITION OF GEODETIC SECTION LINE	—	
HP	SUBJECT PROPERTY LINE	—	
IP	ADJACENT PROPERTY LINE	—	
JP	OVERHEAD LINE	—	



SURVEY DATE
07/12/2020

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM. BEARING ANGLES ARE DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
HEIGHTS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC ELEVATIONS DETERMINED BY OBSERVATIONS OF THE OPEN REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83.

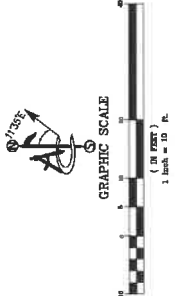
FLOOD ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN OTHER AREAS ZONE X. THIS PROJECT APPEARS TO BE LOCATED WITHIN OTHER AREAS ZONE X. RATE MAP NO. 000655070004, 09/18/2014.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN AS THEIR LOCATION AND DEPTH. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE PARENT PARCEL SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. PARCELS 9'S IS NOT MEASURABLE.

CONTOUR NOTES
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES. CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

POSITION OF GEODETIC COORDINATE - CENTER
LATITUDE 33° 55' 16.07" (33.921130) NORTH (NAD83)
LONGITUDE 117° 06' 21.71" (117.106030) WEST (NAD83)
GROUND ELEVATION 815.5000' (NAVD83)



LESSOR'S LEGAL DESCRIPTION

PARCEL A:
 PARCEL A OF RECORD OF SURVEY ENTITLED RECORD OF SURVEY OF A ST. SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 35, PAGES 23 THROUGH 28, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. THE SURVEY IS SUBJECT TO ANY INTERESTS SHOWN ON SAID MAP, ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

PARCEL B:
 PARCEL B FOR EASEMENT PURPOSES OVER THOSE PORTIONS OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, LING WITHIN THE UNDIVIDED WASTES IN SECTION 8, SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: ALL OF RECORD OF SURVEY ON FILE IN BOOK 35, PAGES 33 THROUGH 36, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCELS B AND C, AND EXCEPT THEREFROM ANY PORTION DESCRIBED IN PARCEL A HEREIN.

PARCEL C:
 ALL EASEMENT FOR EASEMENT PURPOSES OVER THOSE PORTIONS OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: ALL OF RECORD OF SURVEY ON FILE IN BOOK 35, PAGES 33 THROUGH 36, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCELS B AND C, AND EXCEPT THEREFROM ANY PORTION DESCRIBED IN PARCEL A HEREIN.

LEASE AREA LEGAL DESCRIPTION
 ALL OF THAT PORTION OF SAID SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: ALL OF RECORD OF SURVEY ON FILE IN BOOK 35, PAGES 33 THROUGH 36, INCLUSIVE, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCELS B AND C, AND EXCEPT THEREFROM ANY PORTION DESCRIBED IN PARCEL A HEREIN.

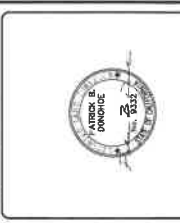
COMPARATIVE VALUE OF SAID RECORD OF SURVEY
 THE COMPARATIVE VALUE OF SAID RECORD OF SURVEY HAS A MARKET VALUE OF \$1,000,000.00. THE COMPARATIVE VALUE OF SAID RECORD OF SURVEY HAS A MARKET VALUE OF \$1,000,000.00. THE COMPARATIVE VALUE OF SAID RECORD OF SURVEY HAS A MARKET VALUE OF \$1,000,000.00.

COORDINATE VALUE OF MERIDIAN
 THE COORDINATE VALUE OF MERIDIAN IS 119°11'07" EAST, 528'28" NORTH. THE COORDINATE VALUE OF MERIDIAN IS 119°11'07" EAST, 528'28" NORTH. THE COORDINATE VALUE OF MERIDIAN IS 119°11'07" EAST, 528'28" NORTH.

GRAPHIC SCALE
 1 inch = 10 ft.



REV	DATE	DESCRIPTION
1	10/27/2014	COMMENTS (S)
0	10/27/2014	TITLE/DRAWING (L)
A	07/17/2014	NETAL ISSUE (L)



DATE OF SIGNATURE: 03/17/2020
 I, THE SIGNATORY, HAVE READ THE ABOVE DOCUMENT AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CSLO4648
 14670 GILMAN SPRINGS RD
 MORENO VALLEY, CA 92555
 RIVERSIDE COUNTY

SHEET TITLE
 OVERALL SURVEY

SHEET NUMBER
 LS-2



1485 ENTERPRISE AVE
TUSTIN, CALIFORNIA 92780

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO AT&T. NO REUSE OR REPRODUCTION OF ANY PART OF THIS DOCUMENT IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF AT&T INTELLECTUAL PROPERTY.



3800 BRIDGE AVENUE, SUITE 300
HERNDON, VA 20150
TEL: (703) 441-1235
FAX: (703) 441-1275



1133 E. MIRALOMA AVE. SUITE D
ANAHEIM, CALIFORNIA 92827

NO.	DATE	DESCRIPTION
1	06/17/2010	ISSUED PER PLAN ORDER
2	06/17/2010	ISSUED PER PLAN ORDER
3	05/17/2010	ISSUE FOR PERMIT DRAWINGS
4	05/17/2010	ISSUE FOR CONSTRUCTION DRAWINGS
5	05/17/2010	ISSUE FOR CONSTRUCTION DRAWINGS



I, J. J. [Name], LICENSED PROFESSIONAL ENGINEER, NO. [Number], STATE OF CALIFORNIA, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS DOCUMENT.

CS104648
RUSH
14872 GILMAN SPRINGS ROAD
MORENO VALLEY, CA 92555
MONOPALM (INDOOR)

DRAWN BY: RJS
CHECKED BY: JS

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1



SCALE: 1"=20'-0"
0' 2' 40'

DATE: []
UTILITY DESIGN IS PROPOSED AND BASED ON THE DESIGN WEST, FINAL UTILITY COORDINATION WILL DETERMINE THE POINT OF CONNECTION AND ROUTE.

SITE PLAN



1452 ERINGER AVE
TUSTIN, CALIFORNIA 92780



3300 BRUCE AVENUE, SUITE 300
NEWPORT BEACH, CA 92660
TEL: (949) 387-1285
FAX: (949) 387-1275



4425 IMPALOMA AVENUE, SUITE 200
FANNING, CALIFORNIA 92707

1	8/14/2019	REVISED PER PLAN CHECK
2	8/19/2019	REVISED PER DM
3	8/27/2019	100% CDS BY TERRY JOHNSON
4	8/27/2019	100% CONSTRUCTION DRAWINGS
5	8/28/2019	REV. CONSTRUCTION DRAWINGS
6	9/2/2019	REV. DESCRIPTION



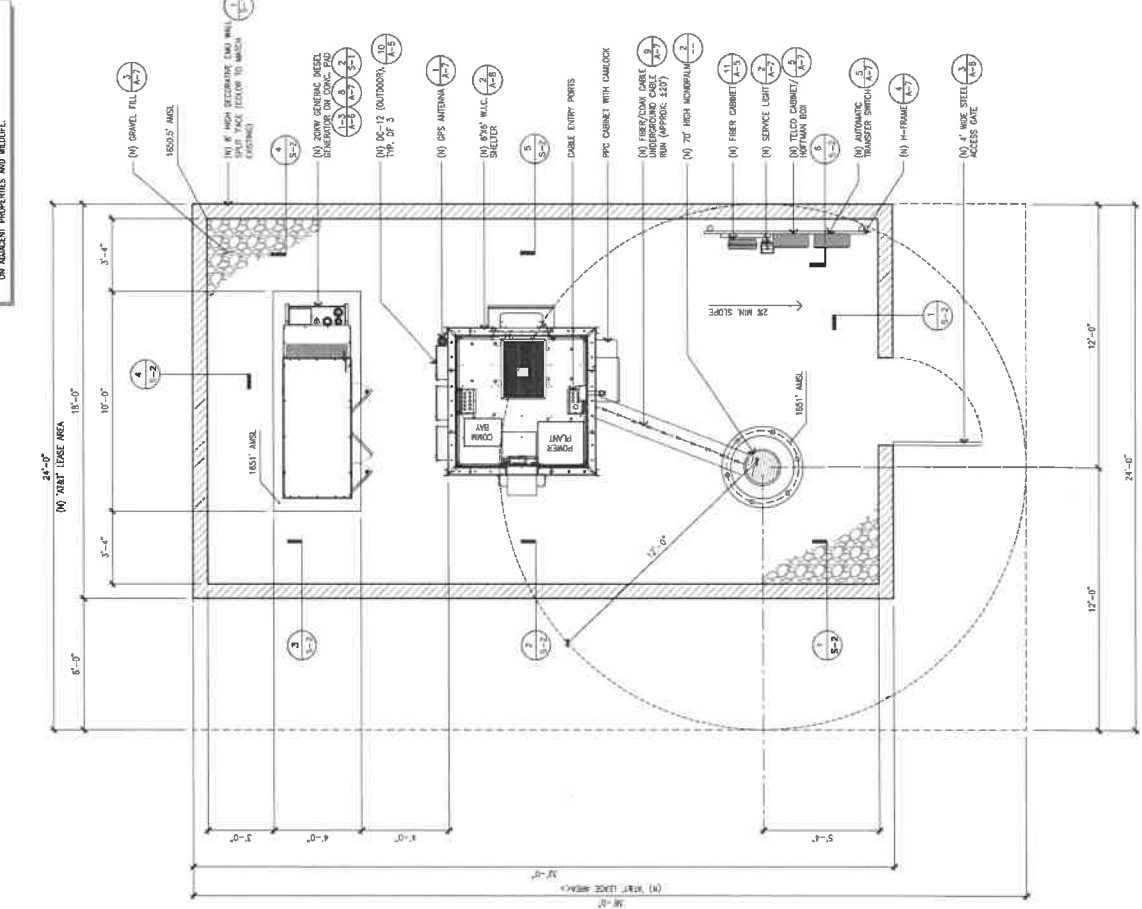
CSLO04648
RUSH
14872 GILMAN SPRINGS ROAD
MORENO VALLEY, CA 92555
MONOPOLM (INDOOR)

DRAWN BY: RUS
CHECKED BY: JS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

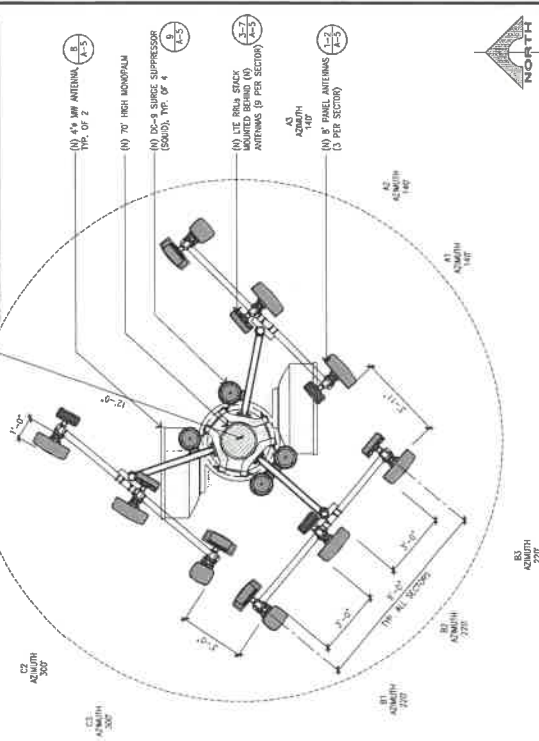
SHEET NUMBER:
A-2

- NOTES:**
- TELECOMMUNICATION EQUIPMENT CABINET SHEETER COLOR SHALL BE WHITE.
 - ALL SERVICE LIGHTS SHALL BE HOODED TO MINIMIZE NEGATIVE IMPACT ON ADJACENT PROPERTIES AND WILDLIFE.



SCALE: 3/8"=1'-0"
1

- NOTES:**
- NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPOLM AND WILL INCLUDE TONGUE SOCKS.



SCALE: 3/8"=1'-0"
2

ANTENNA PLAN

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	ANTENNA TYPE	ANTENNA SIZE (L x W)	ANTENNA CENTER	RRU CENTER	TRANSMISSION CABLE LENGTH FT +/-	DC CABLE (AWG #)
A1	11' ANTENNA	8'	140'	91'-0"	412'	+/- 80'
A2	11' ANTENNA	8'	140'	91'-0"	412'	+/- 80'
B1	11' ANTENNA	8'	230'	91'-0"	412'	+/- 80'
B2	11' ANTENNA	8'	230'	91'-0"	412'	+/- 80'
C1	11' ANTENNA	8'	300'	91'-0"	412'	+/- 80'
C2	11' ANTENNA	8'	300'	91'-0"	412'	+/- 80'
C3	11' ANTENNA	8'	300'	91'-0"	412'	+/- 80'

REMOVE RADIO UNITS (RRU'S)

SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
				ABOVE	BELOW	SEES
A1	UP	3	412'	18"	8"	8"
A2	UP	3	412'	18"	8"	8"
B1	UP	3	412'	18"	8"	8"
B2	UP	3	412'	18"	8"	8"
C1	UP	3	412'	18"	8"	8"
C2	UP	3	412'	18"	8"	8"
C3	UP	3	412'	18"	8"	8"

3 LEASE AREA PLAN

ANTENNA AND RRU SCHEDULE



AT&T
INFORMATION SERVICES
TURIN, CALIFORNIA 92575

THE PROVISIONS OF THE CITY OF MORENO VALLEY ORDINANCES AND RESOLUTIONS SHALL BE APPLIED TO ALL PERMITS AND PROJECTS. ANY USE OR REQUIREMENT OTHER THAN AS SHOWN IS STRICTLY PROHIBITED.



3300 RIVINGTON AVENUE, SUITE 300
IRVINE, CALIFORNIA 92614
TEL: (949) 387-1288
FAX: (949) 387-1275



14501 MIRALOMA BLVD. #10
ANAHIM, CALIFORNIA 92807

NO.	DATE	DESCRIPTION
1	08/17/20	REVISED PER PLUM CHECK
2	08/18/20	REVISED PER DM
3	08/21/20	100% CON. BY "JOEY" JOHNSON
4	08/21/20	100% CONSTRUCTION DRAWINGS
5	08/21/20	100% CONSTRUCTION PERMITS



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR SHE IS A LICENSED PROFESSIONAL ENGINEER, TO SEAL OR SIGN THESE DRAWINGS TO ALTER THE DOCUMENT.

CSLO4648
BUSH
14672 GILMAN SPRINGS ROAD
MORENO VALLEY, CA 92555
MONOPALM (INDOOR)

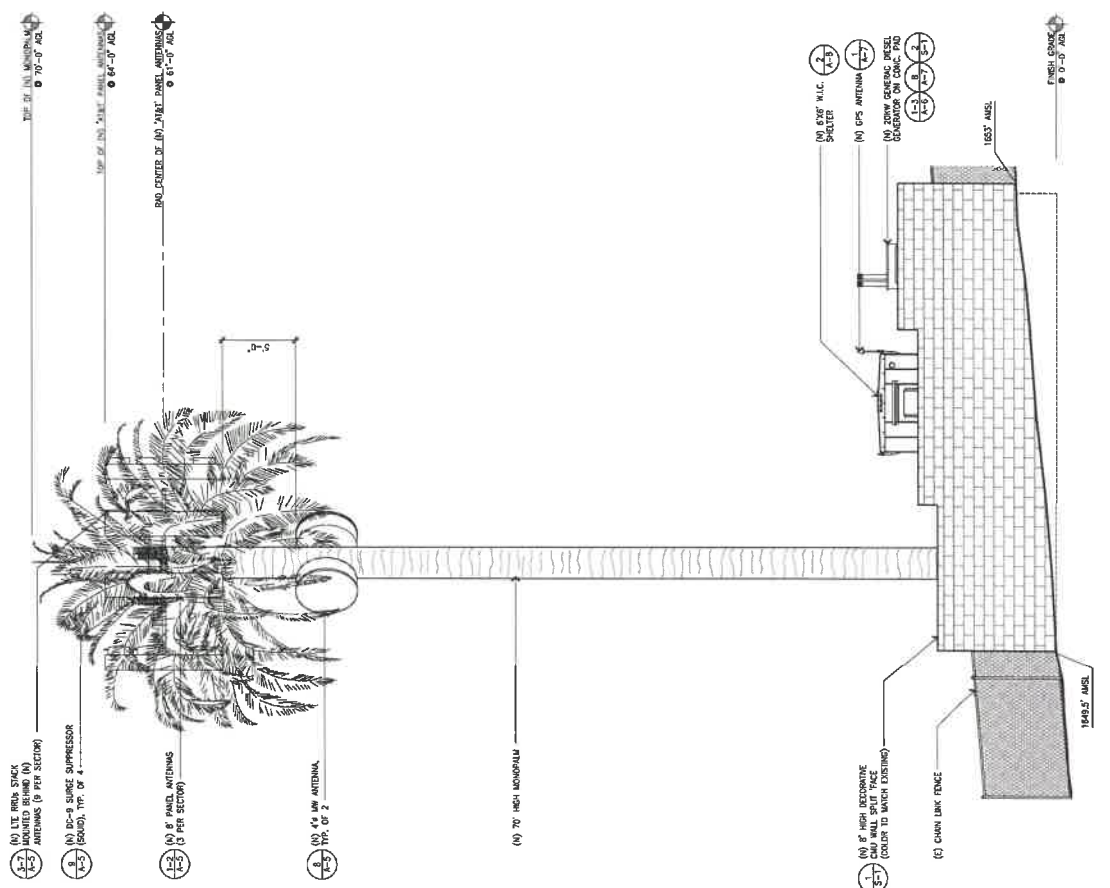
DRAWN BY: RUS
CHECKED BY: JS

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-3

NOTES:

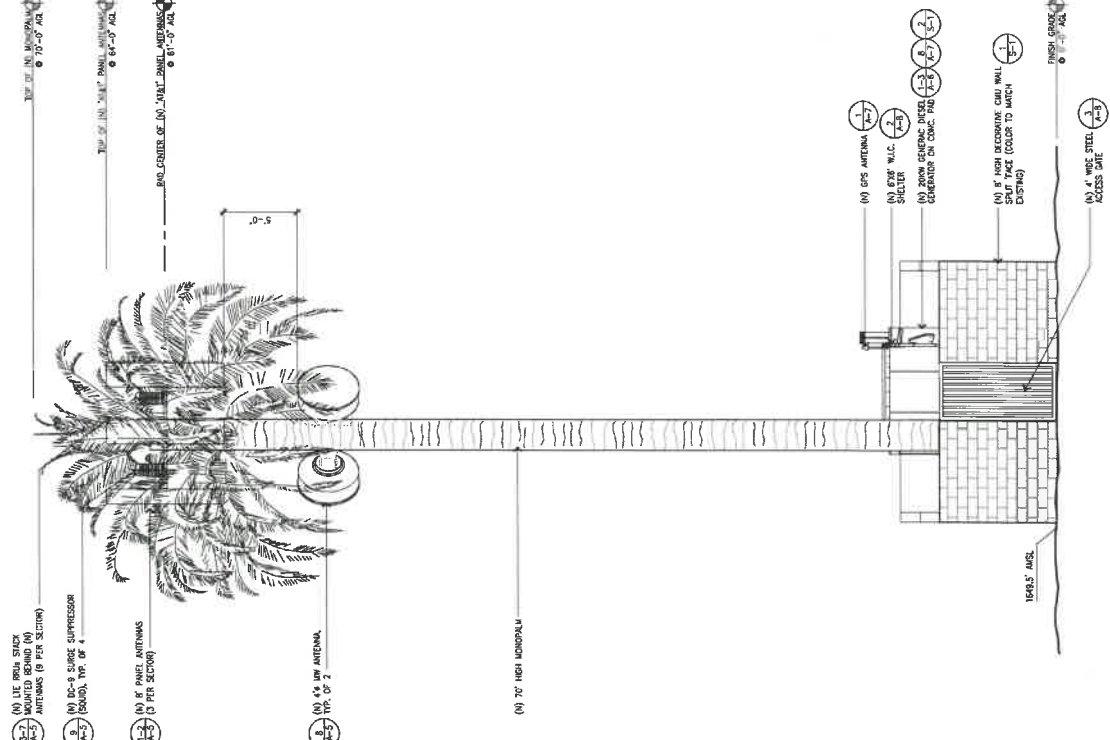
- NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPALM AND WILL INCLUDE FURANCE SOCKS.
- ALL EQUIPMENT SHALL BE PROTECTED BY AN EARTH-TYPE SURGE SUPPRESSOR TO PROTECT AGAINST LIGHTNING STRIKES AND TO MINIMIZE NEGATIVE IMPACT ON ADJACENT PROPERTIES AND NEIGHBORS.



SCALE: 1/4"=1'-0"
SOUTH ELEVATION

NOTES:

- NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPALM AND WILL INCLUDE FURANCE SOCKS.
- ALL EQUIPMENT SHALL BE PROTECTED BY AN EARTH-TYPE SURGE SUPPRESSOR TO PROTECT AGAINST LIGHTNING STRIKES AND TO MINIMIZE NEGATIVE IMPACT ON ADJACENT PROPERTIES AND NEIGHBORS.



SCALE: 1/4"=1'-0"
EAST ELEVATION



smartlink
3300 BRYAN AVENUE, SUITE 300
IRVINE, CALIFORNIA 92614
TEL: (949) 337-1235
FAX: (949) 337-1275



REV	DATE	DESCRIPTION
1	06/17/20	REVISED FOR PLAN CHECK
2	06/19/20	REVISED FOR DRN
3	08/17/20	TWOS CHN. M/ TWOS DRAWINGS
4	08/27/20	TWOS CONSTRUCTION DRAWINGS
5	09/03/20	RE: CONSTRUCTION DRAWINGS



IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE THIS DRAWING WITHOUT THE SIGNATURE OF A LICENSED PROFESSIONAL ENGINEER TO APPEAR THEREON.

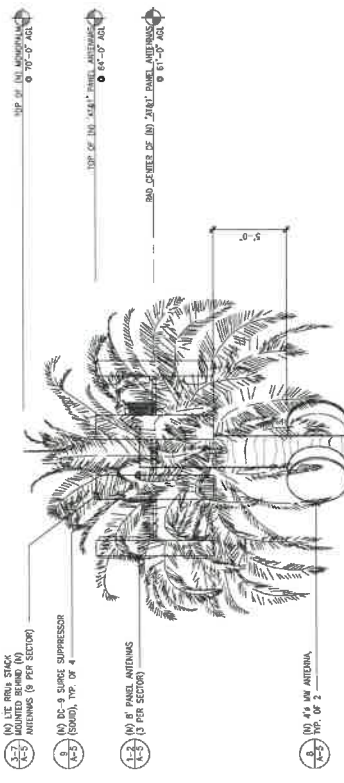
CS104648
PUSH
14672 GILMAN SPRINGS ROAD
MORENO VALLEY, CA 92555
MONOPALM (INDOOR)

DRAWN BY: RUS
CHECKED BY: US

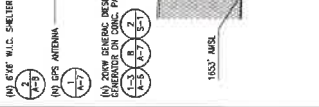
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4

- NOTES:**
- NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPALM AND WILL INCLUDE TUMBLE SOCKS.
 - ALL SERVICE WORK SHALL BE HOLED TO MINIMIZE NEGATIVE IMPACT ON ADJACENT PROPERTIES AND NEIGHBORS.
 - ALL SERVICE WORK SHALL BE HOLED TO MINIMIZE NEGATIVE IMPACT ON ADJACENT PROPERTIES AND NEIGHBORS.

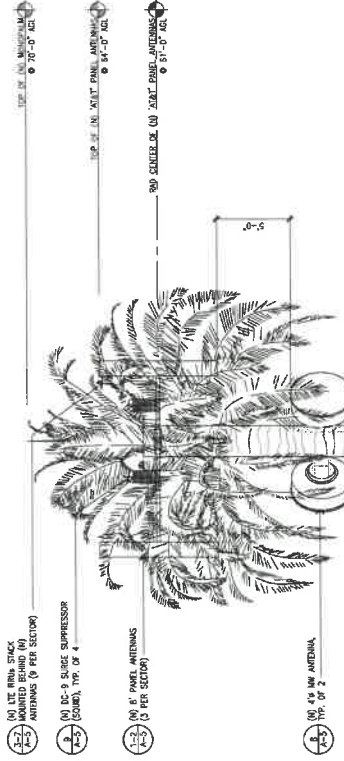


(M) 70' HIGH MONOPALM

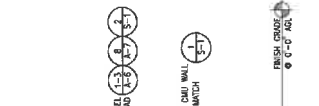


(M) 70' HIGH MONOPALM

- NOTES:**
- NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE PROPOSED MONOPALM AND WILL INCLUDE TUMBLE SOCKS.
 - ALL SERVICE WORK SHALL BE HOLED TO MINIMIZE NEGATIVE IMPACT ON ADJACENT PROPERTIES AND NEIGHBORS.



(M) 70' HIGH MONOPALM



(M) 70' HIGH MONOPALM

NORTH ELEVATION

WEST ELEVATION

SCALE: 1/8"=1'-0"

SCALE: 1/8"=1'-0"

SHEET 1

SHEET 2



CSL04648

BUSH

14670 GILMAN SPRINGS, MORENO VALLEY, CALIFORNIA 92555



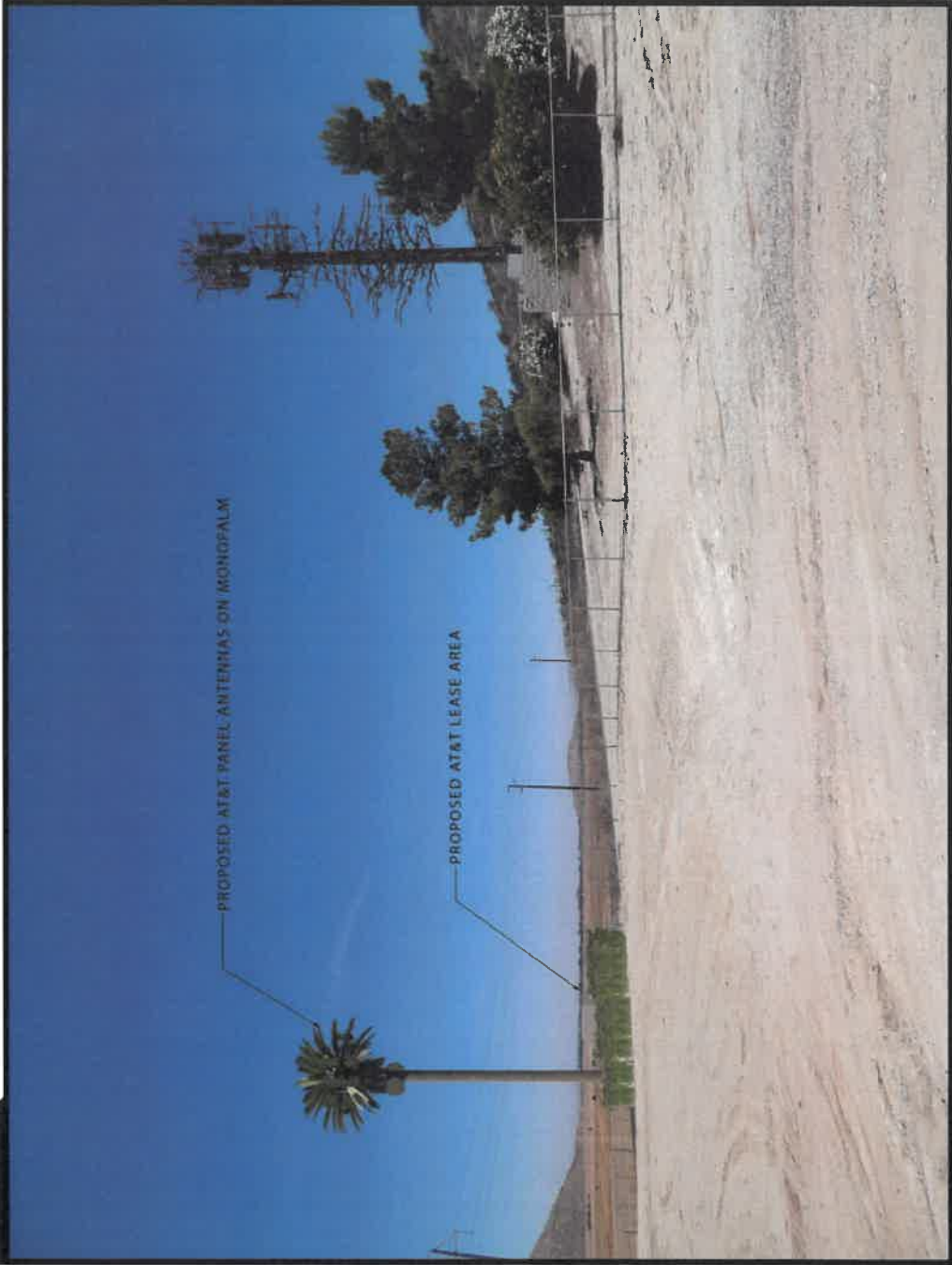
©2017 GOOGLE MAPS

LOCATION



EXISTING

VIEW 1



PROPOSED

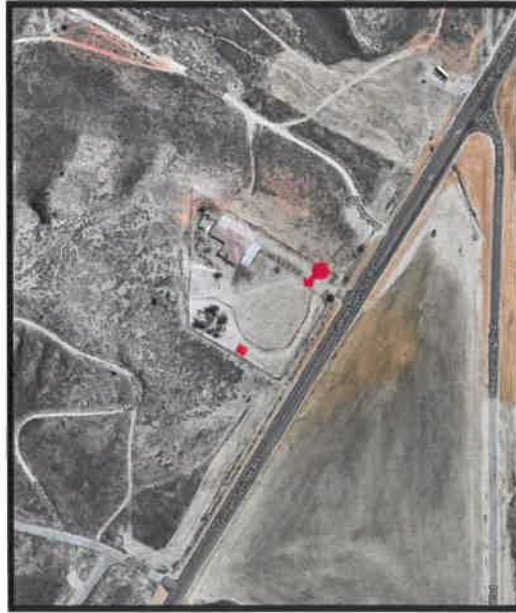
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



CSL04648

BUSH

14670 GILMAN SPRINGS, MORENO VALLEY, CALIFORNIA 92555



©2017 GOOGLE MAPS

LOCATION



VIEW 2

PROPOSED



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



CSL04648

BUSH

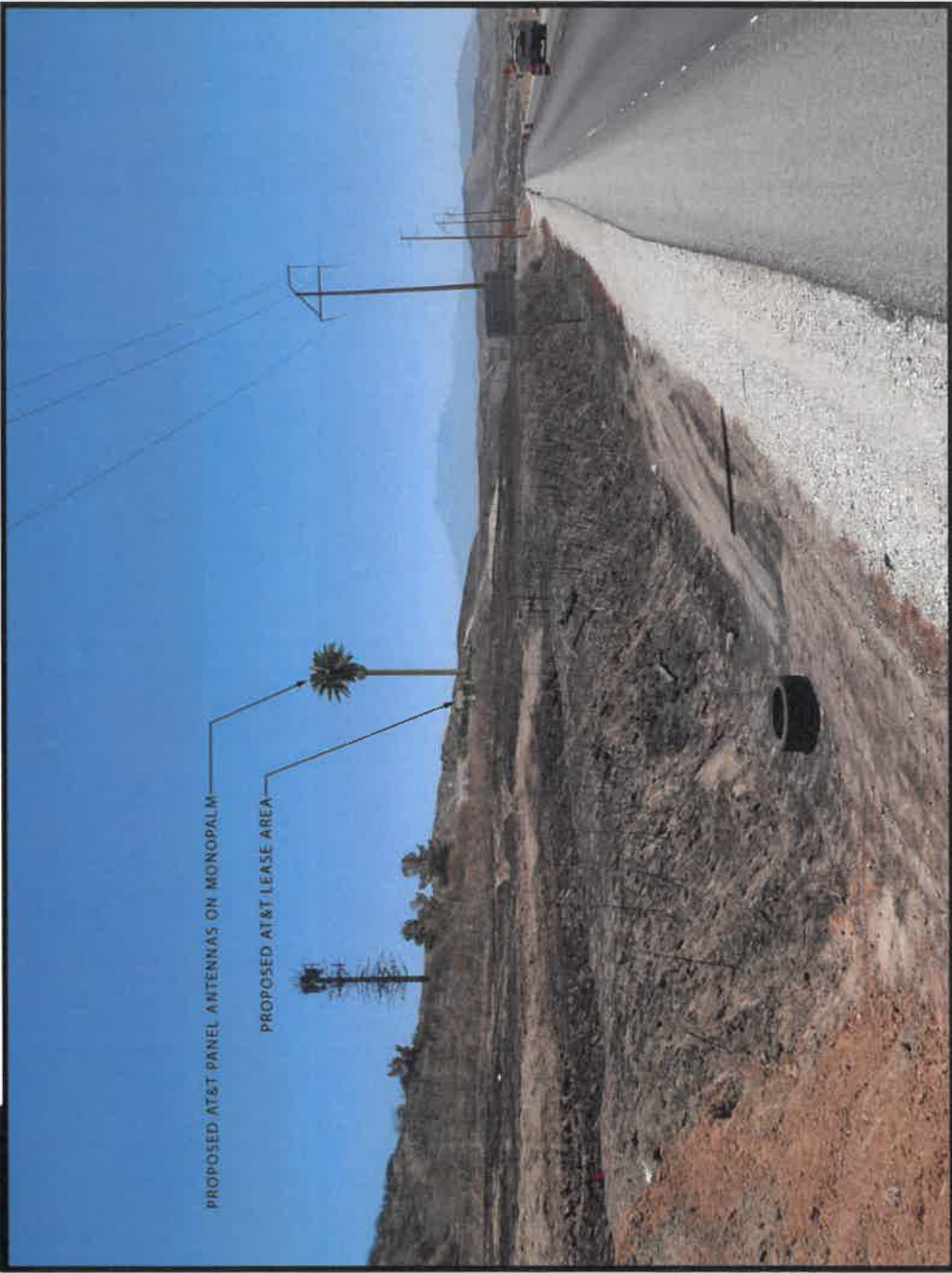
14670 GILMAN SPRINGS, MORENO VALLEY, CALIFORNIA 92555



LOCATION

©2017 GOOGLE MAPS

VIEW 3



PROPOSED



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



LTE Justification Plots

Market Name: Los Angeles

Site Name: Bush

Site ID: CSL04648

Site Address: 14670 Gilman Springs Rd. Moreno Valley, California 92555

ATOLL Plots Completion Date: Aug 30, 2019

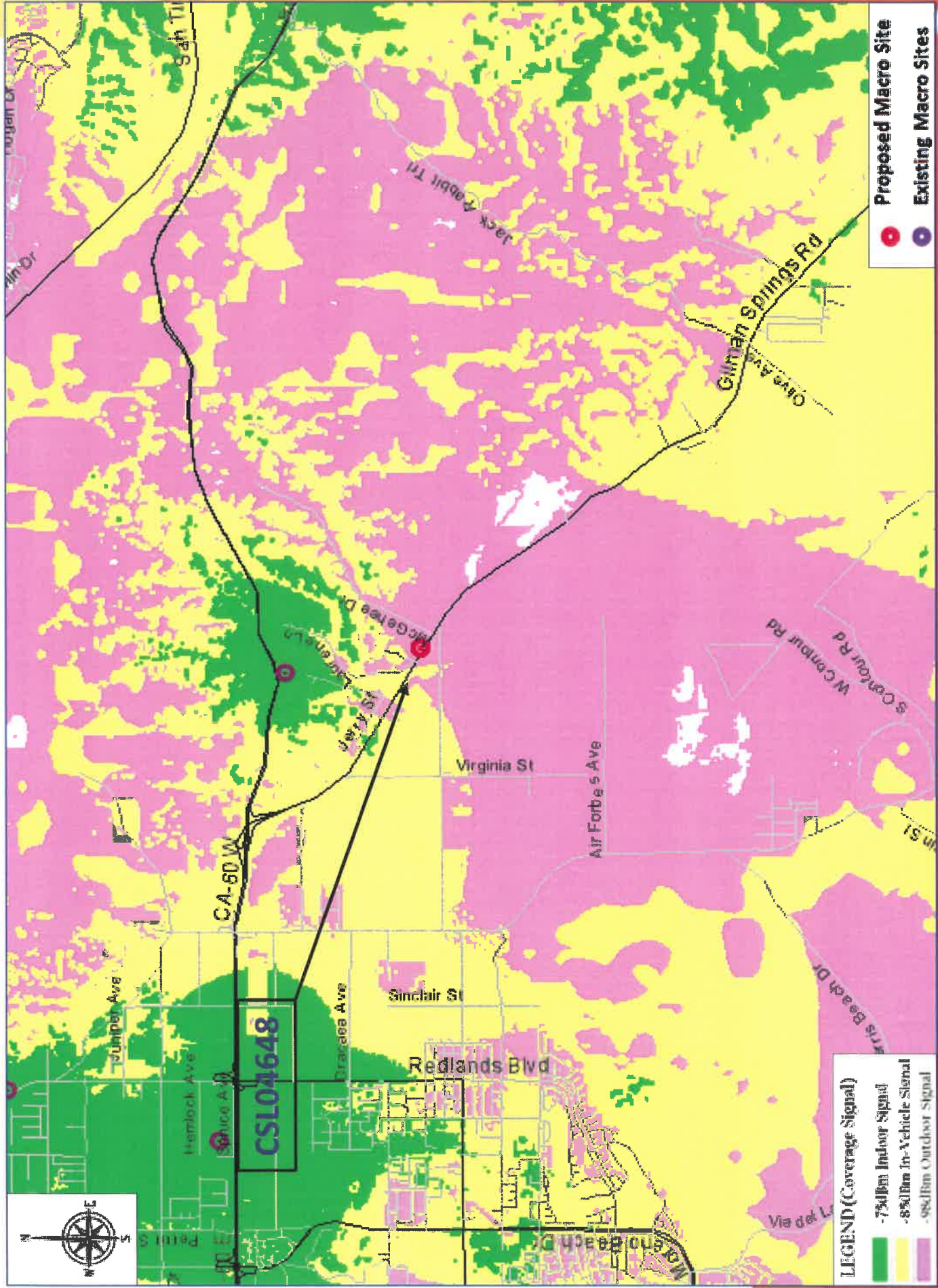


Assumptions

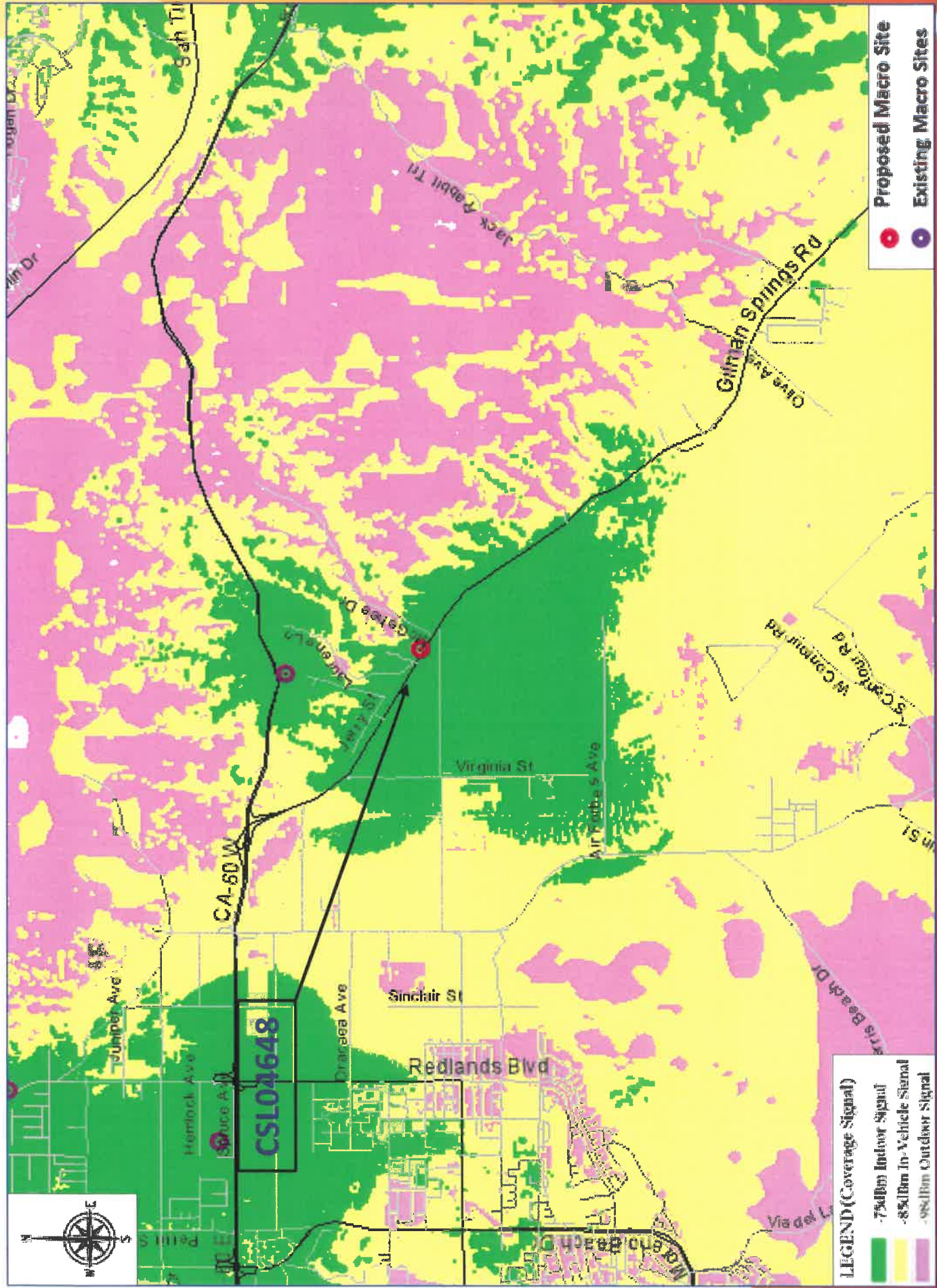
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



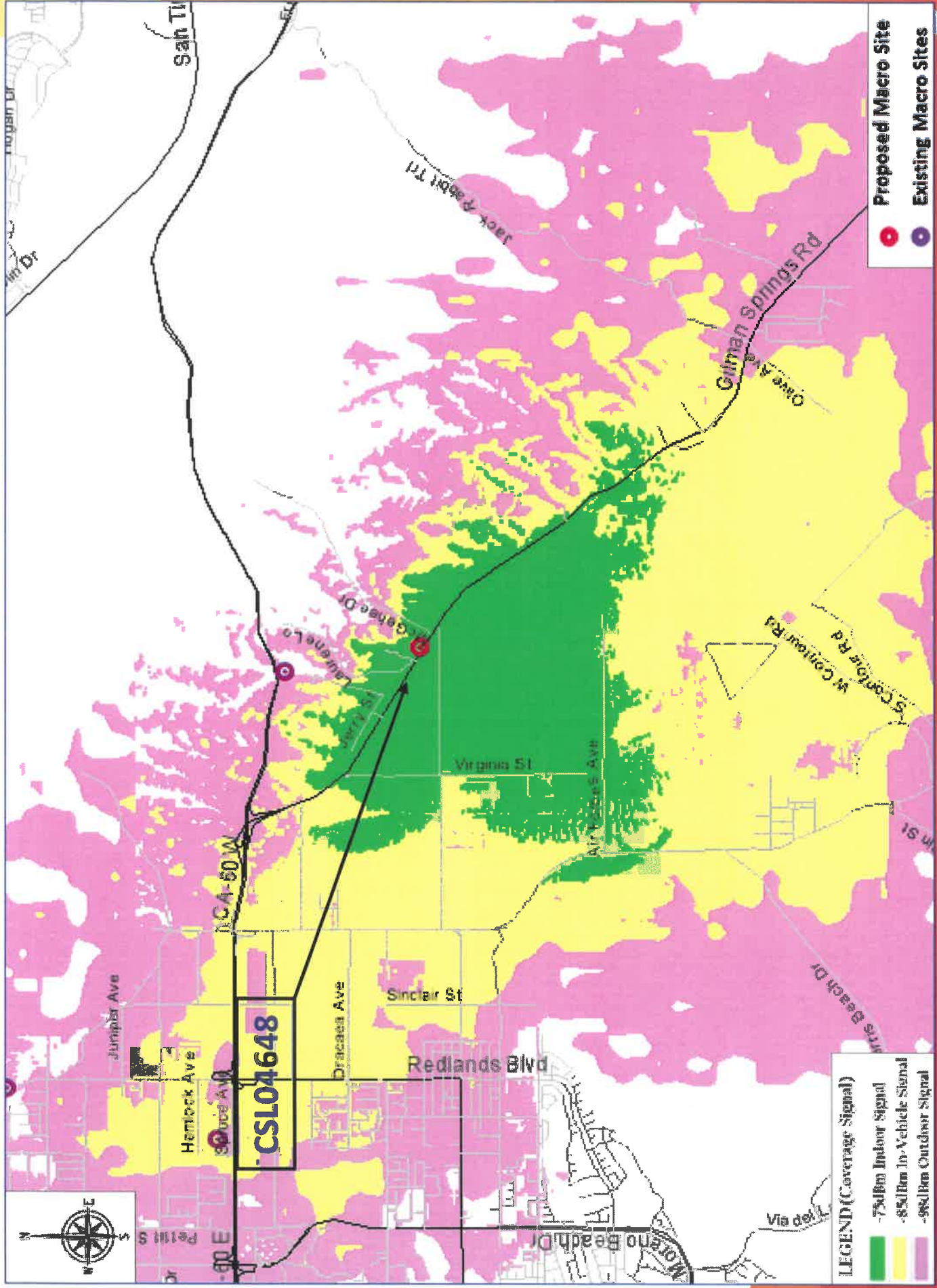
RF Coverage Before site CSL04648



RF Coverage After site CSL04648



TE Coverage standalone site CSL04648



Coverage Legend



Rethink Possible

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



06/24/20, 3:22 pm

PPW190011

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190011. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan PPW190011 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 190011 ("Project") is a request for the construction, operation, and maintenance of a new 70 foot-tall AT&T wireless telecommunications facility, disguised as a monopine, with an accompanying 576 square foot equipment enclosure. In addition, the project would include the installation of nine (9) eight-foot tall panel antennas, twenty-seven (27) LTE RURs, two (2) four-foot tall microwave antennas, one (1) 30kw diesel generator, and other associated equipment within an eight-foot tall CMU block wall enclosure.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), Amended No. 2, dated June 12, 2020.
- Exhibit B (Elevations), Amended No. 2, dated June 12, 2020.
- Exhibit C (Floor Plans), Amended No. 2, dated June 12, 2020.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan Wireless No. 190011 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan Wireless No. 190011, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

CORRECTIONS:

None

NOTIFICATIONS:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 Fire - Advisory

Access

1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus.

Water Supply

1. No additional water supply for fire protection is required.

Planning

Planning. 1 Telcom – Backup Generator

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 Telcom – Backup Generator (cont.)

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 2 Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the co-location of equipment of other wireless telecommunication providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunication provider(s), and the property owner.

Planning. 3 Telcom – Enclosure

Unless otherwise specifically noted on the approved plans, the telecommunication equipment enclosure shall be comprised of Splitface concrete block and shall be 6-feet in height.

Planning. 4 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of collocated facilities, the permits of all collocaters shall be automatically extended until the last collocaters permit expires.

In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 5 Telcom – Equipment Cabinets

Unless otherwise specifically noted on the approved plans, the telecommunication equipment cabinet shelter color shall be grey or earth-tone, in order to be more compatible with the surrounding setting.

Planning. 6 Telcom – Lighting

All outside lighting shall be hooded and directed into the telecommunication facility area, so as not to shine directly upon adjoining property or in the public rights-of-way.

Planning. 7 Telcom – No Proposed Use

The remainder of the subject property, (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses, subject to the requirements of Riverside County Ordinance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 **Telcom – Tower Tree Bark (cont.)**

For simulated telecommunication towers disguised as a tree, bark shall be applied to the tower and extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

Planning. 14 **Telcom – Tower Tree Branch Coverage**

For simulated telecommunication towers disguised as a tree, branches and foliage shall extend beyond every antenna array a minimum of two (2) feet horizontally and seven (7) feet vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, all antennas, and supporting bracketry shall be wrapped in artificial foliage.

Planning. 15 **Telcom – Tower Tree Branches**

For simulated telecommunication towers disguised as a tree, the branch count shall be a minimum of three (3) branches per lineal foot of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance. Branches shall be applied, starting at 10-feet from ground and extend to the top of the tower.

Planning. 16 **Telcom – Transmission Interference**

If the operation of this facility generates electronic interference with, or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology (“RCIT”) staff and implement acceptable mitigation measures, as approved by RCIT.

Planning-CUL

Planning-CUL. 1 **Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 **Tribal Cultural Sensitivity Training**

Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO190037 ACCEPTED

County Geologic Report GEO No. 190037, submitted for the project PPW190011, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Bush - CSL04648, 14671 Gilman Springs Road, Moreno Valley, California," dated August 20, 2019. In addition, Toro has submitted the following response to review comments:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 190037 regarding Geotechnical Investigation for AT&T Monopine and Equipment Shelter, Bush - CSL04648, 14671 Gilman Springs Road, Moreno Valley, California", dated May 4, 2020.

GEO190037 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone.
2. The results of the photo lineament study, as well as review of published geologic and fault maps of the area, indicate that no active faults are present at the site and the potential for surface fault rupture is considered nil.
3. Based on groundwater not being encountered within 31.5 feet below the site, and the very hard to very dense nature of the underlying geologic materials, it is our opinion that the subsurface soil at the subject site are not likely to liquefy during an earthquake.
4. Based on very high blow counts recorded in the boring and the high tested shear strength of the bedrock, it is our opinion that the potential for landslide hazard at the site is nil.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO190037 ACCEPTED (cont.)

5. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, and flooding are considered low at the site.

6. The proposed monopine may be supported by caisson to a minimum depth of 15 feet, or mat foundations to a minimum depth of 4 feet.

GEO190037 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.

2. Prior to placement of fill, the existing ground should be scarified to a depth of 6 inches, and recompacted.

3. The proposed monopine may be founded on caisson that is embedded in the ground for a minimum of 15 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

4. The equipment shelter may be supported by drilled piers of 18-inch to 30-inch diameter, embedded in the ground for a minimum of 10 feet.

GEO No. 190037 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190037 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1

Trans General Condition

1. With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: PPW190011

Parcel: 422150006

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and

Plan: PPW190011

Parcel: 422150006

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Satisfied

excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 Project Archaeologist Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department

Plan: PPW190011

Parcel: 422150006

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

Plan: PPW190011

Parcel: 422150006

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
9. Procedures and protocol for collecting and processing of samples and specimens.
10. Fossil identification and curation procedures to be employed.
11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
12. All pertinent exhibits, maps and references.
13. Procedures for reporting of findings.
14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

Plan: PPW190011

Parcel: 422150006

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT GRADING PLANS (cont.) Satisfied

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION Not Satisfied

Plan: PPW190011

Parcel: 422150006

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION (cont.) Not Satisfied

Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.
The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Emergency and Standby Power

1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

Transportation

080 - Transportation. 1 EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 SUBMIT WQMP IF REQUIRED Satisfied

This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

080 - Transportation. 3 UTILITY PLAN CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right of way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Fire

090 - Fire. 1 Prior to final Not Satisfied

Gates & Barriers

1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide

Plan: PPW190011

Parcel: 422150006

90. Prior to Building Final Inspection

Fire
090 - Fire. 1 Prior to final (cont.) Not Satisfied
immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

Transportation
090 - Transportation. 1 UTILITY INSTALL CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public right of way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2 WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Chris Doheny/Smartlink LLC

Contact Person: Chris Doheny E-Mail: chris.doheny@smartlinkllc.com

Mailing Address: 2033 San Elijo Ave, # 600

Cardiff ^{Street} CA 92007
_{City State ZIP}

Daytime Phone No: (619) 994-8528 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

_{City State ZIP}

Daytime Phone No: () Fax No: ()

Property Owner Name: Duncan Bush

Contact Person: _____ E-Mail: _____

Mailing Address: 14670 Gilman Springs Rd

Moreno Valley ^{Street} CA 92555
_{City State ZIP}

Daytime Phone No: (951) 333-3540 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

DUNCAN T. BUSH
PRINTED NAME OF PROPERTY OWNER(S)
KATHRYN A. BUSH
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)
Kathryn A. Bush
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 422-150-006

Approximate Gross Acreage: 2.5 Acres

General location (nearby or cross streets): North of Gilman Springs Rd, South of _____, East of _____, West of McGeehee DR.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

70' faux monopine for a wireless communication facility with a storage facility.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
No.*	Square Feet	Height	Stories	Use/Function	
1	TBD	6'	1	Equipment Facility	
2	TBD	70'	7	Stealth Wireless Communication Facility (Faux Pine)	
3					
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

PLOT PLAN WIRELESS NO. 190011 (PPW190011) – Exempt from the California Environmental Quality Act (CEQA) – CEQ190104 – Applicant: Smartlink, LLC – Owner: Duncan Bush – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location Northerly of Gilman Springs Road, easterly of Lisa Lane, and southerly of Ellis Timothy Lane – 2.5 Gross Acres – Zoning: Controlled Development Areas – 1 Acre Minimum (W-2-1). A new wireless telecommunication facility disguised as a palm tree (“monopalm”), consisting of a 70-foot-tall tower, nine (9) panel antennas, 27 remote radio units, two (2) microwave antennas, one (1) 30kw diesel generator, with accompanying ground equipment within a 912 sq. ft. lease area. APN: 422-150-006.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on August 20, 2020**.

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after August 20, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 17, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPW190011 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

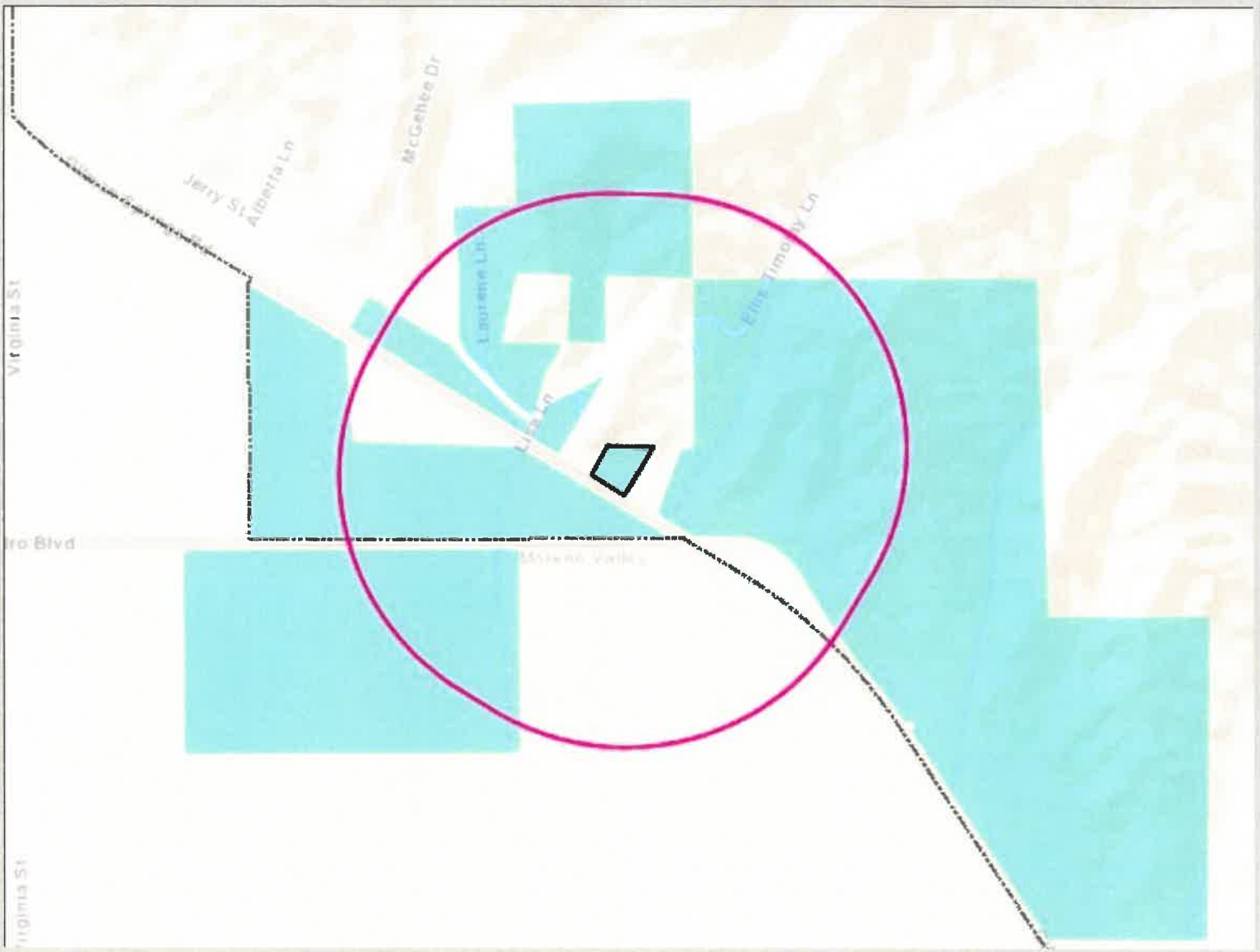
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

APN: 422-150-006 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 7/17/2020 12:45:13 PM

© Riverside County RCIT

422120010
JOSEPH CANALE
2605 SAN CLEMENTE TER
SAN DIEGO CA 92122

422120011
BEE LEE VANG
12947 MORENO BEACH 9101
MORENO VALLEY CA 92555

422120014
MURRAY VIRGIL O ESTATE OF
2702 HILLCREST DR
LA VERNE CA 91750

422130002
HIGHLAND FAIRVIEW PROP
17780 COLLINS AVE 2ND FL
SUNNY ISLES BEACH FL 33160

422140003
BUD R. DAVIS
P O BOX 3261
CRESTLINE CA 92325

422140004
AMRITPAL S. DHANJAL
6663 ALFONSO DR
CHINO CA 91710

422140006
DANNY GONZALES
9900 MICHAEL WAY
MORENO VALLEY CA 92557

422140007
A POLLY STEINPRESS
1501 TRIBUTE CT
MODESTO CA 95355

422140008
THEODORE W. ROSS
13360 SANTA ANITA AVE
MORENO VALLEY CA 92553

422140009
ARTEMIO VILICANA
13744 LAURENE LN
MORENO VALLEY CA 92555

422150002
REESHA MILLER
25592 FIR AVE
MORENO VALLEY CA 92553

422150004
MARIO E. MARTINEZ
6866 MOONFLOWER CT
EASTVALE CA 92880

422150006
DUNCAN T. BUSH
14670 GILMAN SPRINGS RD
MORENO VALLEY CA 92555

422150008
MARLA L. GALLEGOS
1755 PAPAYA TREE ST
HEMET CA 92545

422160008
WILLING ROBERT TRUST
P O BOX 3005
NAPA CA 94558

422180002
RADOS PROP
1993 BARBADOS CT
WINDOR CO 80550

423260003
EASTGATE PROP PARTNERS
17780 COLLINS AVE 2ND FL
SUNNY ISLES BEACH FL 33160

423260004
PROPERTIES HF
14225 CORPORATE WAY
MORENO VALLEY CA 92553

Applicant/Owner:

Smartlink Group
c/o Alisha Strasheim
3300 Irvine Ave, Suite 300
Newport Beach, CA 92660

Applicant/Owner:

Smartlink Group
c/o Alisha Strasheim
3300 Irvine Ave, Suite 300
Newport Beach, CA 92660

Engineer/Rep:

Engineer/Rep:

Owner:

Duncan Bush
14670 Gilman Springs Road
Moreno Valley, CA 92555

Owner:

Duncan Bush
14670 Gilman Springs Road
Moreno Valley, CA 92555

Non-County Agencies:

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: PPW190011

Project Location: The project is located: North of Gilman Springs Road, East of Lisa Lane, and South of Ellis Timothy Lane. (APN: 422-150-006)

Project Description: Plot Plan Wireless No. 190011 ("Project") is a request for the construction, operation, and maintenance of a new 70 foot-tall AT&T wireless telecommunications facility, disguised as a monopalm, with an accompanying 576 square foot equipment enclosure. In addition, the project would include the installation of nine (9) eight-foot tall panel antennas, twenty-seven (27) LTE RURs, two (2) four-foot tall microwave antennas, one (1) 30kw diesel generator, and other associated equipment within an eight-foot tall CMU block wall enclosure.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Smartlink LLC for AT&T, 3300 Irvine Ave, Suite 300, Newport Beach, CA 92660

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). Section 15303(c) allows for a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area. The proposal would result in the construction of a disguised wireless communications facility within a 912 square foot lease area and would not involve the use of significant amounts of hazardous substances as there is no manufacturing component that would require the use of such substances. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Therefore, the project meets the criteria of the categorical exemption and would be applicable to Section 15303.

County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. **CEQ190169** ZCFG No. **XXXX** - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number(s): TR36784, CZ07862
EA No.: 42764
Area Plan: Southwest
Zoning Area/District: Rancho California Area
Supervisory District: Third District
Project Planner: Gabriel Villalobos
Project APN(s): 917-310-034 & 917-310-035

Applicant(s):
Rod Arsalan
Representative(s):
AC Engineering Group Inc.


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 7862 is a proposal to alter the zoning classification of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1).

TENTATIVE TRACT MAP NO. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.

The above is hereinafter referred to as the "project".

The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislanca. The project is located right outside of the City of Temecula's city boundaries to the west and the Pechanga Reservation to the south and east.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42764, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7862, to change the zoning of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1) in accordance with Exhibit No. 3, based upon the findings and conclusions adopted in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

TENTATIVE TRACT MAP NO. 36784 & CHANGE OF ZONE NO. 7862

Planning Commission Staff Report: September 23, 2020

Page 2 of 10

APPROVE TENTATIVE TRACT MAP NO. 36784, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) (2 – 5 du/ac)
East:	Medium Density Residential (MDR) (2 – 5 du/ac)
South:	City of Temecula
West:	City of Temecula
Existing Zoning Classification:	Residential Agricultural, 5 Acre Minimum (R-A-5)
Proposed Zoning Classification:	One-Family Dwelling (R-1)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Open Area Combining Zone – Residential Developments (R-5) and One-Family Dwelling (R-1)
South:	City of Temecula
West:	City of Temecula
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Residential
East:	Single-Family Residential
South:	Single-Family Residential
West:	Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10.08 Gross Acres	N/A
Proposed Minimum Lot Size:	7,200 sq. ft.	Min. = 7,200 sq. ft.
Total Proposed Number of Lots:	30	50 maximum pursuant to Medium Density Residential maximum of 5 dwelling units per acre
Map Schedule:	Schedule "A"	

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRMSPHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

A Tentative Tract Map application for the proposed schedule "A" subdivision of 10.8 acres into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet was submitted on February 4,

2015. The original submittal package also included a Change of Zone, which proposes a change the zoning of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1), which would allow for a change in minimum lot size from 20,000 sq. ft. to 7,200 sq. ft. The Change of Zone application brings the proposed subdivision into consistency with the General Plan and the land use designation for the project site, Medium Density Residential (MDR), since the proposed zoning of R-1 would allow for 7,200 square feet that would achieve the density range between 2 to 5 dwelling units per acre for MDR whereas the 20,000 sq. ft. minimum potentially may not meet the minimum density when dedications, basins, and variation in actual lot sizes is considered.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the date of writing of this staff report, no comment letters in response to the circulated IS and ND were received. Therefore, no new mitigation measures were required and the IS/ND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) which allows between 2 to 5 dwelling units per acre. The proposed Tentative Tract Map is consistent with this land use designation since the Tentative Tract Map proposes a residential use with a density of 2.97 dwelling units per acre, which is between the allowed density of 2 to 5 dwelling units per acre.
2. The existing zoning is Residential Agricultural – 5 acre minimum (R-A-5) and the Change of Zone proposes to change the zoning to One-Family Dwellings (R-1). The proposed Tentative Tract Map is consistent with the proposed zoning as the R-1 zone allows single family residential uses. Additionally, the proposed Tentative Tract Map is consistent with the development standards of the One-Family Dwellings (R-1) zone, which is detailed below in the Development Standards Findings.

Change of Zone

Change of Zone No. 7862 is a proposal to change the project site's Zoning Classification from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1) and is subject to the following findings, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The requested change of zone does not involve a change in or conflict with:

- a. The Riverside County vision because the proposed change in zone would make the project's zoning classification and proposed density consistent with the Riverside County's General Plan. The specified density of the Medium Density Residential (MDR) is 2 to 5 dwelling units per acre, the proposed project would implement a density of approximately 2.97 dwelling units per acre as there are 30 proposed sing-family residential lots over a 10.08 project site. The density of the proposed subdivision is consistent with the existing General Plan and the proposed zoning of One-Family Dwellings (R-1) which requires that lot areas shall not be less than 7,200 square feet.
 - b. Any General Planning Principle set forth in General Plan Appendix B, because the project has been developed in conformance with the Riverside County General Plan and Zoning Ordinances. The project in fact supports some of the General Planning Principles set forth in Appendix B, specifically Section I.G.1 which states the county should encourage compact and transit-adaptive development on regional and community scales by permitting and encouraging increased densities and intensities.
2. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change would not add any additional environmental impacts to the general area that have not already been accounted for through the implementation of the General Plan and the proposed density/land use for the area. The Initial Study/Negative Declaration addresses the projects impacts to areas such as air quality, noise, and other potential health hazards to be considered as potential impacts of the project, and a determination was made that impacts would be less than significant.
 3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project has been determined through the Initial Study/Negative Declaration of having a less than significant impact on the environment. The project has been designed and conditioned to address possible environmental impacts such as drainage and storm water runoff through the Best Management Practices (BMPs) to be implemented per the preliminary Water Quality Management Plan (WQMP) submitted for this project. In addition, through the biological resources assessments performed for this project site, it has also been determined to have a less than significant impact on fish or wildlife habitat as no riverine/riparian areas or wildlife habitats such as burrowing owl burrows were observed on-site.
 4. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of predominantly single-family homes on medium density residential lots meaning there shall be no more or less than 2 to 5 dwelling units per acre in the area. The proposed zoning change to One-Family Dwellings (R-1) would be consistent with the existing land use density and General Plan land use designation and thus would be consistent with the surrounding land uses.

Tentative Tract Map

Tentative Tract Map No. 36784 is a proposal to subdivide 10.08-acres into 30 residential lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Subdivision Ordinance No. 460, are as follows:

1. The proposed map, subdivision design, and improvements are consistent with General Plan, specifically General Planning Principle IV. A.1 which states that the intent is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse

community settings, emphasizing compact and higher density choices. In addition, the proposed development also adheres to General Planning Principle IV.A.4 which states communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Lastly, the proposed project also adheres to General Planning Principle IV.A.6 which states that existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Furthermore, the project is not located within a specific plan.

2. The site of the proposed map is physically suitable for the type of development and the proposed density of the development because the subdivision proposes to provide individual lots for single-family dwellings. Furthermore, the site is adjacent to existing single-family dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads, sewer, water). The topography of the site has slopes that would require some cut and fill to the proposed subdivision and development of the site, although the proposed grading will follow the natural landform that exists for the site.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, as detailed in the Initial Study/ Negative Declaration prepared for the project, which determined the project would not have a significant impact on the environment.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study/ Negative Declaration prepared for the project the project would not have a significant impact related to air quality, hazardous materials, hydrology, or noise. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the project Conditions of Approval and the Advisory Notification Document, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 36784 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Anza Road. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District.
 - e. Fences. At minimum the project is required to install six-foot high chain link galvanized wire fencing along any canal, drain, expressway, or other feature deemed hazardous. There are no

canal, drain, expressway, or other feature deemed hazardous along the project, however, the project site will provide walls along the north, south, east, and west property lines to separate the project site from the surrounding area.

- f. **Electrical and Communication Facilities.** The project will provide electrical, telephone, street lighting, cable television service, which shall be installed in conformity with the provisions of Article XIII of Ordinance No. 460.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. There are currently two existing easements located on-site per PM25184 (P.M. 190/36), access is restricted in this slope easement.
7. Tentative Tract Map No. 36784 is consistent with the minimum size allowed by the project site's proposed Zoning Classification of R-1, as proposed by the Change of Zone. The minimum lot sizes for R-1 is 7,200 square feet. The project is proposing a minimum lot size of 7,200 square feet.

Development Standards Findings:

1. The lots as shown on the Tentative Tract Map are consistent with Ordinance No. 348 in particular with the development standards of Planned Residential (R-1) Zone as stated in Section 6.2 as detailed below:
 - a. *Building height shall not exceed three stories, with a maximum height of 40 feet.* The proposed project is anticipated to consist of two-story single-family dwellings. The proposed project will be required to comply with the maximum height requirement at time of building permit review.
 - b. *Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* The project complies with this lot standard because the minimum lot size for the project site is 7,200 square feet.
 - c. *The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.* The proposed project is consistent with the minimum lot dimension requirements of the R-1 zone shown on site plan, Exhibit A.
 - d. *The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* The proposed project is consistent with the minimum lot dimension requirements of the R-1 zone shown on site plan, Exhibit A.
 - e. *Minimum yard requirements are as follows:*
 1. *The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project will be required to comply with a 20-foot setback at time of building permit review.

2. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot. The project will be required to comply with the applicable setback at time of building permit review.*
 3. *The rear yard shall not be less than ten feet. The project will be required to comply with a 10-foot setback at time of building permit review.*
 4. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this Ordinance. Structural encroachments, such as patio covers, will comply with setback requirements at the time of building permit review.*
- f. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance. A two-car garage is anticipated for each individual lot to meet the parking requirements set forth in Ordinance No. 348 which would be verified at the time of building permit review.*
- g. *Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling. Lot coverage will be reviewed for compliance with this requirement at time of building permit review.*

Other Findings:

1. The project site is not located within Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The project site is located within the City of Temecula's Sphere of Influence. This project was provided to the City of Temecula for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. AB 52 - On August 17, 2015, the Pechanga Band of Luiseno Indians formally requested to be included in the discussions regarding the project due to the location of the project site within aboriginal territory deemed to be culturally sensitive. The Phase I Cultural Resources Assessment prepared for the project, referred to as PDA04988, was received by the Planning Department on May 26, 2016 but was not accepted by the County Archaeologist as revisions were requested and sent to the consultant. The Revised County Archaeological Report (PDA) No. 4988r1 was received by the county and accepted on October 7, 2016. The report recommended no further research or mitigation beyond what was stated in the report due to no cultural resources being observed within the boundaries of the project site. The Pechanga Tribe requested to be involved in the entire CEQA environmental review process and in developing all monitoring and mitigation plans and measures for the duration of the project. In addition, a request for professional Pechanga tribal monitors to be present during all ground-

disturbing activities, government to government consultation with the Lead Agency, and for an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the project applicant/developer and the Pechanga Tribe.

In total, notifications were sent to four separate tribes on July 14, 2015, including Pechanga, Soboba, Agua Caliente, and Rincon. Of the four tribes who were notified, three deferred consultation and only Pechanga initiated consultation which was concluded on September 28, 2017.

5. The project site is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, such as road width, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for minimum water supply reserves for emergency fire use for adequate water pressure and flow.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of

State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from residents who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07862 TR36784

Supervisor: Washington
District 3

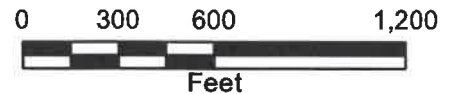
Date Drawn: 09/01/2020
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen

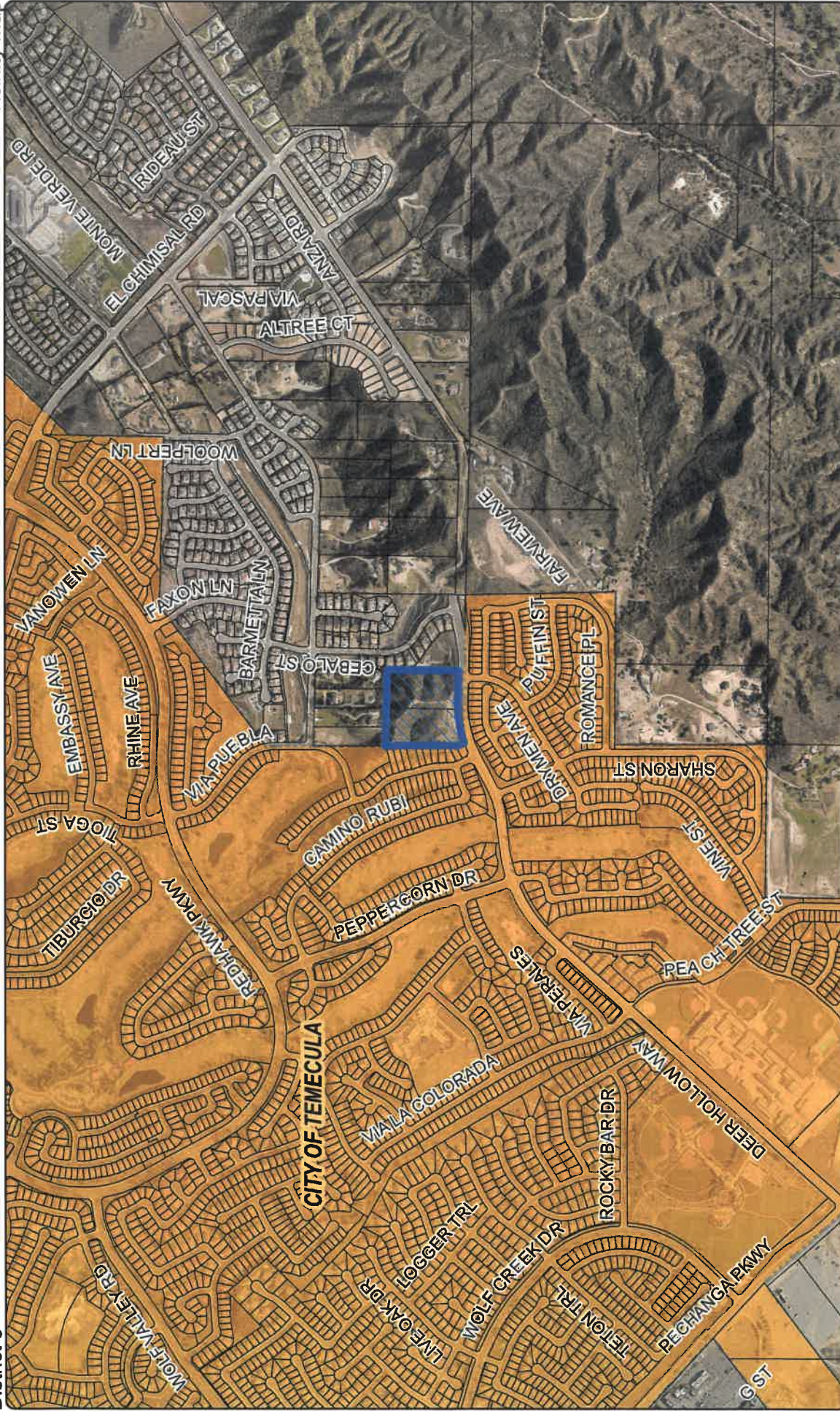


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07862 TR36784
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 09/01/2020
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Map providing new land use designations for unincorporated Riverside County parcels. The new General Map may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 962-5277 (Riverside County) or Website <http://www.riverside.ca.gov>

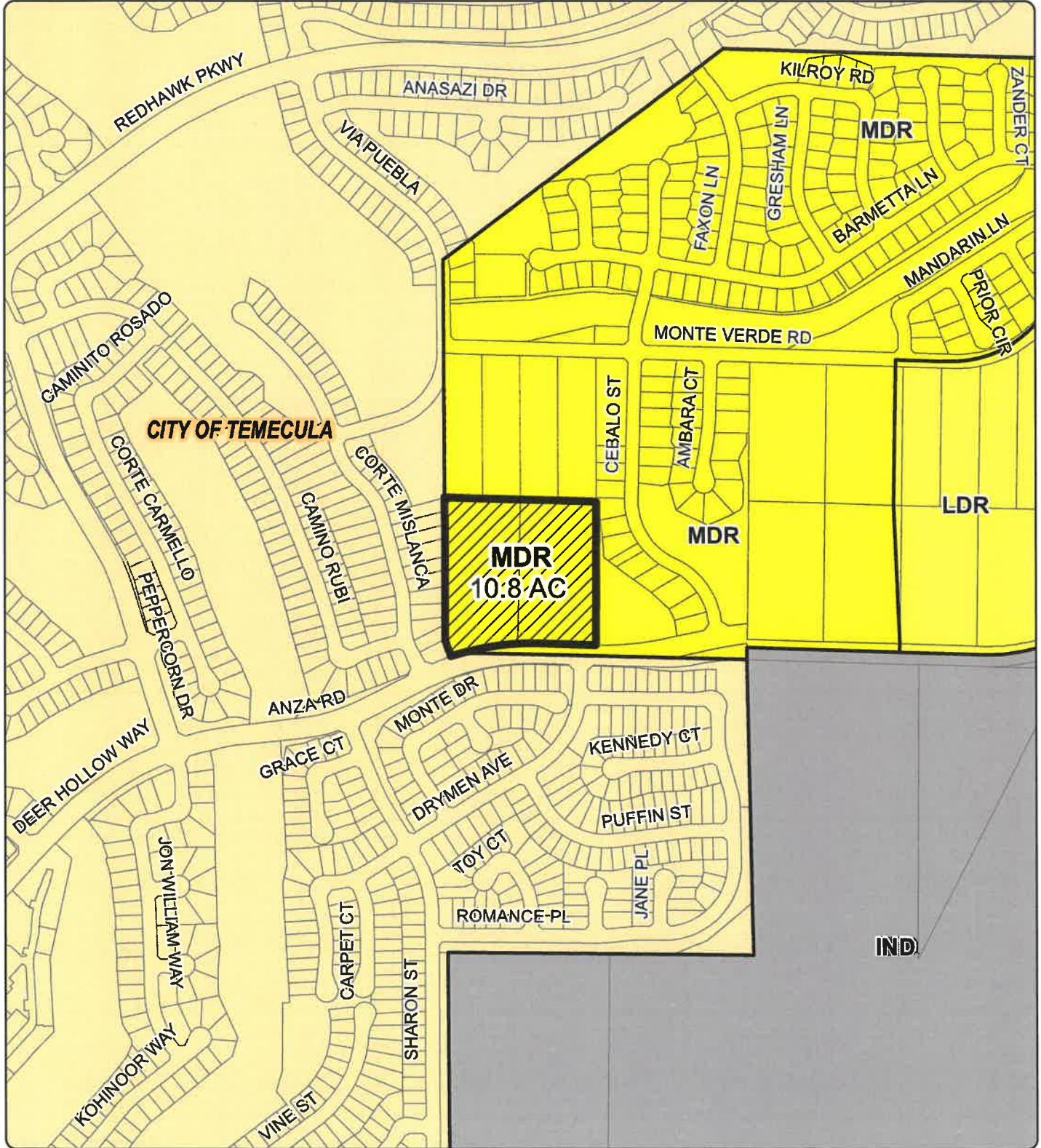
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07862 TR36784

EXISTING GENERAL PLAN

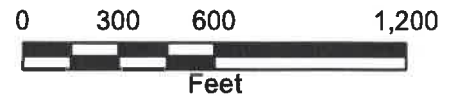
Supervisor: Washington
District 3

Date Drawn: 09/01/2020
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

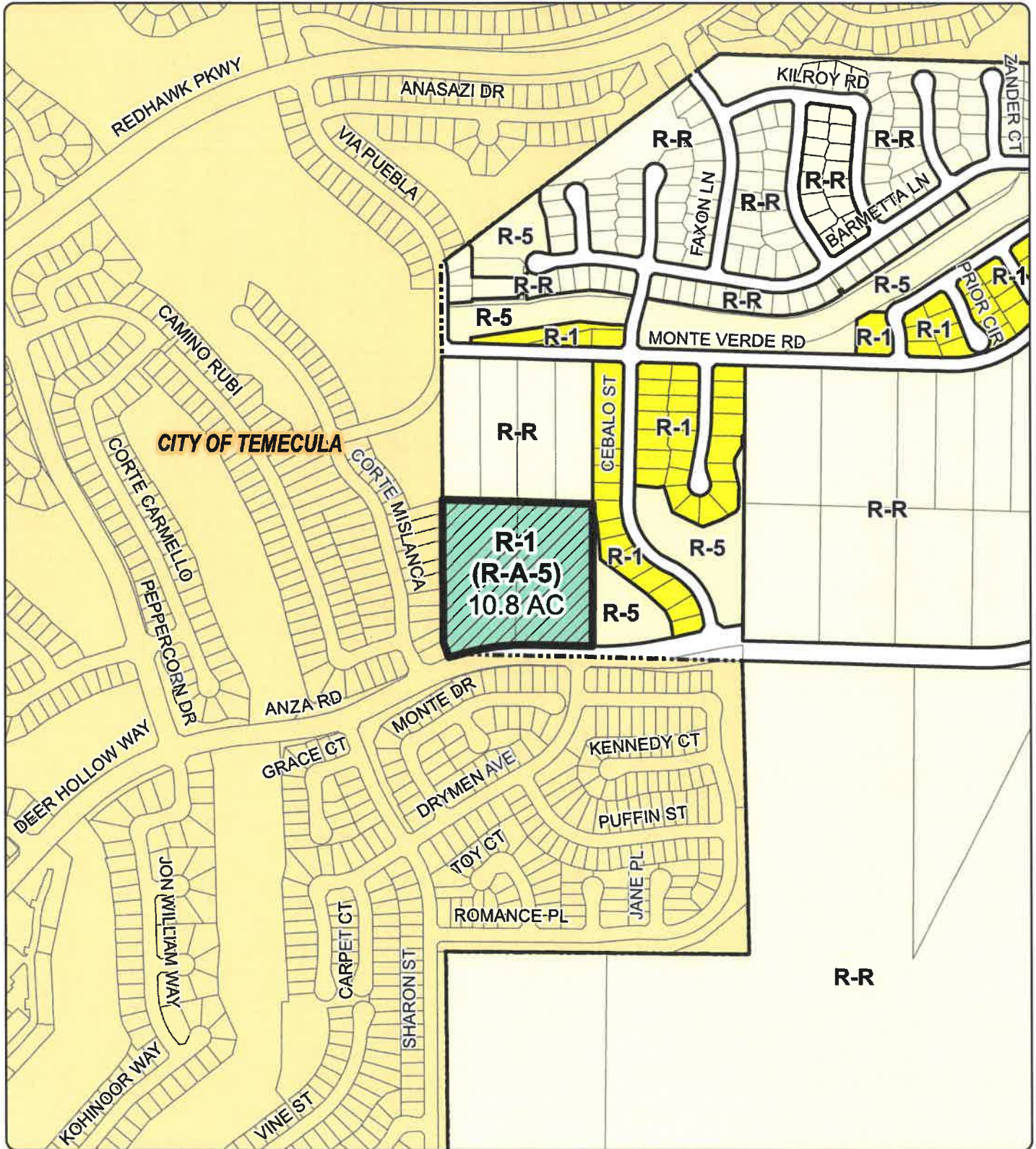
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07862 TR36784

EXISTING ZONING

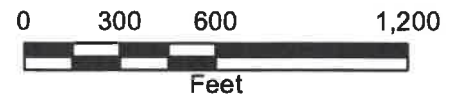
Supervisor: Washington
District 3

Date Drawn: 09/01/2020
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



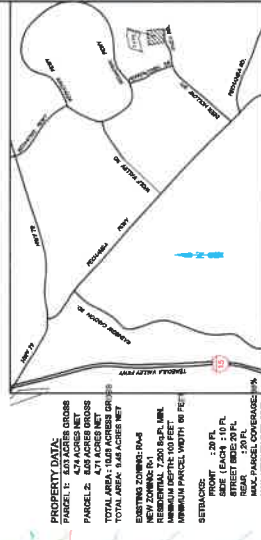
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcslma.org>



THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE DIRECTOR'S OF :

REVISIONS	DATE	BY	DATE

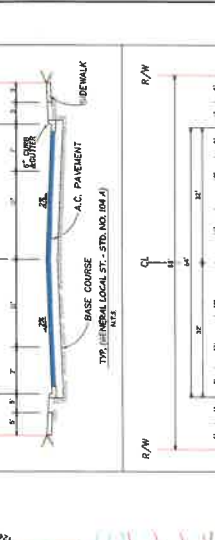
TENTATIVE TRACT MAP 36784
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
 BEING A DIVISION OF THE SECTION 22 & 27, T8S, R15W & SOUTHEAST 1/4 OF SECTION 6, T7S, R3W,
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 SEPTEMBER 2014



PROPERTY DATA:
 PARCEL 1: 6.03 ACRES GROSS
 PARCEL 2: 6.03 ACRES GROSS
 TOTAL AREA: 12.06 ACRES NET
 TOTAL AREA: 12.06 ACRES NET
 EXISTING ZONING: R-4S
 NEW ZONING: R-4S
 RESIDENTIAL: 2,500 S.F. MIN.
 MINIMUM PARCEL WIDTH: 80 FEET
 SETBACKS:
 FRONT: 20 FT.
 SIDE (FRONT): 10 FT.
 REAR: 20 FT.
 MAX. HEIGHT: 16 FT. 0 IN.
 MAX. LOT AREA: 10,000 S.F.

BUILDING DATA:
 OCCUPANCY: R-3U
 TYPE OF CONSTRUCTION: V/S
 FIRE SPRINKLERS: NOT REQUIRED
 APPLICABLE CODE YEAR: 2013 CBC, CPC, CFC, CEC, CALIFORNIA GREEN ENERGY CODE CALIFORNIA GREEN BUILDING STANDARDS CODE

UTILITY SERVICES:
 THE GAS COMPANY: THE GAS COMPANY (SOUTHERN CALIFORNIA GAS CO.)
 TRASH: TRASH
 ELECTRIC: SOUTHERN CALIFORNIA Edison
 WATER: CALIFORNIA MUNICIPAL WATER DISTRICT
 SEWER: THE COUNTY OF RIVERSIDE WATER REUSE
 TELEPHONE COMPANY: VERIZON

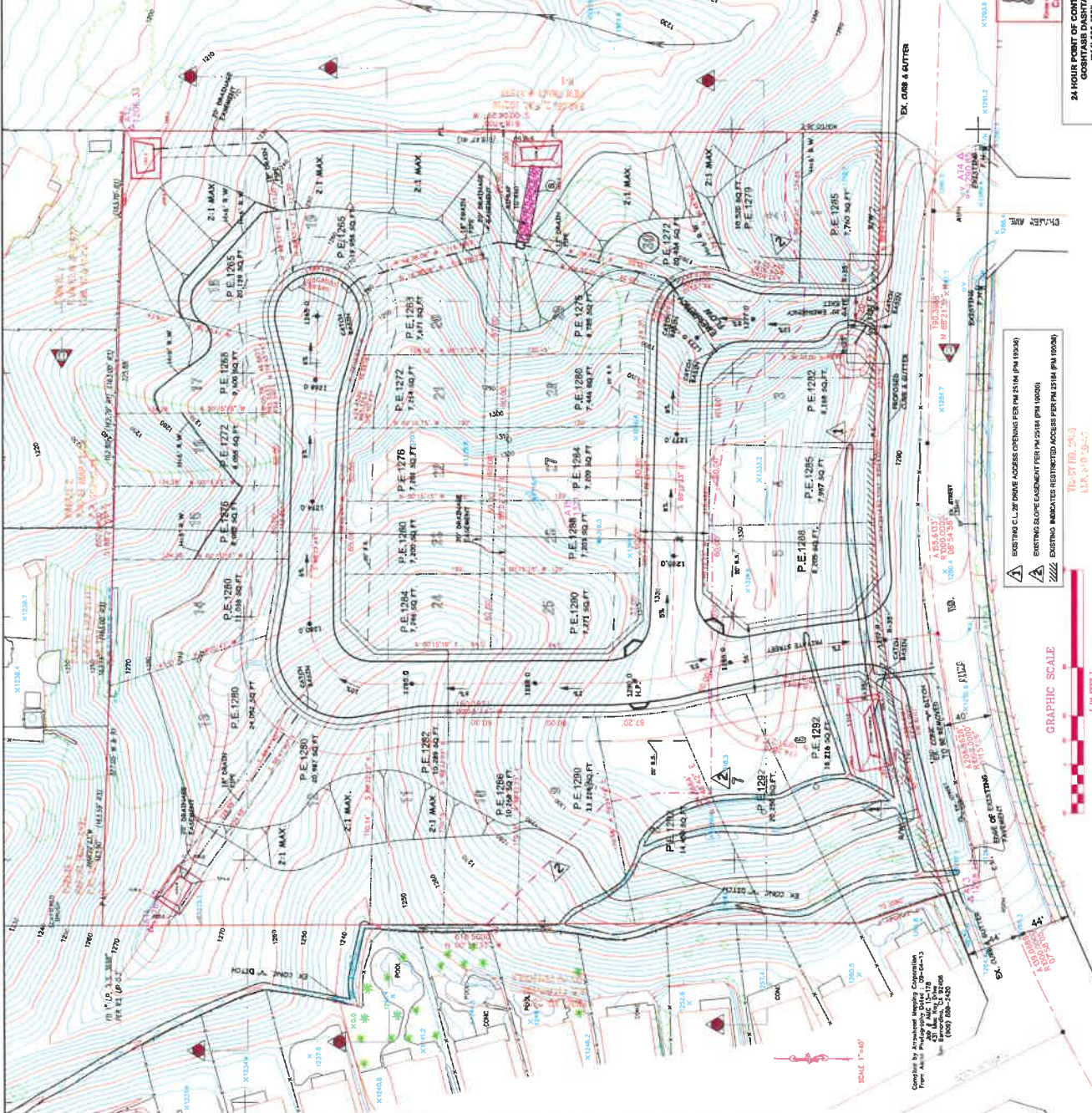


OWNER:
 GOSBITAS DASTYAN & MESSIAN YAZDANI
 1485 GREENBRAE ST.
 FAYETTE, CA 95750
 774-444-7777
 GOSBITAS DASTYAN & MESSIAN YAZDANI
 1485 GREENBRAE ST.
 FAYETTE, CA 95750
 774-444-7777

ASSESSOR PARCEL NO.:
 971520416 & 971520417

24 HOUR POINT OF CONTACT:
 GOSBITAS DASTYAN
 (714) 333-8577

THIS MAP PREPARED BY:
 ACE GROUP, INC.
 750 S. LINCOLN AVE. #104-167
 CORONA, CA 92882
 DATE OF PREPARATION: 2-18-2018



EXISTING C.L. OF DRIVE ADDRESS OPENING PER FM 1514 (PM 1000)
EXISTING SLOPE EASEMENT PER FM 2514 (PM 1000)
DASHING INDICATES RESTRICTED ACCESS PER FM 1514 (PM 1000)



SCALE 1"=40'

Consult by Automated Mapping Corporation
 From Aerial
 2007 © Aerial, 1978-2007
 Esri, Inc. All Rights Reserved.
 (909) 289-3200

PRELIMINARY

ROUGH GRADING PLAN

FOR TENTATIVE TRACT MAP # 36784

A.P.N. #917-310-034 & 035, RIVERSIDE COUNTY
46385 ANZA RD., TEMECULA, CA 92592

GRADING NOTES

GENERAL

- All grading shall conform to the 2016 California Building Code chapters 17, 18 & Appendix C, as amended, and shall be verified by the field prior to commencement of any construction/grading.
- All work under this grading permit shall be limited to work within the property lines. All work within the road Right-of-Way will require separate plans and separate review/approval (permit) from the Transportation Department.
- Grading shall be done under the supervision of a soils engineer in accordance with the recommendations of the preliminary soils investigation by the soils engineer.
- Compacted fill to support any structures shall comply with section 1803.5. Project without preliminary soils report shall have detailed specifications satisfying the requirements in section 1803.5 prepared by the soils engineer.
- Grading shall be done under the supervision of a soils engineer in accordance with the recommendations of the preliminary soils investigation by the soils engineer.
- Grading shall be done under the supervision of a soils engineer in accordance with the recommendations of the preliminary soils investigation by the soils engineer.
- Grading shall be done under the supervision of a soils engineer in accordance with the recommendations of the preliminary soils investigation by the soils engineer.

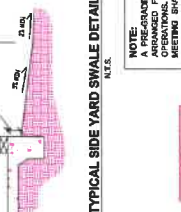
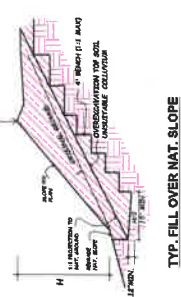
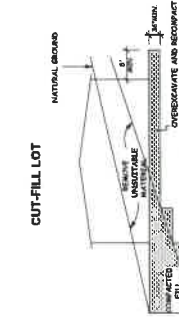
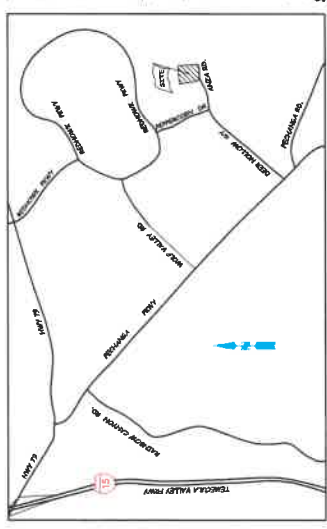
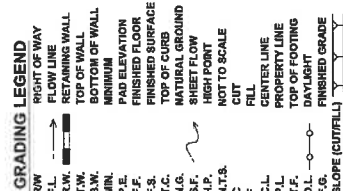
- Minimum cut and fill slope = 2:1.
- No fill shall be placed on existing ground until the ground has been cleared of weeds, debris, topsoil and other deleterious material. Fills should be placed in thin lifts (8-inch max) or as recommended in soils report, compacted and tested as grading process until final grades are attained; all fills on slopes steeper than 3:1 to 1:1 shall be a minimum 12 inches thick. No fill shall be placed on top of existing natural soils for fill support. The bench under the top must be 10 feet wide, minimum.
- The slope stability for cut and fill slopes over 30' in vertical height, or slopes steeper than 2:1 have been verified with a safety factor of at least 1.5. Retaining walls shall be built with a maximum dimension of 12 feet, shall be buried or placed in fills, closer than 10 feet to the finished grade.

DRAINAGE AND EROSION/SEDIMENT CONTROL

- Drainage across the property line shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be directed to adjacent property.
- Provide a slope intercept drain along the top of cut slopes where the drainage path is greater than 40 feet towards the cut slope.
- Provide 5' wide by 1' high berm or equivalent along the top of all fills slopes steeper than 3:1.
- The ground immediately adjacent to the building foundation shall be sloped away at 2% min with a minimum distance of 10 horizontal feet. No obstruction of natural water courses shall be permitted.
- During rough grading operations and prior to construction of permanent drainage structures, temporary drainage control (Best Management Practices, BMPs) shall be provided to prevent ponding water and damage to adjacent properties.
- All existing drainage courses on the project site must continue to function. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.
- For slopes 3 to 1 (H:V) or steeper:
 - All slopes equal to or greater than 3 feet in vertical height, use rip-rap or concrete blocks for erosion control.
 - Use concrete blocks or rip-rap for erosion control on slopes greater than 3:1.
 - The report shall also provide building foundation design parameters including allowable soil pressures, expansion index and remedial measures if E_p-20, water soluble sulfate content, compressibility and remedial measures if necessary.
 - Except for non-erect angle residential lot grading, the compaction requirements for special inspection verifications listed in 47042.7 of 2010 CBC.
- A registered Civil Engineer shall submit to this building and safety department written certification of completion of grading in accordance with the approved grading plan prior to requesting inspection and issuance of the building permit. Certification shall include line grade, surface drainage, elevation, and location of permanent grading on the lot.

COMPLETION OF WORK

- A registered Civil Engineer shall prepare final completion report/inspection report for the grading project. The report shall include the following information:
 - The report shall also provide building foundation design parameters including allowable soil pressures, expansion index and remedial measures if E_p-20, water soluble sulfate content, compressibility and remedial measures if necessary.
 - Except for non-erect angle residential lot grading, the compaction requirements for special inspection verifications listed in 47042.7 of 2010 CBC.
- A registered Civil Engineer shall submit to this building and safety department written certification of completion of grading in accordance with the approved grading plan prior to requesting inspection and issuance of the building permit. Certification shall include line grade, surface drainage, elevation, and location of permanent grading on the lot.



NOTE: A PRE-CONSTRUCTION MEETING AND SITE INSPECTION SHALL BE REQUIRED PRIOR TO THE COMMENCEMENT OF PRE-CONSTRUCTION OPERATIONS. THESE PARTIES REQUIRED TO ATTEND THE PRE-CONSTRUCTION MEETING SHALL INCLUDE BUT ARE NOT LIMITED TO THE DEVELOPER, PRIOR TO THE UNDERGROUND UTILITIES CONTRACTOR, REPRESENTING THE DEVELOPER, AND THE UNDERGROUND UTILITIES CONTRACTOR, REPRESENTING THE CONTRACTOR. THE PURPOSE OF THE PRE-CONSTRUCTION MEETING SHALL BE TO DISCUSS THE VARIOUS ASPECTS AND RESPONSIBILITIES OF THE PRE-CONSTRUCTION MEETING AND TO ARRANGE FOR A PRE-GRADING PRE-CONSTRUCTION MEETING BY CALLING THE DISTRICT OFFICE RESPONSIBLE FOR PROVIDING YOUR OWNERS AND UTILITY INFORMATION.



- Construction site Best Management Practices (BMPs) for the management of storm water and non-storm water runoff shall be implemented and maintained throughout the construction process. BMPs shall be implemented and maintained throughout the construction process. BMPs shall be implemented and maintained throughout the construction process.
- Erosion control BMPs shall be implemented and maintained throughout the construction process. BMPs shall be implemented and maintained throughout the construction process.
- Sediment control BMPs shall be implemented and maintained throughout the construction process. BMPs shall be implemented and maintained throughout the construction process.
- Grading shall be phased to limit the amount of disturbed areas that are cleared and graded shall be limited to only the areas that are necessary for the construction of the project. The construction site shall be maintained to prevent erosion and sedimentation throughout the construction process.
- Once disturbed, slopes (temporary or permanent) shall be stabilized with vegetation or other appropriate methods. The construction site shall be maintained to prevent erosion and sedimentation throughout the construction process.
- Structures of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage ditches, or other areas. BMPs shall be implemented and maintained throughout the construction process.
- Discharges other than storm water (non-storm water) shall be properly contained and managed. BMPs shall be implemented and maintained throughout the construction process.
- Individual BMPs shall be implemented and maintained throughout the construction process. BMPs shall be implemented and maintained throughout the construction process.
- Permit-Construction Activity: Potential pollutants include sediment, silt, soil, debris, rocks, stones, solvents, oils, grease, paint, pesticides, herbicides, fertilizers, wood preservatives, lime, lubricants, and hydraulic, radiator or battery fluids, waste, and other materials. BMPs shall be implemented and maintained throughout the construction process.
- Wastes from equipment, materials, and other sources shall be properly contained and managed. BMPs shall be implemented and maintained throughout the construction process.
- All construction contractors and subcontractors shall be required to implement BMPs for the project site and any associated construction staging areas.
- Associated construction staging areas shall be properly contained and managed. BMPs shall be implemented and maintained throughout the construction process.
- Associated construction staging areas shall be properly contained and managed. BMPs shall be implemented and maintained throughout the construction process.
- Associated construction staging areas shall be properly contained and managed. BMPs shall be implemented and maintained throughout the construction process.
- Associated construction staging areas shall be properly contained and managed. BMPs shall be implemented and maintained throughout the construction process.
- Associated construction staging areas shall be properly contained and managed. BMPs shall be implemented and maintained throughout the construction process.

OWNER/DEVELOPER
GOSHTARBS DASHTRANG
14685 GREENBROOK ST.
TEMECULA, CA 92592
(714) 354-4837

SITE ADDRESS
46385 ANZA RD.
TEMECULA, CA 92592

ASSESSOR PARCEL NO.
017-510-014 & 035, RIVERSIDE COUNTY, CA

ESTIMATED EARTH QUANTITIES
CUT 52,200 CU.YD/82
FILL 25,500 CU.YD/82
EXPORT 25,760 CU.YD/82

TOTAL ACREAGE 10.083 ACRES-GROSS
TOTAL ACRES-NET 8.825 ACRES-NET
PERCENTAGE OF TOTAL ACREAGE DISTURBED: 88%

SOURCE OF TOPO
AERIAL SURVEY AND PHOTOGRAPHY
DATED 09-04-13
BY: [REDACTED]
SAN BERNARDINO, CA 92408
SCALE: 1"=400'

BENCH MARK
RIVERSIDE COUNTY BENCH MARK 000-01-49
ELEV. 1190.39
NAD83

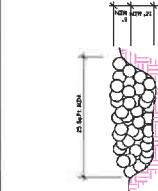
OWNER/DEVELOPER
GOSHTAB DASHSTAD
CORPORATE CENTER
1000 GARDEN ST.
IRVINE, CA 92614
(714) 939-4837

SITE ADDRESS
4698 ANZA RD.
TEMECULA, CA 92592

ASSESSOR PARCEL NO.
91410401 & 003, RIVERSIDE COUNTY, CA

ESTIMATED EARTH QUANTITIES
CUT 52,200 CU YD +/-
FILL 24,000 CU YD +/-
EXPORT 23,790 CU YD +/-

TOTAL ACREAGE: 16.085 ACRES-GROSS
TOTAL DISTURBED: 8.458 ACRES-NET
PERCENTAGE OF TOTAL ACREAGE DISTURBED: 52%



NOTE:
THE FILL MATERIAL SHALL BE COMPACTED AT LEAST ONE OF THE NECESSARY FOR SECTION 107.5.02C.

NOTE:
DITCHES, SWALES, BOLLARDS, RAILS, AND OTHER STRUCTURES SHALL BE PROTECTED BY A 12" x 12" x 24" CONCRETE CURB OR EQUIVALENT WITH A 4" MIN. RADIUS.



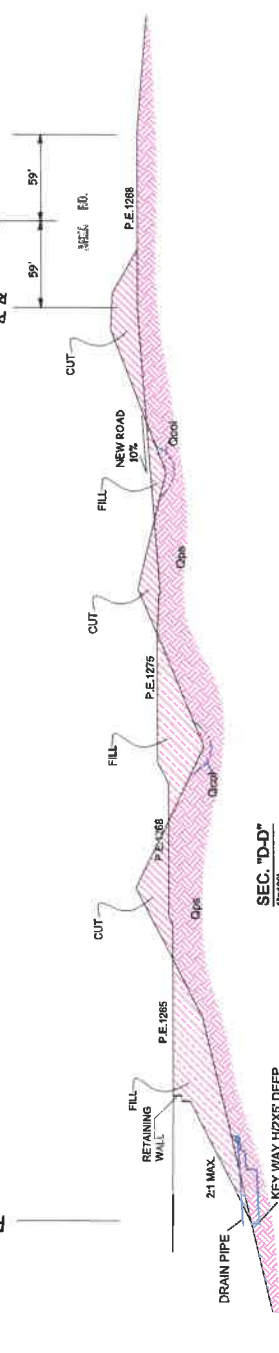
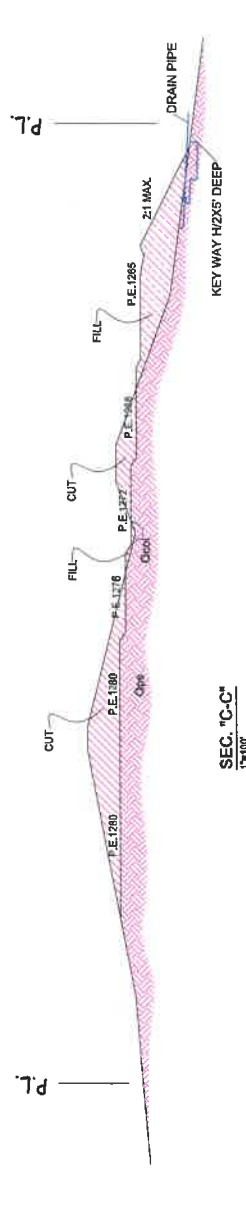
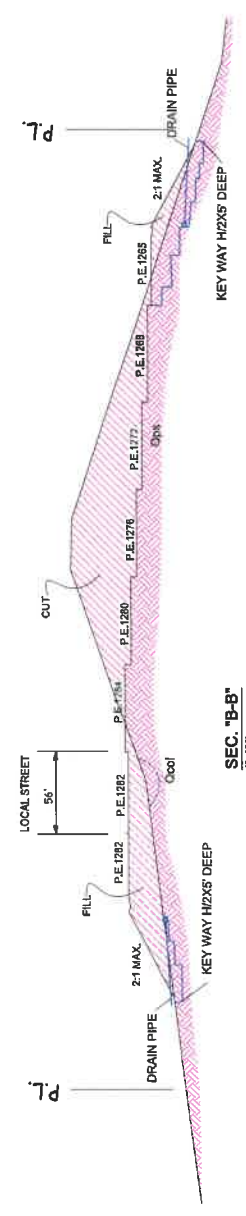
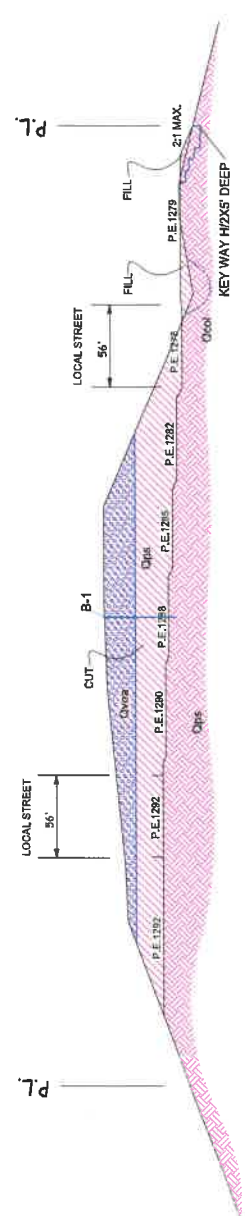
UNAUTHORIZED CHANGES AND USES:
THE ENGINEER HAS REVIEWED AND APPROVED THE PLANS FOR THE USES OF THESE PLANS, AND CANNOT BE HELD RESPONSIBLE FOR ANY CHANGES OR USES NOT APPROVED BY THE ENGINEER.

NOTE:
THE ENGINEER PREPARED THE GRADING PLAN HAS REVIEWED THE CONSISTENCY BETWEEN ON-SITE CONDITIONS AND THE GRADING PLAN. THE GRADING SHALL BE APPROVED BY THE TRANSPORTATION DEPT.

NOTE:
THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION & MONITORING OF EFFECTIVE EROSION & SEDIMENT CONTROLS.

IMPORTANT NOTE TO OWNER/CONTRACTOR:
THE GRADING PLAN IS A PRELIMINARY PLAN AND DOES NOT INCLUDE BRUSHING OR CLEARING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT QUANTITIES FOR THE PURPOSES OF PAYMENT AND CONTRACT DOCUMENTS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR DISCREPANCIES IN THE EARTHWORK QUANTITIES.



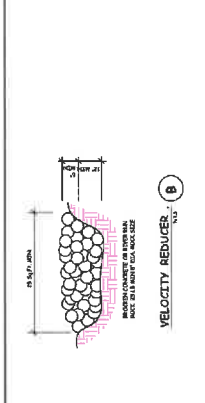




THESE PLANS ARE PREPARED UNDER THE DIRECTION OF:

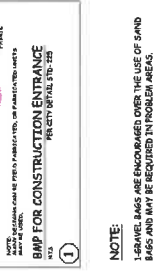
NO.	NAME	DATE	REVISIONS

OWNER/DEVELOPER
 1445 URREARRA ST.
 IRVINE, CA 92604
 (714) 390-4837
SITE ADDRESS
 4638 ANZA RD.
 TEMECULA, CA 92592
ASSESSOR PARCEL NO.
 97-310-031 & 035, INVERSIDDE COUNTY, CA

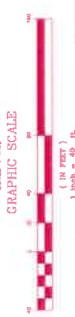
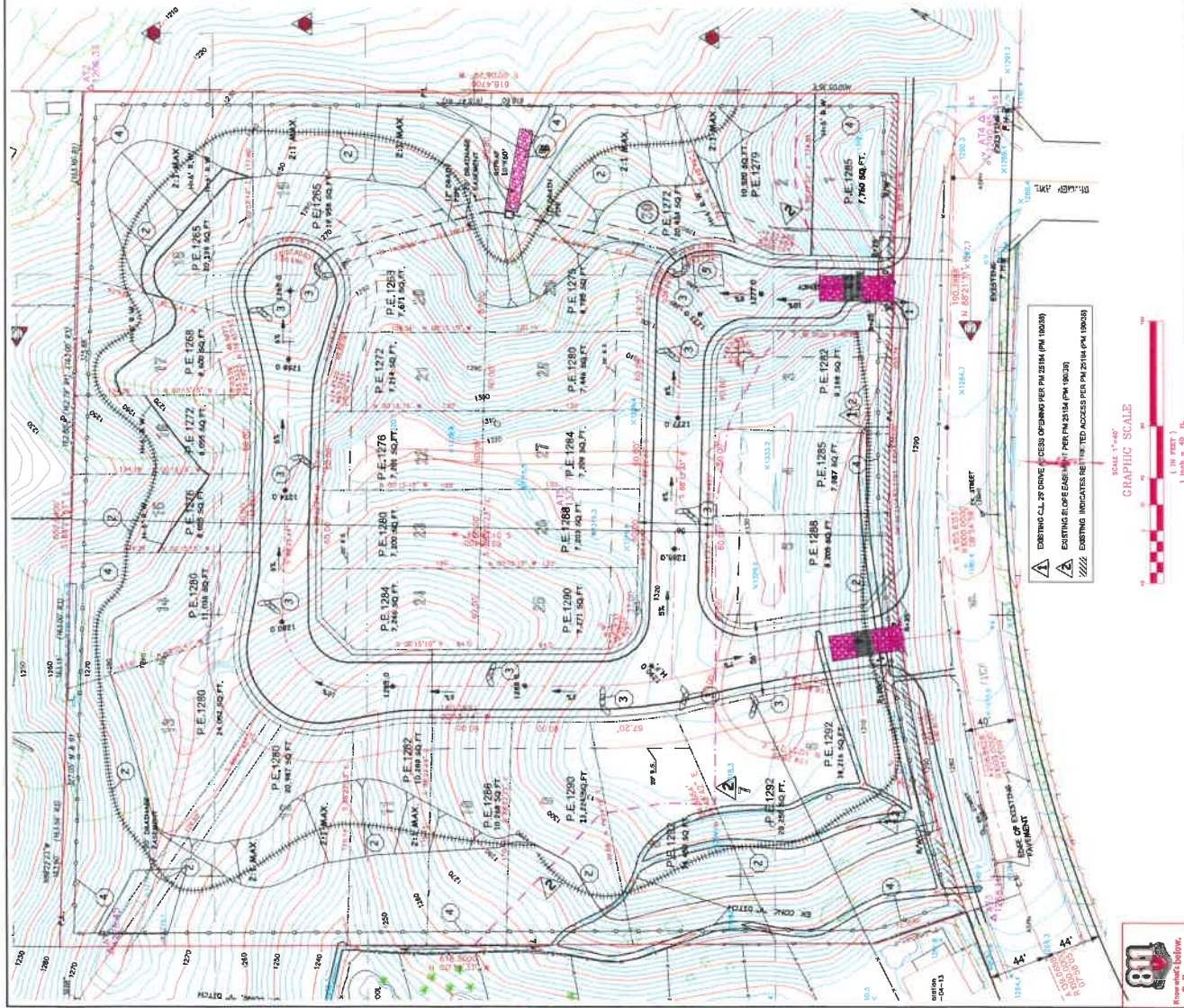
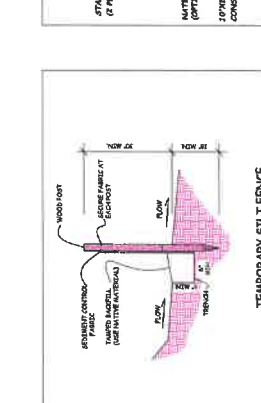
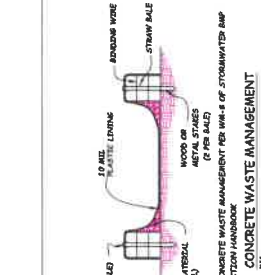
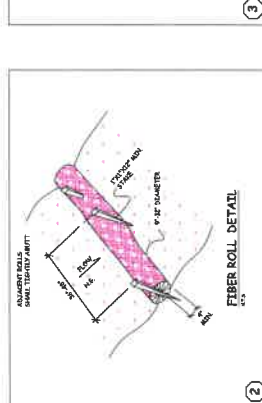
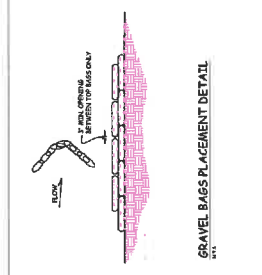


EROSION AND SEDIMENT GENERAL NOTES:

- DUST CONTROL:** THE REDUCTION OF SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBANCE IS A MAJOR CONCERN OF THE PUBLIC. THE EROSION CONTROL PLAN IS SUBJECT TO DUST PROBLEMS TO PREVENT SOIL LOSS AND REDUCE THE PRESSURE OF POTENTIALLY HARMFUL AIRBORNE SUBSTANCES.
- PROTECTIVE BARRIERS:** WILL BE INSTALLED TO PREVENT ACCESS BY THE PUBLIC TO AN EROSION CONTROL MEASURE. THIS MEASURE IS APPLICABLE TO ANY POTENTIAL ACCESS BY THE PUBLIC. CONSTRUCTION SHALL BE LIMITED TO THE POTENTIAL ACCESS BY THE PUBLIC.
- STABILIZED REGULAR FOOT PAD (2 TO 4 INCHES) WITH A FILTER FABRIC:** AT THE POINTS OF VEHICULAR TRAFFIC AND CROSSING ON A CONSTRUCTION SITE ONTO PAVED ROADS AND OTHER PAVED AREAS.
- OUTLET PROTECTION:** Sediment traps, silt traps, and other devices shall be installed to reduce sediment from leaving the site. These devices shall be installed to reduce sediment from leaving the site. These devices shall be installed to reduce sediment from leaving the site.
- VELOCITY REDUCERS:** Sediment traps, silt traps, and other devices shall be installed to reduce sediment from leaving the site. These devices shall be installed to reduce sediment from leaving the site.
- TEMPORARY SILT FENCE:** Sediment traps, silt traps, and other devices shall be installed to reduce sediment from leaving the site. These devices shall be installed to reduce sediment from leaving the site.
- GRAVEL BAGS:** Sediment traps, silt traps, and other devices shall be installed to reduce sediment from leaving the site. These devices shall be installed to reduce sediment from leaving the site.
- FIBER ROLL:** Sediment traps, silt traps, and other devices shall be installed to reduce sediment from leaving the site. These devices shall be installed to reduce sediment from leaving the site.
- CONCRETE WASTE MANAGEMENT:** Sediment traps, silt traps, and other devices shall be installed to reduce sediment from leaving the site. These devices shall be installed to reduce sediment from leaving the site.



NOTE:
 1- GRAVEL BAGS ARE ENCOURAGED OVER THE USE OF SAND BAGS AND MAY BE REQUIRED IN PROBLEM AREAS.



LEGEND:
 [Symbol] EXISTING C.L. OF DRIVE (ACCESS OPENING PER PM 23.5M (PM 10030))
 [Symbol] EXISTING E.O.P. (ACCESS OPENING PER PM 23.5M (PM 10030))
 [Symbol] EXISTING INDICATORS OF LIMITED ACCESS PER PM 23.5M (PM 10030)





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: CZ07862/TR36784

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: September 3, 2020

Applicant/Project Sponsor: Road Arsalan Date Submitted: February 4, 2015

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42764 ZCFG06148

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42764
Project Case Type (s) and Number(s): Tentative Tract Map No. 36784 (TR36784), Change of Zone No. 7862 (CZ07862)
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Gabriel Villalobos – Project Planner
Telephone Number: (951) 955-6184
Applicant's Name: Rod Arsalan
Applicant's Address: 750 S. Lincoln Avenue, Suite 104-167, Corona, CA 92882

I. PROJECT INFORMATION

Project Description:

Tentative Tract Map No. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.

Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

The above is hereinafter referred to as the "project".

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area:

Residential Acres: 10.08	Lots: 30	Units:	Proj. No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 917-310-034 & 917-310-035

Street References: The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislanca.

D. Section, Township & Range Description or reference/attach a Legal Description:
T8SR2W SEC 21 SEC

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site for the proposed project is comprised of mostly undisturbed land as there has been no previous development on the two lots included in the project's scope of work meaning the entire site is vacant. The land is mostly comprised of coastal sage scrub and some chaparral vegetation. The topography of the site is varied with natural slopes as high as 30 feet tall. The surrounding area is mostly comprised of single-family residential homes to the north, south and west, with more homes under construction to the east. The general area is mostly developed and for the purposes of this document, is considered an urbanized area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project, as conditioned, has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.
- 7. Air Quality:** The proposed project meets all other applicable Air Quality element policies.
- 8. Healthy Communities:** The proposed project meets all applicable Healthy Community element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2 – 5 du/ac)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

- 1. General Plan Area Plan(s):** Southwest Area Plan
- 2. Foundation Component(s):** Community Development
- 3. Land Use Designation(s):** Medium Density Residential (MDR) (2 – 5 du/ac)
- 4. Overlay(s), if any:** N/A
- 5. Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any:** N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5)

J. Proposed Zoning, if any: One-Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, Open Area Combining Zone – Residential Developments (R-5) and One Family Dwelling (R-1) to the east, and the City of Temecula to the south and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are

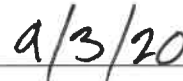
necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date

Gabriel Villalobos, Project Planner
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County Southwest Area Plan Figure 9 “Scenic Highways”

Findings of Fact:

a) As indicated in Figure 9 of Riverside County’s Southwest Area Plan, the project site is not located within a scenic highway corridor as the nearest county eligible scenic highway (Hwy 79) is located approximately 1.5 miles north of the proposed project site. Views of the Project site from SR-79 are not possible due to existing development and intervening topography. Therefore, the proposed project will not have a substantial effect on a scenic highway and is considered to have no impact.

b) The project site does not include any scenic resources including trees, rock outcroppings and unique or landmark features and will not obstruct any prominent scenic vista or view open to the public. The proposed project is a subdivision of 10.8 acres into 30 single-family residential lots which for the purposes of this document are not considered to be aesthetically offensive to the public view. As such, the project is considered to have a less than significant impact.

c) The proposed project is located within an “urbanized” area and has complied with all applicable zoning and development standard regulations. As such, the project is considered to not conflict with zoning and other regulations governing scenic quality and will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 14 miles from the Mt. Palomar Observatory; which is within Zone A of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions to reduce light pollution in the area. The project shall be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. Through the incorporation of lighting requirements, as outlined in Ordinance No. 655, the impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will result in a new source of light and glare from the addition of street lights, as well as, vehicular lighting from cars traveling on adjacent roadways and home lighting. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to the California Environmental Quality Act (CEQA). As such, this project shall be considered to have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The proposed project as specified through the County of Riverside's GIS database is shown to be comprised as "other lands" and "urban-built up land" and is not considered to be Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the project will have no impact.

b) The current zoning classification of the project is Residential Agricultural – 5 Acre Minimum (R-A-5), however, a change of zone application is also being processed concurrently with the proposed subdivision changing the zoning from R-A-5 to One-Family Dwelling (R-1). In addition, the project site is not located on land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As such, the project will have a less than significant impact.

c) The project site is not located within close proximity to any property which has an existing agricultural zoning classification and will not cause the development of non-agricultural uses within 300 feet of agriculturally zone property. As such, the project will have no impact.

d) The proposed project shall not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses as the project site is surrounded in all directions by residential properties. As such, the project has been deemed to have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials

Findings of Fact:

a) The project is not located within an area with existing zoning for forest land (as defined in Public Resources Code 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). As such, the project is considered to have no impact.

b) Per Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas” the proposed project site is not located within forest land and will not result in the conversion of forest land to non-forest use. As such, the project shall have no impact.

c) The project does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use as there are no “forest lands” in the immediate area. As such, the project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, “Benton Road Residential Air Quality Impact Analysis”, dated November 2, 2016, prepared by Urban Crossroads.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. The proposed project did not submit a project-specific air quality analysis, but an approved project with a similar scope of work that did submit one was used for the purposes of filling out this section. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the similar project; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve any changes that would otherwise impact the goals established through the General Plan as it is consistent and only requires a change of zone to address minimum lot sizes. For all intents and purposes the implementation of the project is small-scale and would not have substantial impacts to the overall South Coast Air Basin.

According to the Air Quality Analysis prepared for the similar project, as well as, the consistency analysis presented above used in the context of air quality for the region in which both the similar project and proposed project site are located, the proposed project will not conflict with the AQMP; the project impacts will be less than significant.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants.

Construction Emissions

The proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Although a project specific air quality analysis was not performed for the proposed project, such analysis has been performed for other similar projects within the County, with similar characteristics related to size and scale of the proposed project, that were also located within the South Coast Air Basin. Emissions for the purposes of this section are not necessarily dependent on a specific location but on the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis performed by Urban Crossroads was a single-family residential project in the French Valley area of the unincorporated County (the “sample project”). The sample project consisted of 20.3 acres, 34 units with similar minimum lot sizes, and similar amounts of grading as the proposed project.

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project’s disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations that would apply to the proposed project, were also applied to the air quality analysis and are reflected in the emission estimates of the sample project. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the sample project will not exceed established SCAQMD thresholds for regional criteria pollutant emissions.

Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2018	62.23	29.07	24.93	0.04	2.53	1.92
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: Urban Crossroads						

Operational Emissions

Long-term emissions are evaluated at build-out of a project. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

sample project. Based on the results of the model, maximum daily emissions from the operation of the sample project will not exceed established SCAQMD thresholds. Therefore, since the proposed project has less units and can be reasonably assumed it would result in reduced emissions from the sample project, long-term operational emissions from the proposed project will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
Total Emissions	5.24	4.04	15.70	0.04	2.62	0.79
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: Urban Crossroads

Based on the above analysis on regional and local impacts from construction and operation of the project, no threshold is anticipated to be exceeded; therefore a less than significant impact is anticipated for the Project to result in a cumulatively considerable net increase of any criteria pollutant. Similar to the sample project, the proposed project will be required to adhere to the same regulations as any other project located within the South Coast Air Basin.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Helen Hunt Jackson Elementary School) is located approximately ½-mile to the west of the project site. The project will not include major transportation facilities, manufacturing uses, or generate significant odors that would affect the school.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD’s environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Temecula Valley SRA.

Project specific LST analysis was not prepared, but the same sample project of 20.3 acres and 34 units and air quality analysis prepared by Urban Crossroads is used as well for this project’s LST analysis. The sample project is near the proposed project that it is within the same ambient air quality levels, the sample project is larger in size (20.3 acres compared to 10.08 acres for the proposed project) and the sample project has a similar amount of grading proposed to the proposed project that the use of the sample project’s LST analysis to indicate the proposed project’s maximum level of impacts is applicable. The tables below titled On-Site Preparation Construction LST Emissions and On-Site Grading Construction LST Emissions, are also derived from the sample project and identify the emissions during construction at the nearest residences from that sample project were well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the LST analysis for the sample project and the low on-site emissions compared to the thresholds, coupled with the similarities between the sample project and the proposed project, impacts to sensitive receptors for the proposed project are considered less than significant.

On-Site Preparation Construction LST Emissions (lbs/day)

Emissions	NO_x	CO	PM¹⁰	PM^{2.5}
On-Site Emissions	27.16	30.44	8.90	4.99
LST Threshold	303	1,533	10	6
Potential Impact?	No	No	No	No

Source: Urban Crossroads

On-Site Grading Construction LST Emissions (lbs/day)

Emissions	NO_x	CO	PM¹⁰	PM^{2.5}
On-Site Emissions	33.63	41.46	5.15	2.81
LST Threshold	325	1,677	11	7
Potential Impact?	No	No	No	No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source: Urban Crossroads

d) The project proposes a residential development which is not typically a use that will create objectionable odors affecting a substantial number of people. The project does not include the construction of any detention basins, or any other features that would create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, PDB190002 "Western Riverside County MSHCP Compliance Document", PDB06260 "Burrowing Owl Habitat Assessment"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) The proposed project shall not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans as the project has been found to be in compliance with Riverside County's Multiple Species Habitat Conservation Plan (MSHCP).

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

According to the "Western Riverside County MSHCP Compliance Document" prepared by Searl Biological Services on January 10, 2019, the project site does not contain riparian/riverine or suitable habitat for Least Bell's Vireo, Southwestern Willow Flycatcher, or Yellow-billed Cuckoo on the project site. No vegetation typically associated with riparian habitats (i.e. willow, cottonwood, mule fat) were detected on site.

In addition, no evidence of vernal pools or other wetland features were recorded on site. The project site consisted entirely of sandy loam soils and no evidence of long-lasting ponds (i.e. cracked mud, crusty soil, hydric soils, etc.) were detected on site. No suitable habitat for fairy shrimp was detected on the project site as no standing water or other signs of areas that allow for pond water were detected.

The project is consistent with Section 6.1.2 of the MSHCP without mitigation.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Section 6.1.4 of the MSHCP provides recommendations and guidelines to minimize potential "edge effects" resulting from locating development projects in close proximity to the MSHCP Reserve Assembly. Measures such as buffers and/or barriers, are typically put in place to control drainage, toxins, lighting, noise, and invasive species. The project site is located approximately 1.36 miles north of the nearest criteria cell and as such, compliance with MSHCP Section 6.1.4 was not required.

6.3.2 Additional Survey Needs and Procedures – Burrowing Owl

A Burrowing Owl (BUOW) assessment was required and was conducted by AECOM initially in May 2015 and subsequently updated in May 2018. No BUOW habitat was determined to be present on the project site as the site is not flat enough and does not contain small mammal burrows which indicate that the project site is not considered to be a potentially suitable habitat.

There were no burrows or signs of California ground squirrels on-site. No holes or burrows were observed on-site that could be utilized by burrowing owls. There is a small cleared hill top area at the southern end of the parcels that could feasibly provide foraging habitat for burrowing owls, however, the area is deemed to not be large enough to sustain a resident owl. Due to tall, dense vegetation, steep slopes, and a lack of burrows, it is unlikely that burrowing owls have utilized the site previously or will utilize the study area in the future. As such, no BUOW preconstruction survey is required and no further conditions for the purposes of mitigation are required per CEQA.

Based off of the findings and conclusions presented in both the MSHCP compliance document and BUOW assessment, the project is considered to have a less than significant impact.

b) No endangered or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

been located on site per the MSHCP compliance document submitted and approved for the project. As such the project will have a less than significant impact.

c) The project shall not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service as none were determined through the MSHCP compliance and burrowing owl assessment conducted on site. A pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). With compliance with this standard condition of approval, the project shall have a less than significant impact.

d) The project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites as none were observed on site through the survey and report conducted for the project site. The project will have a less than significant impact.

e) The proposed project shall not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none were observed on site. The project shall have no impact.

f) The proposed project shall not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means as no wetlands were observed on site. The Project shall have no impact.

g) The proposed project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, as no species of vegetation or wildlife protected by local policies or ordinances were observed on site. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

Source(s): On-site Inspection, Project Application Materials, PDA 4988R1 "Phase I Cultural Resource Assessment of Tract 36784"

Findings of Fact:

a) The proposed project has been deemed to not have the potential to alter or destroy a historic site through the findings contained within the Phase I Cultural Resources document submitted to and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

approved by the County of Riverside. The results of the records search conducted at the Eastern Information Center at UC Riverside indicated that no historic archaeological sites or historic buildings had been previously recorded within the project area. Results of the historic map research were also negative and no historic archaeological sites or historic period buildings were discovered during the course of the investigation. In addition, an intensive pedestrian survey of the study area was conducted in 2016 resulting in a thorough examination of all accessible portions of the study area. The records search and field survey failed to indicate the presence of any prehistoric or historic archaeological resources within the study area, as such, the project shall have a less than significant impact.

b) The proposed project shall not cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5 as no historical resources were observed during the study of the project site per the Phase I report. As such, the project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, PDA 4988R1 "Phase I Cultural Resource Assessment of Tract 36784"

Findings of Fact:

a) The proposed project has been deemed to not have the potential to alter or destroy an archaeological site through the findings contained within the Phase I Cultural Resources document submitted to and approved by the County of Riverside. The results of the records search conducted at the Eastern Information Center at UC Riverside indicated that no historic archaeological sites or historic buildings had been previously recorded within the project area. Results of the historic map research were also negative and no historic archaeological sites or historic period buildings were discovered during the course of the investigation. As such, the project shall have a less than significant impact.

b) The proposed project shall not cause a substantial adverse change in the significance of an archaeological resources, pursuant to California Code of Regulations, Section 15064.5 as no archaeological resources were observed during the study of the project site per the Phase I report. In addition, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the appropriate tribe prior to the issuance of any grading permits. This monitor shall be on site for all initial ground disturbing activities and excavations and shall have the authority to temporarily halt the ground disturbance activities to allow for identification and potential recovery of cultural resources. This is a standard Condition of Approval and is not considered a mitigation measure for the purposes of CEQA. As such, the project shall have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

c) No human remains are believed to be located on site. Regardless the project has been conditioned, if human remains are encountered during earth moving activities, for no further disturbance to occur until the County Coroner has made the necessary findings as to the origin. This is a standard Condition of Approval and is not considered a mitigation measure for the purposes of CEQA. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a) The proposed Project would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the proposed Project can be accommodated within the context of available resources and energy delivery systems. As such, the Project would not cause or result in the need for additional energy producing or transmission facilities. Additionally, neither scenario proposed by the Project would engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. Any impacts will be less than significant

b) The Project would provide for, and promote, energy efficiencies beyond those required under other applicable federal and State of California standards and regulations, and in so doing would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the Project’s operation is calculated to be comparable to, or less than, energy consumed by other residential uses of similar scale and intensity that are constructed and operating in California. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery. Any impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report

Findings of Fact:

a) Soil liquefaction is a phenomenon which occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increase pore-water pressure. Soil liquefaction primarily occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lost strength during liquefaction and foundation failure can occur.

According to the Preliminary Geotechnical Investigation, there is a very low probability for liquefaction. Future development of the project site will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to residential development will limit the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact from seismic ground shaking would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geology Report

Findings of Fact:

a) The Geotechnical Investigation performed on the project site indicates that there is a very low potential for lateral spreading to occur at the project site. In addition, the project site is not located within an area that is susceptible to landslide or rockfall hazards. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The topography within the site is a natural hillside ridge with a max elevation of approximately 1,326 feet above mean sea level (within the central portion of the project site) which is followed by descending slopes at an inclination of 2:1 or flatter on all sides toward the property boundaries. Existing sloping grades within the project site vary from about 1,210 to 1,326 feet. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. The topography and/or ground surface relief features will be changed but the impacts are anticipated to be less than significant.

b) All manufactured cut or fill slopes shall be at a grade of 2:1 and the heights shall vary depending upon the existing topography. As such, the impacts shall be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

c) The project will not result in grading that affects or negates subsurface sewage disposal systems since the project will not utilize septic systems and will be served by domestic sewer service. The project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The soils conditioned on site have been determined to have a low potential for expansion and is described as silty, clayey fine to coarse sand. The project would not create a substantial direct or indirect risk to life or property and impacts shall be less than significant.

c) The proposed project will receive wastewater service through an existing sewer line with the Eastern Municipal Water District (EMWD). As such, the project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source(s): Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) As indicated on Figure S-8 “Wind Erosion Susceptibility Map”, the project site is located within an area with a Moderate Wind Erodibility rating. The Riverside County General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). BMPs shall be implemented to reduce surface and air movement of dust during land disturbance, demolition, or construction will be used in areas subject to dust problems to prevent soil loss and reduce the presence of potentially harmful airborne substances. With such compliance, the project will not result in an increase in wind erosion and blow sand either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials, “Benton Road Residential Greenhouse Gas Analysis”, dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a-b) The proposed project has not submitted a project specific greenhouse gas emissions report. For CEQA purposes, the following emissions statistics were also used from the sample project referenced in the air quality analysis. As discussed prior, the sample project consists of 20.3 acres and 34 single-family residential units with similar minimum lot sizes, and similar amount of grading compared to the proposed project. Using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the sample project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the Project are below the threshold of 3,000 MT CO₂e per year for residential projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD) and in conformance with the County's Climate Action Plan (CAP).

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Source: Urban Crossroads				

Given the similarities of the sample project compared to the proposed project, coupled with the low anticipated GHG emissions, any GHG impacts are anticipated to remain less than significant. Since the project will not exceed the screening threshold proposed by the SCAQMD or the County's CAP, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. The project proposes a subdivision of 10.8 acres into 30 single-family residential lots; the project will not introduce activities that will cause substantial hazard to the public. The development and regular operation and cleaning of the eventual residential units will not present a substantial health risk to the community. Impacts associated with the routing transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as previously addressed in finding no. 21(a), the project will not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore the project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. As such, impacts will be less than significant.

d) The proposed project shall not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school as the proposal does not include the handling of such materials. In addition, the nearest school is located approximately half (1/2) a mile to the west of the project site. As such, there will be no impacts.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Section 65962.5. As such, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-d) The project site is not located within an Airport Influence Area and is not located within close vicinity to an existing public airport or private airstrip. The project will not be incompatible with an existing Airport

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Land Use Plan and will not require review from the Airport Land Use Commission. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Ana

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

River Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed storm drain system is designed to route the first flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

b) The Project will be served by Rancho California Water District (RCWD) for domestic water. RCWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The project is consistent with the General Plan land use designation that is utilized by RCWD in its water demand projections with its Urban Water Management Plan and the project is consistent with growth projections in the region. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed water quality basins. There are three proposed basins on-site following the natural drainage patterns of the project site to the northerly and eastern portions. Each basin includes a drainage easement to direct run-off for natural filtration. The project proposes to collect drainage on the surface via the internal streets and direct the drainage to the east and northwest where it is conveyed to a storm drain that outlets to one of the three basins. The bottom of each basin would also function to limit any potential increase in runoff and for water quality treatment. Final engineering of the development will require further calculation and certainty that the resulting drainage from the site would not increase any flows downstream to levels greater than existing. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

c) The grading and drainage design has been developed to maintain the natural discharge patterns as much as practical. The existing pattern discharges storm water to the easterly and northerly adjacent vacant lands. The proposed detention basins will attenuate any increased flows generated from the construction of impervious surfaces on the site to not increased flows on- or off-site that could potentially result in increased erosion. There will also be no alteration of the course of a stream or river or through the addition of impervious surfaces as there are no evidence of any streams or rivers being located on site. Therefore, this impact is considered less than significant.

d) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

e-f) With required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems and would not result in flooding either on or off site or polluted runoff. Thus, impacts would be less than significant and no mitigation is required

g) The proposed project is not within a flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.

h) The proposed project is not located in flood hazard, tsunami, or seiche zones, and as such, would not risk the release of pollutants due to project inundation. The project will have no impact.

i) The proposed project includes a project specific water quality management plan for the purposes of addressing this issue. As such, there will be no conflict or obstruction of any plan and the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:				
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project shall not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect as the proposed land use is residential and is consistent with regulations as established for the subject property. The only potential conflict would be the proposed change of zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1), which would allow for a change in the minimum lot size of the subdivision from 20,000 sq. ft. to 7,200 sq. ft. This change would bring the proposed subdivision into consistency with the General Plan Land Use Designation of Medium Density

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Residential (MDR), which allows for single-family residences with a density range between 2 – 5 density units per acre on lots no less than 7,200 sq. ft. As such, the project impact will be less than significant.

b) The proposed project shall not disrupt or divide the physical arrangement of an established community, including a low-income or minority community, as the proposed project is on vacant land. The surrounding environment is comprised of already existing or soon to be existing single-family residences, and the proposed project will only add to that similar housing stock as the project will be similar in nature to the surrounding developments. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

a-c) According to Figure OS-5 Mineral Resources, the project site is categorized as MRZ-3, areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. There are no mining operations within vicinity of the project site. In addition, the land uses in the vicinity are all residential and would not accommodate mining operations. The project includes no component that would result in mining operations or use of any existing or abandoned mines. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive noise levels. As such, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), United States Department of Housing and Urban Development Site DNL Calculator; Urban Crossroads, Project Application Materials

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

The project is estimated to generate a total of 283 average daily trips onto Anza Road with the majority of the trips assumed to be directed towards the 15 freeway. Utilizing the United States Department of Housing and Urban Development Site DNL Calculator, based on the existing approximately 2,000 trips on Anza Road, existing noise levels are anticipated to be approximately 53 dBA CNEL at a distance of 100 feet and a posted speed of 40 miles per hour. With the additional approximately 285 trips on Anza Road, noise would be anticipated to remain 53 dBA CNEL with no perceptible increase in ambient noise. Increases in other area roadways that currently accommodate larger amounts of traffic (i.e. Pala Road and Temecula Parkway) would have a similar level of change in ambient levels of noise since the same level of traffic added to these roads represents a lower proportion of the existing traffic and resulting noise levels. Since the increase in ambient noise would be barely perceptible and would not likely exceed even the most conservative ambient noise thresholds, the impact to ambient noise levels would be less than significant.

The project will result in temporary construction-related noise increases due to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance No. 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. The closest sensitive receptors are residences to

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

the west, north, and east, with the closest residence approximately 35 feet from the project site western boundaries. Noise levels associated with the various construction phases range between 62 dBA to above 80 dBA at 50 feet, see below reference noise level table from Urban Crossroads.

ID	Noise Source	Reference Distance From Source (Feet)	Reference Noise Levels @ Reference Distance (dBA L _{eq})	Reference Noise Levels @ 50 Feet (dBA L _{eq}) ⁶
1	Truck Pass-Bys & Dozer Activity ¹	30'	63.6	59.2
2	Dozer Activity ¹	30'	68.6	64.2
3	Construction Vehicle Maintenance Activities ²	30'	71.9	67.5
4	Foundation Trenching ²	30'	72.6	68.2
5	Rough Grading Activities ²	30'	77.9	73.5
6	Framing ³	30'	66.7	62.3
7	Two Scrapers Pass-By ⁴	30'	83.7	79.3
8	Concrete Mixer Truck Movements ⁵	50'	71.2	71.2
9	Concrete Paver Activities ⁵	30'	70.0	65.6
10	Concrete Mixer Pour & Paving Activities ⁵	30'	70.3	65.9
11	Concrete Mixer Backup Alarms & Air Brakes ⁵	50'	71.6	71.6
12	Concrete Mixer Pour Activities ⁵	50'	67.7	67.7

¹ As measured by Urban Crossroads, Inc. on 10/14/15 at a business park construction site located at the northwest corner of Barranca Parkway and Alton Parkway in the City of Irvine.

² As measured by Urban Crossroads, Inc. on 10/20/15 at a construction site located in Rancho Mission Viejo.

³ As measured by Urban Crossroads, Inc. on 10/20/15 at a residential construction site located in Rancho Mission Viejo.

⁴ As measured by Urban Crossroads, Inc. on 10/30/15 during grading operations within an industrial construction site located in the City of Ontario.

⁵ Reference noise level measurements were collected from a nighttime concrete pour at an industrial construction site, located at 27334 San Bernardino Avenue in the City of Redlands, between 1:00 a.m. to 2:00 a.m. on 7/1/15.

⁶ Reference noise levels are calculated at 50 feet using a drop off rate of 6 dBA per doubling of distance (point source).

Since the County of Riverside General Plan and Municipal Code do not identify specific construction noise level thresholds, a threshold is identified based on the National Institute for Occupational Safety and Health (NIOSH) limits for construction noise. NIOSH identifies 85 dBA Leq as a level of significant impacts for an 8 hour period. Per the above table with reference noise sources and due to the nearest sensitive receptor not being located less than the 30' distance for reference sound, the noise generated from construction would not be expected to exceed the 85 dBA Leq threshold from NIOSH. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

b) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 430 feet from the center of the project site that would generate an average level of 0.09 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will be somewhat perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report

Findings of Fact:

a) According to Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”, the project site is mapped in the County’s General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. As such, the project has been conditioned so that prior to the issuance of grading permits the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). In addition, the project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

The project shall not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature through the implementation of this condition. This is a standard Condition of Approval and is not considered a mitigation measure for the purpose of CEQA, as such, the project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project site is currently vacant and proposes to construct a 30 lot single-family residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

b) The project proposes to construct a 30-lot residential subdivision. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) Riverside County's population is projected to increase by 277,000 from 2008 to 2020 and by 155,000 from 2020 to 2025. The population growth generated by the proposed project is well within the growth forecasts developed for the RTP. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Helen Hunt Jackson Elementary, located at 32400 Camino San Dimas in Temecula, and is approximately half a mile west of the project site. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proponent is required to pay park and recreation fees and/or dedicate land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). The project shall not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment as no facilities are proposed. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

b) The proposed project shall not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. As such, the proposed project shall have less than significant impact.

c) The project is subject to Quimby Fees per Section 10.35 of County Ordinance No. 460. The project impacts shall be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

a) The proposed project, although it is located near a General Plan designated combination trail located along Anza Road, is not subject to the construction or expansion of a trail system as determined by planning staff. As such, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) where the projected vehicle miles traveled for the project exceed an applicable threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The proposed project will increase vehicular traffic. However, due to the relatively low amount of units proposed, the generation of 285 daily trips, and the maximum peak hour trips anticipated to be 30 trips pursuant to the Institute of Transportation Engineers, Trip Generation Manual, the project does not meet the threshold of 100 peak hour trips to justify a requirement for a traffic study. Although the project would create additional trips on the surrounding roads, such a low amount of peak hour trips would not be anticipated to result in any exceedance of capacity of a roadway or intersection. Therefore, the impact is considered less than significant.

b) Transportation impact analyses prepared by the County have historically been based level of service (LOS) and similar vehicle delay/congestion metrics. The LOS analytic model provides a reasonable assessment of vehicle congestion and driving conditions that may result from a given development project. LOS analyses do not however evaluate the range and magnitude of other environmental effects attributable to development traffic, including fuel consumption, criteria air pollutant emissions, and greenhouse gas emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

In the fall of 2013, Senate Bill 743 (SB 743) was passed by the legislature and signed into law by the governor. This legislation has changed the way that transportation studies are conducted for environmental documents. In the areas where SB 743 is implemented, delay-based metrics such as roadway capacity and level of service will no longer be the performance measures used for the determination of the transportation impacts of projects in studies conducted under CEQA. Instead, new performance measures such as vehicle miles travelled (VMT) or other similar measures will be used.

In December 2018 CEQA Guidelines were updated to include a threshold for evaluating traffic impacts using the VMT methodology. This new methodology is required to be used statewide after July 2020. During the preparation of this initial study, VMT thresholds were not yet adopted by the lead agency but have been drafted. Although not adopted, these draft thresholds and the methodology they are based on include substantial evidence to rely on for the purposes of this initial study to analyze this project's traffic impacts based on VMT.

The California Governor's Office of Planning and Research (OPR) prepared a Technical Advisory for evaluation transportation impacts in CEQA based on VMT. This Technical Advisory notes that projects that generate or attract fewer than 110 trips per day generally may be assumed to create a less than significant impact. As noted previously, the project is anticipated to generate approximately 283 average daily trips, so the project does not meet OPR's initial guidance for screening out small projects.

The County is currently in the process of adopting County specific guidelines and threshold of significance for VMT. The current draft guidelines utilize a significance threshold of county-wide average VMT, which is an approach adopted by several jurisdictions within the County due to the County's and cities within the County need to address housing needs and lack of economic growth in the region. Although no specific VMT analysis was prepared for the project to calculate expected VMT, the proposed project is located within a highly developed area located near job centers within the City of Temecula and other nearby cities and areas within unincorporated Riverside County. Due to this relatively close location to job centers and other destinations for trips from the proposed residential units, the project is not expected to result in a greater than the county-wide average VMT due to the fact that many if not most residential units within the County are located further from trip destinations compared to the proposed project.

Associated with the County's VMT draft guidelines and the foundation for them, since a large part of the reasoning for SB 743's shift from an LOS to VMT based analysis for traffic analysis per CEQA is based on a better relationship and accounting to greenhouse gas emissions, the County has developed screening thresholds that are tied to Riverside County's Climate Action Plan (CAP) thresholds for greenhouse gas emissions. The CAP Screening Tables identifies a 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year screening level threshold to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project greenhouse gas emissions. The County determined the size of development that is too small to be able to provide the level of greenhouse gas (GHG) emission reductions expected from the Screening Tables or alternate emission analysis method. To do this the County determined the GHG emission amount allowed by a project such that 90 percent of the emissions on average from all projects would exceed that level and be "captured" by the Screening Table or alternate emission analysis method. The GHG emissions calculations from the VMT Tool should be used in conjunction with the County's GHG emissions screening tables.

As is indicated in the Greenhouse Gas Emissions section of this analysis, the proposed project would not exceed the 3,000 MTCO_{2e} threshold of the CAP. Furthermore, the draft VMT thresholds and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

methodology developed by the County utilizing the California Emissions Estimator Model (CalEEMod) indicate that a single-family residential project up to 110 dwelling units would not exceed the 3,000 MTCO_{2e} threshold and therefore would also not exceed the VMT threshold pursuant to SB 743. Therefore, the project is not anticipated to conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) or the County's current draft VMT thresholds.

c) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

d) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

e) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project includes two access points leading from Anza Road and ending in cul-de-sacs within the subdivision. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

a) The proposed project, although it is located near a General Plan designated combination trail located along Anza Road, is not subject to the construction or expansion of a trail system as determined by planning staff. As such, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) The proposed project would not cause a substantial effect to listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) as no archaeological resources or tribal cultural resources have been recorded within the project area and are not located on the project site. In addition, the project was subject to AB52 tribal consultation and of the four tribes notified, only the Pechanga Tribe requested consultation. Through various meetings and review of the approved Phase I Cultural Resources document (PDA 4988R1), the County and Tribe determined no mitigation was required and that the project would be conditioned to require a tribal monitor on site to address tribal cultural resources extraction in the event that a resource is found during earthmoving activities. This is a standard condition of approval for the project and is not considered a mitigation measure for the purpose of CEQA. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The applicant of the proposed subdivision shall initiate and compete a LAFCO annexation for the purposes of obtaining water service from the Rancho California Water District (RCWD) as the infrastructure is available locally. The project has been conditioned to handle this prior to issuance of grading permits or map recordation and is not considered a mitigation measure for the purposes of CEQA. The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. As such the impact shall be less than significant.

b) The project shall have the ability to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years as the project will be served by RCWD. The applicant has been conditioned to obtain will-serve letters from the water district and will be required to do so prior to grading permits. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a) The applicant of the proposed subdivision shall initiate and compete a LAFCO annexation for the purposes of obtaining sewer service from the Eastern Municipal Water District (EMWD) as the infrastructure is available locally. The project has been conditioned to handle this prior to issuance of grading permits or map recordation and is not considered a mitigation measure for the purposes of CEQA. The project will not require or result in the construction of new wastewater treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

projects will have to meet all applicable environmental standards. As such the impact shall be less than significant.

b) The project has been conditioned to obtain will-serve letters from the local water district (EMWD) for the purposes of securing sewer services for the purposes of this proposed project. In order for the project applicant to obtain grading permits, first a determination will need to be made by the wastewater treatment provider that's serves or may service the project that it has adequate capacity to serve the projects projected demand. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project shall not generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals as the project is consistent with the projected growth for the area. The project must obtain a will-serve letter prior to grading to secure sewer services to the project site. As such, the impact shall be less than significant.

b) The project shall comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste management Plan). The project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a) Electricity services are to be provided by Southern California Edison for the purposes of the proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of this project. As such, the project will have a less than significant impact.

b) Natural gas services are to be provided by the Southern California Gas Company for the purposes of this proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of this project. As such, the project will have a less than significant impact.

c) Communication systems including telephone services are to be provided by Verizon for the purposes of this proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of the project. As such, the project will have a less than significant impact.

d) Street lighting shall be implemented by the developer in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. Street light annexation into L&LMD or a similar mechanism as approved by the Transportation Department. As such, the impacts will be less than significant.

e) There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

f) There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project shall not substantially impair an adopted emergency response plan or emergency evacuation plan as Fire Department emergency vehicle apparatus access road locations and designs shall be in accordance with the California Fire Code, Riverside County Ordinance No. 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Impacts will be less than significant.

b) The proposed project shall not expose project occupant’s to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, or other factors as the proposed project would develop currently vacant 10.08 acres of land containing vegetation/fuel that would otherwise exacerbate pollutant concentrations in a wildfire scenario. With the development of the proposed project, the vacant land shall be modified and the vegetation/fuel removed which in turn would limit risks for the immediate area. The impacts shall be less than significant.

c) As conditioned by the Fire Department, setbacks for homes in the high fire hazard zone shall provide a minimum 30’ setback from property lines. No additional installation or maintenance of associated infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities that may exacerbate fire risk or may result in temporary or ongoing impacts to the environment are proposed. As such, the impacts will be less than significant.

d) The proposed project is not located downslope or downstream and as such, shall not subject the project occupants to downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. The project will have a less than significant impact.

e) As indicated on Riverside County General Plan Figure S-11 “Wildfire Susceptibility,” the project site is located within an area of very high potential for wildland fires. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands because standard conditions of approval have been added to the project that will assure adequate infrastructure exists on site to address fire suppression needs. In addition, the project will be required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources, Cultural Resources, Tribal Cultural Resources, and Paleontological Resources, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact: There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project’s potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street 12th Floor
 Riverside, CA 92501



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



09/14/20, 1:43 pm

TR36784

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36784. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - 90 Days To Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Advisory Notification. 2 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TENTATIVE TRACT MAP NO. 36784 (TR36784) and CHANGE OF ZONE NO. 7862 (CZ07862) or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TENTATIVE TRACT MAP NO. 36784 (TR36784) and CHANGE OF ZONE NO. 7862 (CZ07862), including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this plan Tentative Tract Map No. 36784 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description & Operational Limits

Tentative Tract Map No. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet.

Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT(S)

Tentative Tract Map No. 36784, Amended No. 2, dated 2/19/18.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 **0010-Planning-MAP - FEES FOR REVIEW (cont.)**

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2 **0010-Planning-MAP - GEO STUDY ACCEPTED**

The subject report, submitted for the project TR36784, APN 917-310-034 & 035, was prepared by AC Engineering Group, Inc., and is titled; "Limited Geotechnical Feasibility Report, Proposed Residential Tract for Single-Family Homes, Tract Map No. 36784; APN 917-310-034 & 035, 46385 Anza Road, Temecula, Riverside County, California," dated April 16, 2016. In addition, AC Engineering Group, Inc. has submitted the following documents:

"Responses for the County's Review Comments, Limited Geotechnical Feasibility Report, Proposed Residential Tract for Single-Family Homes, Tract Map No. 36784; APN 917-310-034 & 035, 46385 Anza Road, Temecula, Riverside County, CA," dated July 14, 2016.

The report concluded:

- 1)Due to deep groundwater level, potential for liquefaction does not exist for the site.
- 2)No active faults are known to project through or immediately adjacent to the site, and no lineaments indicative of faulting were noted on or near the subject site.
- 3)The potential for seismically-induced landslides, or debris flows is considered very low for the site.
- 4)All the proposed cut and fill slopes for the subject residential tract will be inclined at 2:1 (horizontal:vertical) or flatter and will be less than 30 feet in height.
- 5)Depending on the depth of fill overlying bedrock, potential for post-construction seismic settlement may vary from 0.1 to 0.5 inch.
- 6)Based on the Regional Geologic Map, the bedrock strikes northwest and dips 5 degrees northeast which are considered unfavorable with respect to the north facing natural slopes. Additional investigation on lot to lot basis could be warranted for lots with natural slopes facing toward the north.

The report recommended:

- 1.Prior to grading, site shall be prepared by clearing and grubbing.
- 2.Upper alluvial and colluvial deposits overlying bedrock shall be removed.
- 3.For transition pads, upper minimum 3 feet of the cut area shall be overexcavated and the ratio of maximum to minimum fill thickness across the pad shall not exceed 2 to 1.

This report satisfies the requirement for a geotechnical study for planning purposes. Final Planning

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2** **0010-Planning-MAP - GEO STUDY ACCEPTED (cont.)**

Department approval of this report for planning purposes is hereby granted. Additional comments and/or conditions may be imposed by the Building & Safety Department upon application for grading and/or building permits.

Planning. 3 **0010-Planning-MAP - IF HUMAN REMAINS FOUND**

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 4 **0010-Planning-MAP - NO OFFSITE SIGNAGE**

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 5 **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 6 **0010-Planning-MAP - ORD NO. 659 (DIF)**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 3 DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing_ adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 4 DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 5 OFF-SITE. PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 6 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

STD INTRO (ORD 460/461) (cont.)

provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TR36784

Parcel: 917310034

50. Prior To Map Recordation

E Health

050 - E Health. 1 Sewer Will Serve Not Satisfied

A Will Serve letter is required from the agency providing sewer service. The project is in close proximity to EMWD service boundaries and is considered to be in EMWD's sphere of influence. To obtain sewer service from EMWD, you must complete the Local Area Formation Commission (LAFCO) fringe annexation process with Ranch California Water District. Once the annexation process is complete, EMWD will then be able to issue a Will Serve letter.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 2 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 7862 (CZ07862) have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

050 - Planning. 5 Map - Quimby Fees (1) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Anza Road and so noted on the final map.

050 - Survey. 2 EASEMENT Not Satisfied

Plan: TR36784

Parcel: 917310034

50. Prior To Map Recordation

Survey

050 - Survey. 2 EASEMENT (cont.) Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP-LC LNDSCP COMMON AREA MA Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Anza Road.
2. Streetlights on Anza Road.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures along Anza Road.

Plan: TR36784

Parcel: 917310034

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 EXISTING MAINTAINED/PART-WIDTH (cont.) Not Satisfied

2. Gate shall be installed 35' from Anza Road curb-line.

3. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 12' parkway.

4. Match-up Curb and gutter with the existing curb & gutter to the west and east project boundaries as directed by the Director of Transportation.

050 - Transportation. 7 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, All details necessary to build BMPs per the WQMP shall be included on the grading plans. Since this project's development occurred during the implementation of the July 5, 2018 WQMP, discussions were made with the engineer to include the use of Biofiltration and Drywell BMPs for this project due to the sensitivity of the drainage outlets and to avoid "perched" basins in poor soils.

050 - Transportation. 8 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE:

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 9 INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 10 LANDSCAPING/TRAIL Not Satisfied

The project proponent shall comply in accordance with landscaping (and/or trails) requirements within public road right-of-way (or within easement adjacent to the public road right-of-way in accordance with Ordinance 461 Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be designed within Anza Road.

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be

Plan: TR36784

Parcel: 917310034

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 LANDSCAPING/TRAIL (cont.) Not Satisfied
placed within the public road rights-of-way.

050 - Transportation. 11 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 12 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 13 SOILS Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 14 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR31597.

050 - Transportation. 15 STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 16 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 17 WQMP ACCESS AND MAINT (SURVEY) Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

60. Prior To Grading Permit Issuance

BS-Grade

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 12 0060-BS-Grade-MAP - SLOPE STABIL'Y ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW (cont.) Not Satisfied

060 - BS-Grade. 14 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Planning

060 - Planning. 1 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7862 has been approved and adopted by the Board of Supervisors.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 4 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the appropriate tribe.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this
resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 6 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con Not Satisfied
total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>. All details necessary to build BMPs per the WQMP shall be included on the grading plans. Since this project's development occurred during the implementation of the July 5, 2018 WQMP, discussions were made with the engineer to include the use of Biofiltration and Drywell BMPs for this project due to the sensitivity of the drainage outlets and to avoid "perched" basins in poor soils.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT GRADING PLANS (cont.) Not Satisfied
required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL REQ. Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

Plan: TR36784

Parcel: 917310034

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Planning

080 - Planning. 1 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2 0080-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 4 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 5 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 6 0080-Planning-MAP - Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

Plan: TR36784

Parcel: 917310034

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns.

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 7 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

Plan: TR36784

Parcel: 917310034

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN (cor Not Satisfied

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as CSA/LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

Plan: TR36784

Parcel: 917310034

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE SECURITY (col Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 3 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along Anza Road.
2. Street-lights.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures along Anza Road.

080 - Transportation. 4 IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and

Plan: TR36784

Parcel: 917310034

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied
Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied
Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.
 - a. Precise Grade Inspection can include but is not limited to the following:
 1. Installation of slope planting and permanent irrigation on required slopes.
 2. Completion of drainage swales, berms and required drainage away from foundation.

Plan: TR36784

Parcel: 917310034

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 4 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

Plan: TR36784

Parcel: 917310034

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-MAP- ROLL-UP GARAGE DOORS (cont.) Not Satisfied
All residences shall have automatic roll-up garage doors.

090 - Planning. 5 Map - Quimby Fees (2) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from this Quimby Fee authorized organization. If no such organization or authority is in effect at building permit final inspection, this condition shall not apply.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80.TRANS._____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS._____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-MAP-LC LNDSCP INSPECT DEPOSIT Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation

Plan: TR36784

Parcel: 917310034

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 6 STREET LIGHTS INSTALL (cont.) Not Satisfied
Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street-lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

- 090 - Transportation. 7 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

- 090 - Transportation. 8 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

- 090 - Transportation. 9 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

- 090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

August 17, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarros

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for TR 36784

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 re TR 36784
August 17, 2015
Page 2

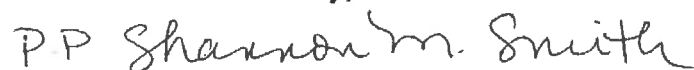
cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



May 16, 2019

Mehraban Yazdani Buicki
14865 Greenbrae St.
Irvine, CA 92604

To Whom It May Concern:

Re: APN: 917-310-034 & 035

Eastern Municipal Water District (EMWD) is responding to your request for information regarding the Sewer system capability in the vicinity of the subject parcel.

Due to the subject parcel's close proximity to EMWD service area boundary, the subject parcel is considered to be in EMWD's sewer sphere of influence. To obtain sewer service from EMWD, you must complete the Local Area Formation Commission (LAFCO) fringe annexation process with Rancho California Water District (RCWD) first. Once you have completed the annexation process, then EMWD will be able to issue a Will Serve letter for your property.

For your information, the following are EMWD's Requirements for projects annexing to EMWD directly. Since your annexation will be processed by RCWD, this information should help you in defining some of the scope and costs associated with fringe annexation.

1. Letter requesting annexation of the subject property to EMWD;
2. EMWD's Petition (enclosed) executed by the owners of record;
3. Copy of current vesting deeds(s);
4. Completed LAFCO application form (enclosed);
5. Map(s) and legal description(s) prepared by a registered surveyor per MWD and LAFCO requirements;
6. Check payable to Eastern Municipal Water District for the following:
 - \$5,000 MWD annexation processing fee
 - \$4,000 (\$5,500 if Neg Dec Needed) EMWD annexation processing fee
 - \$9,030 (btwn 10-200 acres) or \$6,450 (if 10 or less acres) LAFCO annexation

Board of Directors

Mr. Mehraban Yazdani Buicki
May 16, 2019
Page 2

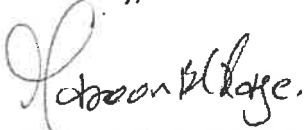
- processing fee.
- \$1,000 Deposit for the Riverside County Surveyor

MWD's per acre annexation charge (currently \$5,965/acre for CY 2019) and State Board of Equalization's processing fee will be due and payable upon final approval of the annexation by MWD.

It is important to note that most fringe area annexation requests require environmental approvals such as CEQA. Documentation of such approvals are required early in the fringe area application process which ultimately impacts the overall processing timeline.

The annexation process involves several agencies and takes approximately 18 months to Complete. Should you have any questions regarding this letter or if you need additional Information pertaining to other charges associated with this annexation, please contact me at (951) 928-3777, extension 4468

Sincerely,



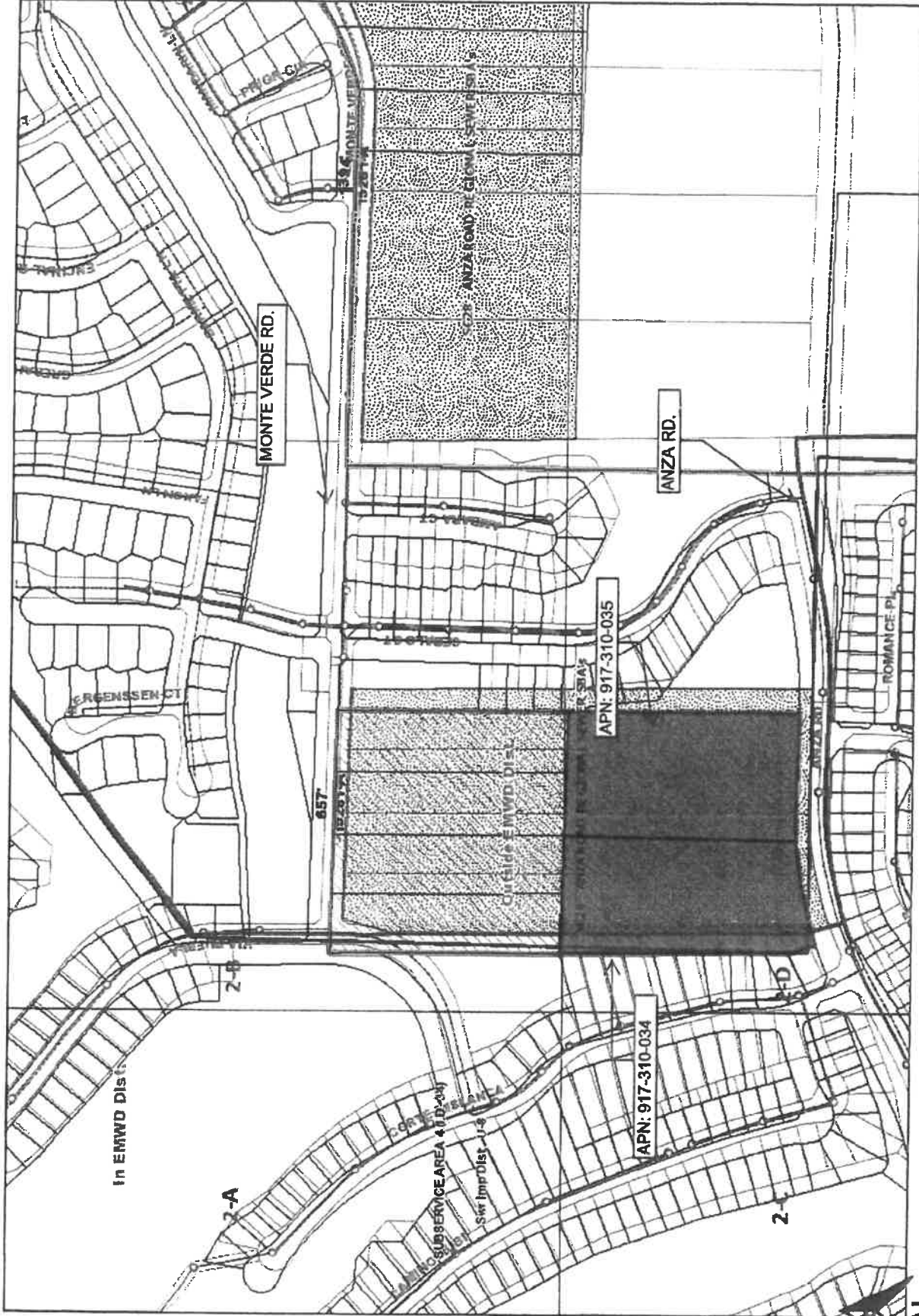
Maroun El-Hage, MPA, MS, PE
Senior Civil Engineer
Development Services Department
Eastern Municipal Water District

MEH:km

Attachment(s)/Enclosure(s): Copy of exhibit outside of EMWD Sewer.

c:

Eastern Municipal Water District



DISCLAIMER

LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. EASTERN MUNICIPAL WATER DISTRICT ASSUMES NO LIABILITY FOR ANY DAMAGE AND/OR EXPENSE RESULTING FROM INADEQUATE VERIFICATION.

Time of plot : 4/29/2019 7:57:18 AM



Rancho Water

May 15, 2019

Case Planner
County of Riverside
Department of Environmental Health
Post Office Box 7909
Riverside, CA 92513-7909

**SUBJECT: WATER AVAILABILITY
TENTATIVE TRACT MAP NO. 36784
APNS 917-310-034 AND 917-310-035
PARCEL NOS. 1 AND 2 OF PARCEL MAP NO. 25184
[GOSHTASB DASHTAKI]**

Board of Directors

Bill J. Wilson
President

Danny J. Martin
Senior Vice President

Carol Lee Brady

Angel Garcia

Lisa D. Herman

William E. Plummer

John V. Rossi

Officers

Jeffrey D. Armstrong
General Manager

Eva Plajzer, P.E.
Assistant General Manager
Engineering and Operations

Richard R. Aragon, CPFO
Assistant General Manager
Chief Financial Officer-Treasurer

Jason A. Martin
Director of Administration

Eileen Dienzo
Director of Human Resources

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Case Planner:

Rancho California Water District (RCWD/District) is prepared to provide water service to the above-referenced properties upon the property owner's completion of Riverside County Local Agency Formation Commission's annexation process involving RCWD, Eastern Municipal Water District, and Metropolitan Water District of Southern California; completion of all financial arrangements to include the extension of water facilities and installation of water services; destroying all on-site wells, if applicable; and signing an Agency Agreement that assigns water management rights, if any, to RCWD.

If you should have any questions or need additional information, please contact me at the District office at (951) 296-6993.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Corry Smith
Engineering Services Supervisor

Enclosure: Exhibit Map

cc: Jeff Kirshberg, Water Resources Manager
Jake Wiley, Engineering Manager-CIP & Development
Goshtasb Dashtaki, Owner

19\CS:hab011\WaterAvailability

MONTE VERDE ROAD

ANZA ROAD

6" PVC 1485 Zone

ROMANCE PLAC. RC732

8" PVC RC732 - 1485 Zone Court

8" PVC RC732 - 1485 Zone PUFFIN STREET

917310034 917310035

15" PVC RC731 - 1485 Zone

8" PVC RC731 - 1485 Zone

9" PVC RC731 - 1485 Zone GALAXY COURT

8" PVC RC732 - 1485 Zone

8" PVC RC731 - 1485 Zone

8" PVC RC588 - 1485 Zone

8" PVC RC871 - 1485 Zone VIA PERLA COURT

6" PVC RC871 - 1485 Zone

CORTE MISLANCA

6" PVC RC871 - 1485 Zone

CANNITO TORGA

15" PVC RC731 - 1485 Zone

8" PVC RC731 - 1485 Zone

8" PVC SHARI RC731 - 1485 Zone

8" PVC RC871 - 1485 Zone

CAMINO RUBI

8" PVC RC871 - 1485 Zone

15" PVC RC731 - 1485 Zone ANZA ROAD

8" PVC RC731 - 1485 Zone GRACE COURT

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36784 DATE SUBMITTED: 2/4/2015

APPLICATION INFORMATION

Applicant's Name: Rod Arsalan E-Mail: deenguel@gmail.com

Mailing Address: 750 S. LINCOLN AVE. #104-167
CORONA CA 92882
City State ZIP

Daytime Phone No: (951) 272-8181 Fax No: (951) 272-8794

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: MEHRBAN YAZDANI E-Mail: _____
MOSHTASB DASHTAKI

Mailing Address: 14865 GREENBRAR ST.
IRVINE CA 92604
City State ZIP

Daytime Phone No: (714) 390-4837 Fax No: (949) 786-8753
949-735-5292

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

C2 07862 EA 42764 C6606148

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Rod Arsalan
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Dilshad M. Yazdani
MEHRBAN YAZDANI
PRINTED NAME OF PROPERTY OWNER(S)
Payim DASHAKI
GOSATASB DASHAKI
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 917-310-034 & 035
Section: 22 & 27 Township: 8 S. Range: 2 W.
Approximate Gross Acreage: 10.08
General location (cross streets, etc.): North of ANZA RD, South of REDHAWK PKWY, East of PEPPER CORN DR, West of EL CHIMSAL RD.
Thomas Brothers map, edition year, page number, and coordinates: 979-65

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDE THE LOTS TO RESIDENTIAL USE. 30 SFR

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 700'

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 52,200

Estimated amount of fill = cubic yards 28,500

Does the project need to import or export dirt? Yes No

Import N/A Export 23,700 Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 8,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	September 23, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 28, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07862 / TR36784 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department.

Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ07862 / TR36784

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

917310027
THANH VINH NGUYEN
33229 MONTE VERDE RD
TEMECULA CA 92592

917310028
KYUNG SUN KANG
3530 AUSTIN BLUFFS PKWY
COLORADO SPGS CO 80918

917360002
ALASTAIR BROWN
45795 CEBALO ST
TEMECULA CA 92592

917360010
ROMI S. SHABAN
45891 CEBALO ST
TEMECULA CA 92592

917361001
ANTONIO DANIEL RAMOS
45856 CEBALO ST
TEMECULA CA 92592

917361010
JENNIFER LEVY
45781 AMBARA CT
TEMECULA CA 92592

917361019
JEFFREY D. BUTTEMER
45830 AMBARA CT
TEMECULA CA 92592

917361020
GINO REYNOSO
45814 AMBARA CT
TEMECULA CA 92592

917360006
THOMAS C. SMITH
45843 CEBALO ST
TEMECULA CA 92592

917360008
ARCINASFAMILY LIVING TRUST 12/21/19
45867 CEBALO ST
TEMECULA CA 92592

917310034
MEHRABAN YAZDANI BUICKI
14865 GREENBRAAE ST
IRVINE CA 92604

917361013
ERIC J. CHARRETTE
45817 AMBARA CT
TEMECULA CA 92592

917310029
JANESE M. REYES
27430 ENTERPRISE CIR W 101
TEMECULA CA 92590

917360001
BROWN FAMILY REVOCABLE TRUST DTD
45783 CEBALO ST
TEMECULA CA 92592

917360004
ROGER FITNESS
45819 CEBALO ST
TEMECULA CA 92592

917361018
HAIBO YAO
45846 AMBARA CT
TEMECULA CA 92592

917360003
FANG CHEN
45807 CEBALO ST
TEMECULA CA 92592

917360012
LS TERRACINA
15360 BARRANCA PKY
IRVINE CA 92618

917361012
OSCAR MANUEL MADRIGAL
45805 AMBARA CT
TEMECULA CA 92592

917361014
LEN PERSAUD
45833 AMBARA CT
TEMECULA CA 92592

917361015
PATRICK M. RYAN
45849 AMBARA CT
TEMECULA CA 92592

917360005
MARCUS VIRAK TOUCH
45831 CEBALO ST
TEMECULA CA 92592

962361002
WING KWAN RICHARD TUNG
25240 HANCOCK AVE NO 330
MURRIETA CA 92562

962363014
AUSTIN MYERS
45931 CAMINO RUBI
TEMECULA CA 92592

962410034
DINGBO LIANG
11 E YALE LOOP
IRVINE CA 92604

962413005
CHRISTOPHER A. EVANS
32922 MONTE DR
TEMECULA CA 92592

962413008
ARNOLD F. ALDANA
32952 MONTE DR
TEMECULA CA 92592

962361016
MATTHEW R. BROOKS
45949 CORTE MISLANCA
TEMECULA CA 92592

962362006
STEVEN G. DAVIS
45944 CORTE MISLANCA
TEMECULA CA 92592

962363003
JIZI DENG
44279 ECHELON CT
TEMECULA CA 92592

962363004
ERIC WARREN FRANKLIN
32943 CAMINITO LORCA
TEMECULA CA 92592

962363005
THOMAS D. COLLETTE
32933 CAMINITO LORCA
TEMECULA CA 92592

962363011
RODNEY D. LYKINS
45961 CAMINO RUBI
TEMECULA CA 92592

962352012
STEVE H. NGUYEN
114 MOUNTAIN SKY
IRVINE CA 92602

962353005
PAUL ANTHONY MERRILL
45874 CORTE MISLANCA
TEMECULA CA 92592

962361007
SCOTT B. PADGETT
45936 CAMINO RUBI
TEMECULA CA 92592

962413012
FERNEL BASTO VALLEJO
32992 MONTE DR
TEMECULA CA 92592

962414002
SULIMAN B. SHAMALI
32907 MONTE DR
TEMECULA CA 92592

962420011
GERHARDUS JOHANNES STOLTZ
33077 MONTE DR
TEMECULA CA 92592

962420018
RACHEL WITTENBERG
46013 DRYMEN AVE
TEMECULA CA 92592

962421015
ROCKY ERIK BRADY
33054 PUFFIN ST
TEMECULA CA 92592

962421030
GORDON SCOTT
33192 KENNEDY CT
TEMECULA CA 92592

962421036
SERGIO HINOJOSA
33132 KENNEDY CT
TEMECULA CA 92592

962422005
BRANDON BELFIELD
33168 ROMANCE PL
TEMECULA CA 92592

962422006
MARIA E. MORALES
33178 ROMANCE PL
TEMECULA CA 92592

962361019
LIAM MURPHY
6708 OLD PEAK LN
CORONA CA 92880

962362007
DAVID BRIAN ARTHUR
45954 CORTE MISLANCA
TEMECULA CA 92592

962362009
LEWIS G. GREEN
45974 CORTE MISLANCA
TEMECULA CA 92592

962421017
JUAN CARLOS GARCIA
33034 PUFFIN ST
TEMECULA CA 92592

962421018
VANESSA SACMAN EVANGELISTA
33123 ROMANCE PL
TEMECULA CA 92592

962421019
DONALD CATALANO
45664 HOPACTONG ST
TEMECULA CA 92592

962421033
KURTZ FAMILY REVOCABLE TRUST DATED
33162 KENNEDY CT
TEMECULA CA 92592

962421037
DANNY S. SANTOS
33122 KENNEDY CT
TEMECULA CA 92592

962421038
JESSICA D. HECKLINGER
33112 KENNEDY CT
TEMECULA CA 92592

962422003
AARON C. TANI
33148 ROMANCE PL
TEMECULA CA 92592

962422007
GREG SEGURA
33188 ROMANCE PL
TEMECULA CA 92592

962413007
RUEL H. PAA
32642 MONTE DR
TEMECULA CA 92592

962420001
ALFREDO ROMERO
33012 MONTE DR
TEMECULA CA 92592

962420005
SUKANTAWANICH PAIBOON & SUTHIPORN
7018 W SEWARD ST
NILES IL 60714

962420022
KYLE A. CLARKE
46053 DRYMEN AVE
TEMECULA CA 92592

962420024
MICHAEL A. STEWART
46079 GALAXY CT
TEMECULA CA 92592

962421016
JASON R. DAFFORN
33044 PUFFIN ST
TEMECULA CA 92592

962421023
GREGORY E. DUTY
20037 PALOMAR ST
WILDOMAR CA 92595

962351016
MICHAEL H. WU
45846 CAMINO RUBI
TEMECULA CA 92592

962351017
YORAM ISRAEL
13217 JAMBOREE RD NO 318
TUSTIN CA 92782

962352013
JAMES HOWE
45794 CORTE MISLANCA
TEMECULA CA 92592

962352014
DAVID K. HIRAI
45804 CORTE MISLANCA
TEMECULA CA 92592

962422008
HPA BORROWER 2016 2
180 N STETSON AV STE 3650
CHICAGO IL 60601

962422009
JOHN M. LONG
33208 ROMANCE PL
TEMECULA CA 92592

962421028
GRIMILDA ONEIL
33212 KENNEDY CT
TEMECULA CA 92592

962421035
GRUHAN HOLDINGS
1155 CAMINO DEL MAR
DEL MAR CA 92104

962421042
DAVID A. ARROYO
33137 KENNEDY CT
TEMECULA CA 92592

962421044
MONICA ANN SMITH
33157 KENNEDY CT
TEMECULA CA 92592

962351014
NADER N. MATTI
45826 CAMINO RUBI
TEMECULA CA 92592

962353006
CHRISTOPHER MICHAEL ODELL MCNAMARA
45884 CORTE MISLANCA
TEMECULA CA 92592

962361006
JOHN JUN
45926 CAMINO RUBI
TEMECULA CA 92592

962361009
BAOFEN GUAN
32033 HUMMINGBIRD WAY
TEMECULA CA 92592

962361020
MIKE A. MORENO
45909 CORTE MISLANCA
TEMECULA CA 92592

962361022
JASON MICHAEL CARTER
45889 CORTE MISLANCA
TEMECULA CA 92592

962413004
RAYMUNDO PEREZ
32912 MONTE DR
TEMECULA CA 92592

962413009
SUNSET GROVE PROP
27475 YNEZ RD STE 248
TEMECULA CA 92591

962413011
MICHAEL J. BRUNNER
32982 MONTE DR
TEMECULA CA 92592

962414001
JAMES EVERETT
32917 MONTE DR
TEMECULA CA 92592

962420012
ROBERT PATERSON
33057 MONTE DR
TEMECULA CA 92592

962420017
STEVEN JOSEPH RAMSTHALER
46003 DRYMEN AVE
TEMECULA CA 92592

962361004
MICHAEL D. FRANKS
45906 CAMINO RUBI
TEMECULA CA 92592

962361017
CRAIG HAUENSTEIN
45939 CORTE MISLANCA
TEMECULA CA 92592

962363001
STEPHEN P. DONVITO
32973 CAMINITO LORCA
TEMECULA CA 92592

962363002
MONICA SHEA PRICE
32963 CAMINITO LORCA
TEMECULA CA 92592

962363008
NATHANIEL ADAM PRICE
45991 CAMINO RUBI
TEMECULA CA 92592

962363010
MICHEL FAMILY TRUST DATED 06/23/2020
45971 CAMINO RUBI
TEMECULA CA 92592

962363013
WEI GUO
44279 ECHELON CT
TEMECULA CA 92592

962363015
DANIEL M. BUCKLAND
45921 CAMINO RUBI
TEMECULA CA 92592

962420019
GUADALUPE R. GALINDO
46023 DRYMEN AVE
TEMECULA CA 92592

962420020
BRENT W. BOGARDUS
46033 DRYMEN AVE
TEMECULA CA 92592

962421034
KRISTOFOR P. FORBERG
33152 KENNEDY CT
TEMECULA CA 92592

962421040
JOHNATHAN A. CARR
33117 KENNEDY CT
TEMECULA CA 92592

962422004
MARY A. BENJAMIN
33158 ROMANCE PL
TEMECULA CA 92592

962413002
DANNY DANNEWITZ
32892 MONTE DR
TEMECULA CA 92592

962413003
BRIAN W. KEMBLE
32902 MONTE DR
TEMECULA CA 92592

962420003
CRAIG VEATCH
33032 MONTE DR
TEMECULA CA 92592

962420006
CYNTHIA J. PARRIS
33062 MONTE DR
TEMECULA CA 92592

962420007
CARLOS TRACONIS
33072 MONTE DR
TEMECULA CA 92592

962420008
CHENCHEN PAN
45239 WILLOWICK ST
TEMECULA CA 92592

962420009
SHAMSHOUM S. BENYAMIN
41505 VIA DEL MONTE
TEMECULA CA 92592

962410035
REDHAWK COMMUNITY ASSN
31608 RAILROAD CANYON RD
CANYON LAKE CA 92587

962420013
KRISHTOPHER FREEMAN
33047 MONTE DR
TEMECULA CA 92592

962420016
ROBERT A. ARBAN
46084 GALAXY CT
TEMECULA CA 92592

962421021
PAMELA G. REEDER
37785 BEARING CIR
TEMECULA CA 92592

962421022
MICHAEL GIECK
33163 ROMANCE PL
TEMECULA CA 92592

962422010
ZHIYING LIU
33218 ROMANCE PL
TEMECULA CA 92592

962420002
JOSHUA C. HAMILTON
33022 MONTE DR
TEMECULA CA 92592

962420004
JOHNSON NARONG
33042 MONTE DR
TEMECULA CA 92592

962420021
JINWU MA
15495 SOLSTICE CT
LAKE ELSINORE CA 92530

962420025
CARL A. ROBBINS
46069 GALAXY CT
TEMECULA CA 92592

962421020
ALAN MARQUEZ
33143 ROMANCE PL
TEMECULA CA 92592

962421026
NANCY LYNNE RORABAUGH
PO BOX 910216
SAN DIEGO CA 92191

962421027
FRANCISCO JAVIER ROSALES
33213 ROMANCE PL
TEMECULA CA 92592

962421029
TONY R. KHALIFEH
33202 KENNEDY CT
TEMECULA CA 92592

962421032
EDILBERTO LAZO
33172 KENNEDY CT
TEMECULA CA 92592

962421041
BRIGGS JAMES & MATILDA REVOCABLE TRUST
33127 KENNEDY CT
TEMECULA CA 92592

962421045
DEMETRIO NAJERA
33167 KENNEDY CT
TEMECULA CA 92592

962422002
TYRONE TATE
33138 ROMANCE PL
TEMECULA CA 92592

962422011
BHARAT B. NAURIYAL
31938 TEMECULA PKY A396
TEMECULA CA 92592

962353001
BILL L. JOU
45834 CORTE MISLANCA
TEMECULA CA 92592

962353003
MIGUELANGEL ROLON
45854 CORTE MISLANCA
TEMECULA CA 92592

962353004
WAEL M. AHMED
45798 CLOUDBURST LN
TEMECULA CA 92592

962361021
MICHAEL CONNOR
45899 CORTE MISLANCA
TEMECULA CA 92592

962414003
ROBERT ALVES
32897 MONTE DR
TEMECULA CA 92592

962414004
CYNTHIA M. ULLOA
32887 MONTE DR
TEMECULA CA 92592

962414005
PAUL G. PEREZ
32877 MONTE DR
TEMECULA CA 92592

962420010
DONGNING LI
684 CAMINO DE LA LUNA
THOUSAND OAKS CA 91320

917360009
MULLINS JOHN & JOANNE FAMILY TRUST DTD
45879 CEBALO ST
TEMECULA CA 92592

917361016
SHEILA MARIE A ADAN
1892 FIR CT
CORONA CA 92882

962421024
ASSESFA GUGSA
33183 ROMANCE PL
TEMECULA CA 92592

962421025
RAYMOND C. HOWELL
33107 KENNEDY CT
TEMECULA CA 92592

962030003
RAINBOW BRIDGE MANAGEMENT
45100 REDHAWK PKWY
TEMECULA CA 92592

962353007
REDHAWK COMMUNITY ASSN
29379 RANCHO CALIF RD 206
TEMECULA CA 92591

962361001
YICHI WANG
45876 CAMINO RUBI
TEMECULA CA 92592

962361013
KRISTINA FRAZEE
45979 CORTE MISLANCA
TEMECULA CA 92592

962361014
JEREMY K. PLUMMER
45969 CORTE MISLANCA
TEMECULA CA 92592

962361015
RAJU H. PATEL
45959 CORTE MISLANCA
TEMECULA CA 92592

962362001
MICHAEL HUANG
45894 CORTE MISLANCA
TEMECULA CA 92592

962362004
JACOB RALSTON
45924 CORTE MISLANCA
TEMECULA CA 92592

962362005
BRANDON JOHNSON
45934 CORTE MISLANCA
TEMECULA CA 92592

917360011
DONNACHRIS INDIONGCO MACASPAC
45903 CEBALO ST
TEMECULA CA 92592

917361009
RACHEL MICHELLE THORNTON
45769 AMBARA CT
TEMECULA CA 92592

917361011
RONALD NESBITT
45793 AMBARA CT
TEMECULA CA 92592

917361017
LUIS A. GARCIA
45862 AMBARA CT
TEMECULA CA 92592

917361021
CATALINA A. ALLBEE
45798 AMBARA CT
TEMECULA CA 92592

917310030
CHARLES S. PALM
34281 SAN SIMEON ST
TEMECULA CA 92592

917360007
GEVORK AGABABIAN
PO BOX 628
GLENDALE CA 91209

917361002
HUNG N. HO
45814 CEBALO ST
TEMECULA CA 92592

917361003
LENNAR HOMES OF CALIFORNIA INC
980 MONTECITO DR STE 302
CORONA CA 92879

917361004
LENNAR HOMES OF CALIF
980 MONTECITO DR STE 302
CORONA CA 92879

962351018
ALI S. MOGHADAM
45866 CAMINO RUBI
TEMECULA CA 92592

962353002
ALBERT FEBRARO
45844 CORTE MISLANCA
TEMECULA CA 92592

962361008
CHASE FISHER
45946 CAMINO RUBI
TEMECULA CA 92592

962361023
JEFFREY R. SWANSON
45879 CORTE MISLANCA
TEMECULA CA 92592

962362010
MICHAEL ROSARIO PERRICONE
45984 CORTE MISLANCA
TEMECULA CA 92592

962363009
RAY GULCYNski
45981 CAMINO RUBI
TEMECULA CA 92592

962351013
WEE PENG GOH
45816 CAMINO RUBI
TEMECULA CA 92592

962351015
KYLE G. SEILHEIMER
45836 CAMINO RUBI
TEMECULA CA 92592

962361003
LISA M. CRAIG
45896 CAMINO RUBI
TEMECULA CA 92592

962361005
BRANNON DALE HEATHMAN
45916 CAMINO RUBI
TEMECULA CA 92592

962361010
PAUL J. DAVENPORT
4101 JEAN SHACKELFORD DR
CHESAPEAKE VA 23321

962361011
JOHN FREDERICK DEROBERTIS
45976 CAMINO RUBI
TEMECULA CA 92592

962361012
ANTHONY SCOTT ROWLEY
45986 CAMINO RUBI
TEMECULA CA 92592

962361018
JENNYLYNN LEJANO SAYO
45929 CORTE MISLANCA
TEMECULA CA 92592

962362002
KEITH E. MARLOW
45904 CORTE MISLANCA
TEMECULA CA 92592

962362003
BRIAN P. SHARP
45914 CORTE MISLANCA
TEMECULA CA 92592

962362008
PATRICK T. LANE
45964 CORTE MISLANCA
TEMECULA CA 92592

962362011
JAVIER MURILLO
45994 CORTE MISLANCA
TEMECULA CA 92592

962363007
ROBERT ERLING
32913 CAMINITO LORCA
TEMECULA CA 92592

962363006
RYAN CRAIG
45904 PROVENZANO WAY
TEMECULA CA 92592

962363012
MEHRDAD SHAHABI
743 SHARON RD
ARCADIA CA 91007

962413006
DAVID ALAN COVER
878 GENOA WAY
SAN MARCOS CA 92078

962413010
PHANTHONG VONGSA
32972 MONTE DR
TEMECULA CA 92592

962413013
PINGXI MA
27 LARKMEAD
ALISO VIEJO CA 92656

962420014
MARK D. NANZER
33037 MONTE DR
TEMECULA CA 92592

962420015
JAMES E. GRINESTAFF
33017 MONTE DR
TEMECULA CA 92592

962420023
JEFFREY RICE
46089 GALAXY CT
TEMECULA CA 92592

962421031
JEFFREY J. ELMS
38374 RAINBOW HEIGHTS PL
FALLBROOK CA 92028

962421043
ELIZABETH MACHADO
163 LINDELL AVE
EL CAJON CA 92020

962422001
RODERICK BUENO BAGGAO
33128 ROMANCE PL
TEMECULA CA 92592

Applicant/Owner:

AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Applicant/Owner:

AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Engineer/Rep:

AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Engineer/Rep:

AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Owner:

Mehrban and Dilshad Yazdani
14865 Greenbrae St
Irvine, CA 92604

Owner:

Mehrban and Dilshad Yazdani
14865 Greenbrae St
Irvine, CA 92604

Non-County Agencies:

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CZ07862/TR36784

Project Title/Case Numbers

Gabriel Villalobos
County Contact Person

951-955-6184
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Road Arsalan
Project Applicant

750 S. Lincoln Avenue, Suite 104-167 Corona, CA 92882
Address

The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislanca.
Project Location

CHANGE OF ZONE NO. 7862 is a proposal to alter the zoning classification of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1). TENTATIVE TRACT MAP NO. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,406.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

*Project Planner
Title*

Date

Date Received for Filing and Posting at OPR: _____



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number(s): CZ2000014

Environmental: No Further CEQA Analysis Required, Section 15162 – Previous EIR 376

Area Plan: Harvest Valley/Winchester

Zoning Area/District: Winchester Area


Supervisory District: Third District

Project Planner: Deborah Bradford

Project APN(s): 461-220-031, 461-220-032, and 461-220-033

Applicant(s): Jeff Dinkin

Representative(s): Webb Associates, Fayres Hall



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2000014 (CZ2000014) is a proposal to establish the legal boundaries of Planning Areas 1 through 6 within Specific Plan No. 288 (The Crossroads in Winchester). The Project site is comprised of 50.35 gross acres.

The above as described is hereafter referred to as the “Project” in this staff report.

The Project site is located north of Domenigoni Parkway, south of Olive Avenue and Salt Creek, east of Rice Road, and west of Winchester Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 376** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000014, to establish the boundaries of Planning Area 1-6 within Specific Plan No. 288 (The Crossroads in Winchester) subject to adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	The Crossroads in Winchester Specific Plan No. 288
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Open Space-Conservation (OS-C), Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan.
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Recreation (OS: R)
East:	Community Development: Public Facilities (CD: PF)
South:	Community Development: Commercial Retail (CD: CR), Community Development: High Density Residential (CD: HDR), and Open Space: Recreation (OS: R)
West:	Open Space: Recreation (OS: R) and Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Specific Plan (The Crossroads in Winchester Specific Plan No. 288)
Proposed Zoning Classification:	Specific Plan (The Crossroads in Winchester Specific Plan No. 288, Planning Areas 1 through 6)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Specific Plan (SP)
West:	Specific Plan (SP)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land

South:	Vacant Land
West:	Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	50.35 gross acres	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – #146 – Lakeview/Nuevo/Romoland/Homeland
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate - SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map



Figure 2: Aerial of Project Site

PROJECT BACKGROUND AND ANALYSIS

Background:

The Crossroads in Winchester Specific Plan No. 288 was adopted by the Riverside County Board of Supervisors on April 29, 1997 by Resolution No. 97-091. Specific Plan No. 288 included a mix of residential and non-residential land uses on a 222-acre project site. At build-out, Specific Plan No. 288 would have provided a maximum of 791 homes with a mix of residential product types ranging in density from 3.9 to 7.0 dwelling units per acre, with an average density of 3.6 dwelling units per acre. Other non-residential land uses included commercial retail, parks, and open space. In November 2005, Amendment No. 1 to Specific Plan No. 288 was initiated in order to revise the land use concept and add an additional 15 acres of property not originally included as a part of Specific Plan No. 288. However, Amendment No. 1 was subsequently withdrawn and, thus, never approved by the County.

The Crossroads in Winchester Specific Plan Amendment No. 2 proposed to modify certain land uses, as well as modify the Specific Plan boundary to include an additional 15-acre parcel. The total acreage of the Specific Plan is 243.4 acres; the difference in size between Specific Plan No. 288 (222 acres) and the proposed Amendment No. 2 (to include an additional 15 acres) is 6.4 acres. The 6.4-acre discrepancy is a result of prior calculations that were taken from property lines rather than center lines, and changes in alignments to Rice Road. Amendment No. 2 updated the Specific Plan boundary to accurately reflect these changes.

The Crossroads in Winchester Specific Plan Substantial Conformance No. 1 and associated Change of Zone No. 7947 proposed modifications to the Specific Plan Zoning Ordinance text associated primarily with the Planning Areas located south of Domenigoni Parkway and associated with Tentative Tract Map

No. 37119. The Specific Plan Substantial Conformance, Change of Zone, and Tentative Tract Map were approved on February 27, 2018.

The Crossroads in Winchester includes a range of amenities including: 32.5 acres of commercial uses, three parks totaling 13.7 acres, one passive park totaling 4.0 acres and 44.1 acres of natural open space and passive recreational components. The residential component of the Specific Plan as amended provides for a maximum of 925 units to be constructed on 111.8 acres of the 243-acre site for an overall average residential density of 3.7 dwelling units per acre (du/ac). A total of two development phases are planned through Project build-out.

On July 20, 2020, Change of Zone No. 2000014 was submitted to the County of Riverside. This Change of Zone was submitted to implement condition of approval 30. PLANNING. 25 of Specific Plan No. 288 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of The Crossroads in Winchester Specific Plan as amended. The allowable uses or development standards will not be changing as a part of this Change of Zone.

There are no issues of concern for this item. The proposed Change of Zone No. 2000014 site is within the boundaries of The Crossroads in Winchester Specific Plan which was analyzed by certified Environmental Impact Report No. 376 (EIR No. 376). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 376. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2000014 will not result in any new significant environmental impacts not identified in certified EIR No. 376. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 376, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Change of Zone No. 2000014 is providing legal descriptions defining the boundaries of certain planning areas of The Crossroads in Winchester Specific Plan No. 288. This requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of The Crossroads in Winchester Specific Plan as they were amended.

- a. The subject site was included within the project boundary analyzed in EIR No. 376; and,
- b. There are no changes to the mitigation measures included in EIR No. 376; and
- c. Change of Zone No. 2000014 does not propose any changes to the approved The Crossroads in Winchester Specific Plan No. 288 analyzed in EIR No. 376.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Open Space-Conservation (OS-C), Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan.
2. The Project site has a Zoning Classification of Specific Plan (The Crossroads in Winchester Specific Plan No. 288). The Specific Plan zone is consistent with the land use designations of the General Plan and Specific Plan No. 288.
3. The Project site is located within the Highway 79 Policy Area. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. The Crossroads in Winchester has conducted such an analysis with the previous Amendment No. 2 to the Specific Plan, and is consistent with the Highway 79 Policy Area requirements. The Project as proposed will not result in a change to the analysis previously provided for in the adopted Specific Plan No. 288.

Change of Zone:

1. Change of Zone No. 2000014 is a proposal to only establish the boundaries of Planning Areas 1 - 6 within Specific Plan No. 288 (The Crossroads in Winchester). The allowable uses and/or development standards within Specific Plan No. 288 will not be changing as a part of this Change of Zone.

Other Findings:

1. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The original Specific Plan when it was approved was required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B. The Project remains consistent with this finding.
2. EIR No. 376 prepared for the Specific Plan No. 288 determined that with adherence to existing regulations and implementation of mitigation measures, substantial damage to the environment or the injury to any fish, wildlife, or habitat would not occur. The proposed Change of Zone No. 2000014 only establishes the boundaries of Planning Areas 1-6 within Specific Plan No. 288, and will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Fire Findings:

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a moderate fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. This Project is a change of zone to establish the legal boundaries of Planning Areas 1-6 of Specific Plan No. 288 and no development projects such as tentative maps, use permits or building permits are a part of this Project; therefore, no notification is required. Should a development project, or building permits be

required at a later time the Director of the Department of Forestry and Fire Protection or their designee would be notified.

- a. Fire protection and suppression services will be available for the project sites through Riverside County Fire Department.
- b. The proposed change of zone is not attached to a development project. Currently the Project site and the overall Project boundaries of the Specific Plan have been conditioned to ensure that the areas proposed for development have accessibility available for emergency vehicles. Should an expansion of the uses from what is currently proposed the Project would be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

Conclusion:

1. For the reasons discussed above, as well as the information provided in EIR No. 376, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

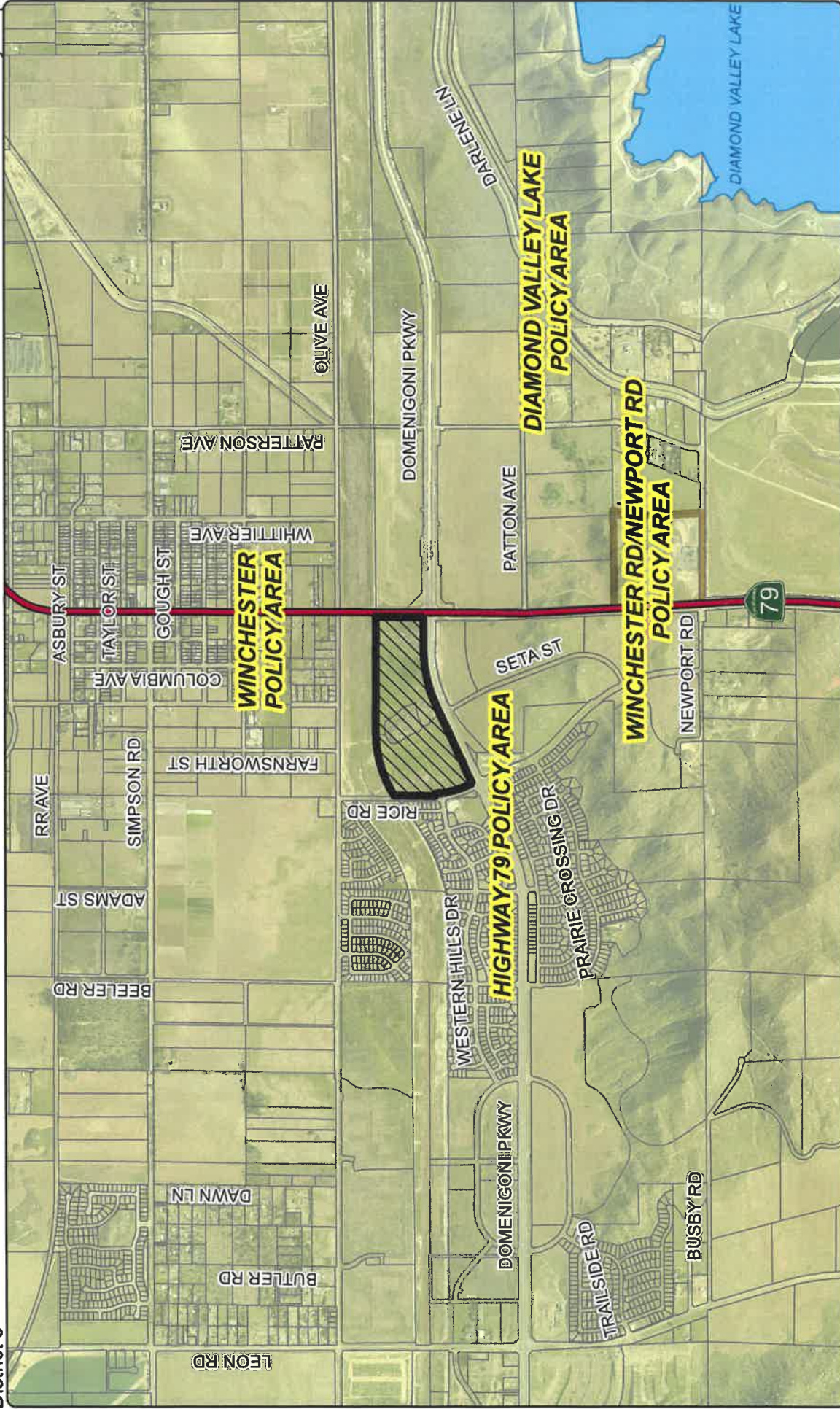
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000014
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 08/19/2020
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)865-4777 (Eastern County) or Website: <http://www.riversideca.gov>

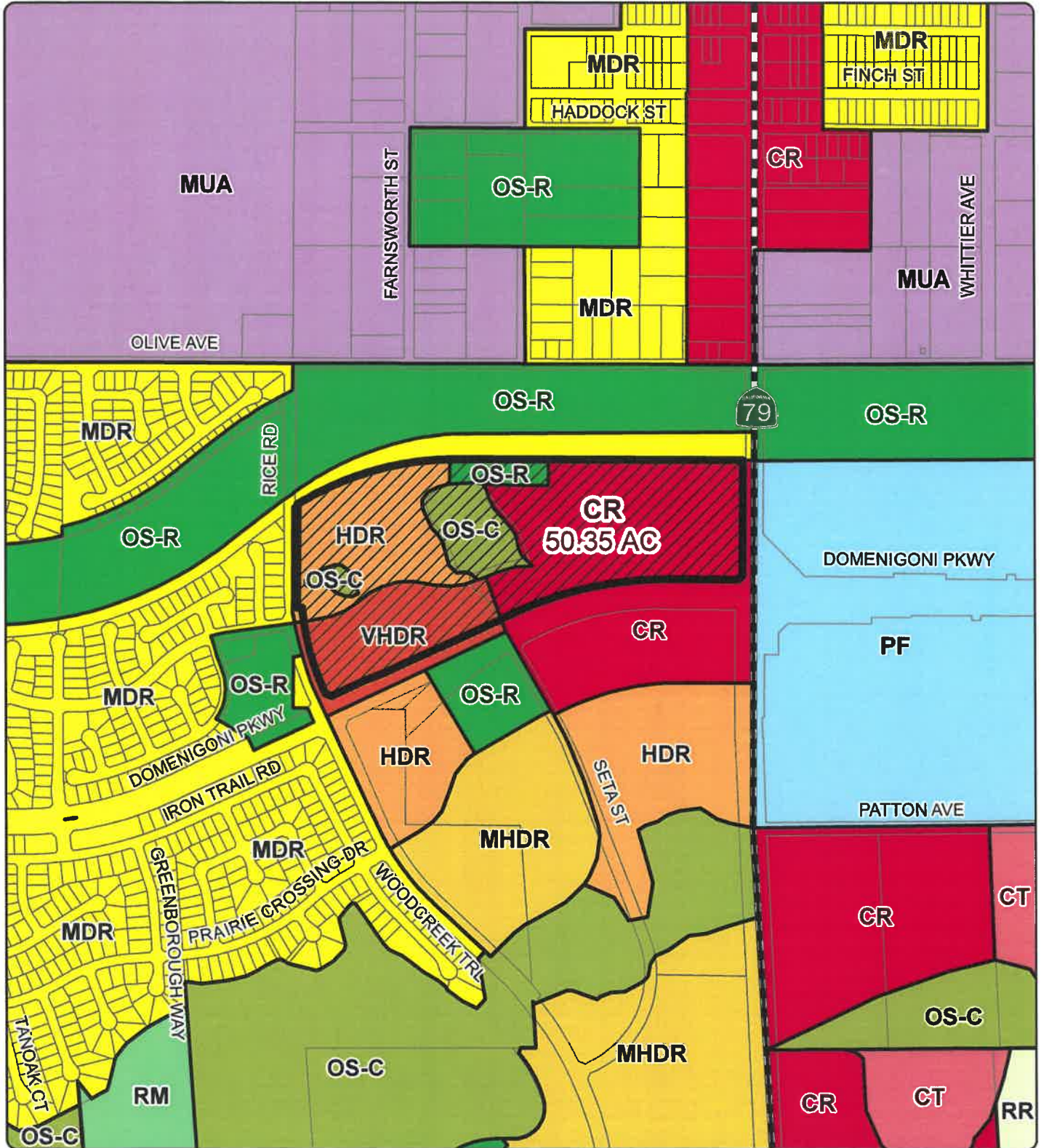
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000014

EXISTING GENERAL PLAN

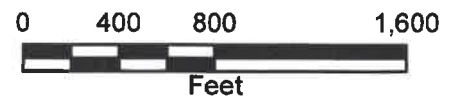
Supervisor: Washington
District 3

Date Drawn: 08/19/2020
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdma.org>

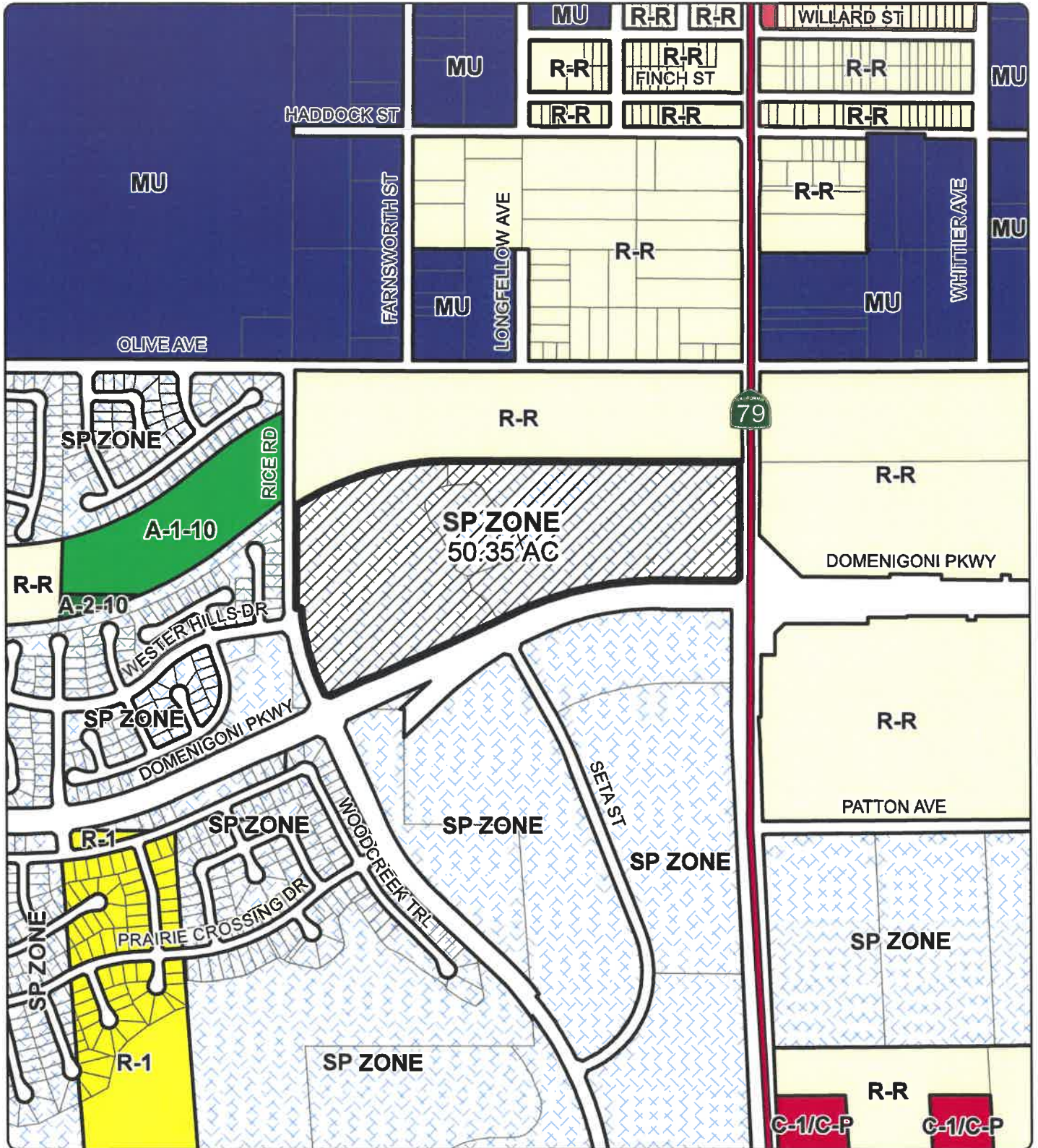
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ200014

PROPOSED ZONING

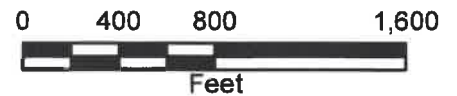
Supervisor: Washington
District 3

Date Drawn: 08/19/2020
Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

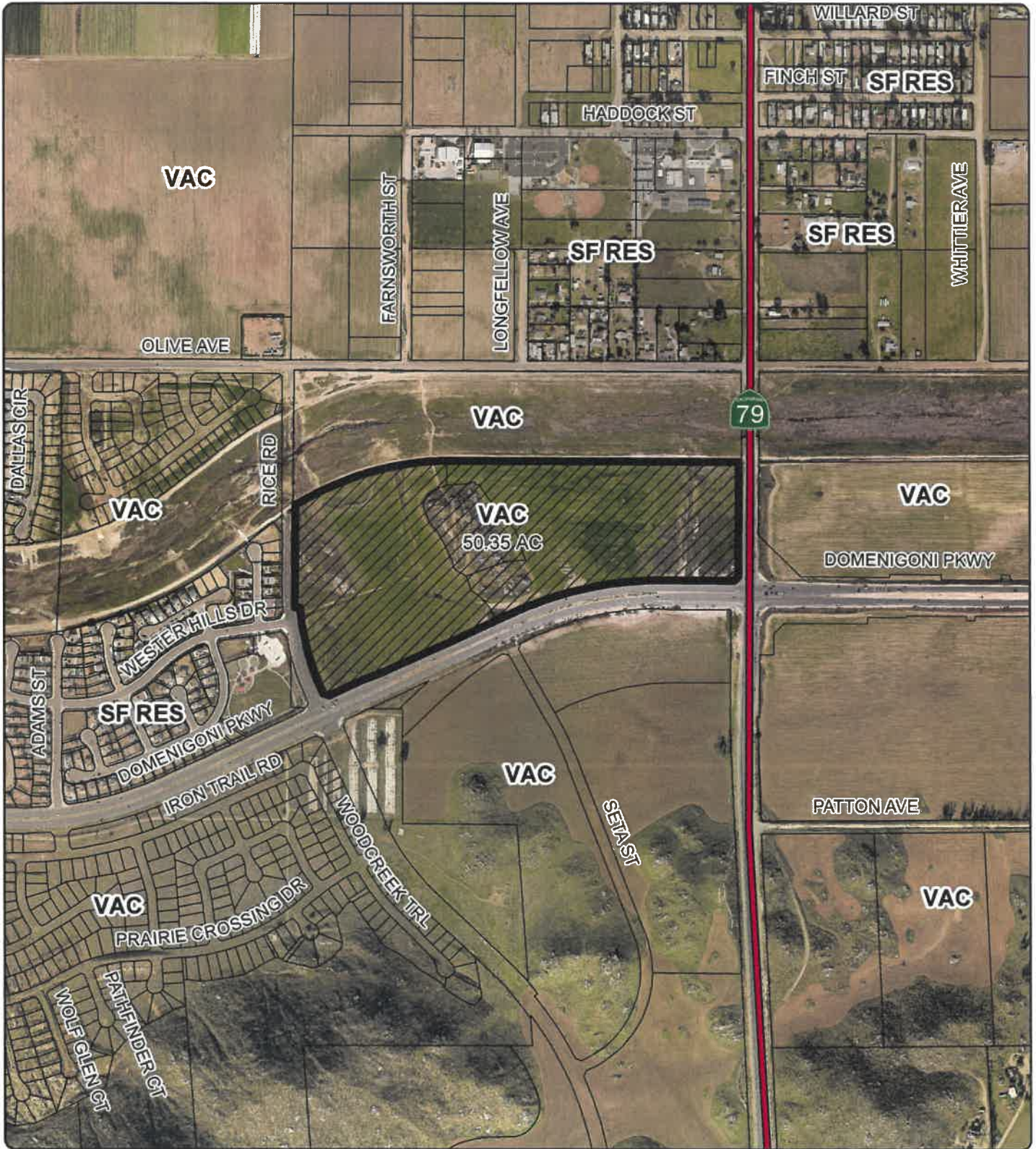
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000014

LAND USE

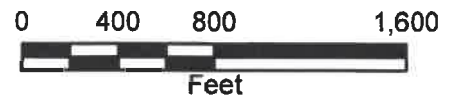
Supervisor: Washington
District 3

Date Drawn: 08/19/2020
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

CHANGE OF ZONE PROPOSAL:

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

Planning Review Only Change of Zone*

*There are three different situations where a "Planning Review Only Change of Zone" will be accepted:

IF APPLICABLE, CHECK ONE:

Type 1: *Used to legally define Planning Areas boundaries within a Specific Plan.*

Type 2: *Used to establish or modify a SP zoning ordinance text within a Specific Plan.*

Type 3: *Used when a Change of Zone application was conditioned for in a prior application.*

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Zone Change, referencing the existing and the proposed Zoning Classification(s)

Type 1 Change of Zone to define planning boundaries for Planning Areas 1 through 6 of The Crossroads in Winchester Specific Plan No. 288 per SP288 Condition of Approval No. 30 Planning 25 SP – PA Procedures.

STEP 2: This completes the required information on this Change of Zone Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Change of Zone](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_CZ.docx
Created: 07/01/2015 Revised: 03/04/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Variance	<input type="checkbox"/> Solar Power Plant
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Determination of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): Diamond Valley, LLC

Contact Person:	Jeff Dinkin c/o Hannah Woskow		
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:	hwoskow@regentproperties.com		
Mailing Address:	12100	Wilshire Blvd	Suite 1750
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	Los Angeles	CA	90025
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:	(310) 806-9823	Mobile Phone No.:	

Engineer/Representative Contact, if any: Albert A. Webb Associates

Contact Person:	Fayres		Hall
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:	fayres.hall@webbassociates.com		
Mailing Address:	3788	McCray Street	
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	Riverside	CA	92506
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:	(951) 320-6085	Mobile Phone No.:	(951) 830-3935

Property Owner Contact: Diamond Valley, LLC

Contact Person:	Jeff Dinkin c/o Hannah Woskow		Dinkin
	<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address:	hwoskow@regentproperties.com		
Mailing Address:	12100	Wilshire Blvd	Suite 1750
	<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
	Los Angeles	CA	90025
	<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:	(310) 806-9823	Mobile Phone No.:	

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220-031, -033

Approximate Gross Acreage: 50.35

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

Government Code Section 65962.5.(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the Cal EPA's Cortese List Data Resources webpage and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer – Airport Layers)

(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed)

(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 03/18/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

Jeff Dinkin
Printed Name of Applicant


Signature of Applicant

6/3/2020
Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are NOT required for the following applications or requests:	
Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Applicant-Property Owner Signature Form

Diamond Valley LLC, C/O Jeff Dinkin
Printed Name of Property Owner


Signature of Property Owner

6/3/2020
Date Signed

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed **Additional Property Owner Signature Form(s)** for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:

Assessor's Parcel Number(s):
461-220-033

Approximate Gross Acreage: 25.48

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 2000014 – No New Environmental Document Required – CEQ200050 – Applicant: Jeff Dinkin c/o Hannah Woskow – **Engineer/Representative:** Webb Associates/Fayres Hall – **Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan:** High Density Residential (GP-HDR) – Very High Density Residential (VHDR) – **Commercial Retail (CR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R)** as reflected in the Specific Plan Land Use Plan – **Zoning:** Specific Plan (The Crossroads in Winchester Specific Plan No.288) **Planning Areas – 1 - 6 – Location:** Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Winchester Road – **50.35 Acres – REQUEST:** Change of Zone No. 2000014 proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester).

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 23, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford/P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 19, 2020,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ2000014 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

461321001
JOSEPH A. VACCARINO
29420 WYATT EARP WAY
WINCHESTER CA 92596

461321010
JACOB J. FLATTERY
29413 BIG COUNTRY CT
WINCHESTER CA 92596

461220031
DIAMOND VALLEY
735 N WATER ST STE 790
MILWAUKEE WI 53202

461220032
PECHANGA BAND OF LUISENO INDIANS
P O BOX 2183
TEMECULA CA 92593

461321011
NICHOLAS ALEXANDER BELL
29401 BIG COUNTRY CT
WINCHESTER CA 92596

461330024
LA TORRE MARTINEZ DANIEL DE
32357 TYRON SMITH CT
WINCHESTER CA 92596

461321014
BRIAN JOHN HOGENCAMP
29430 BIG COUNTRY CT
WINCHESTER CA 92596

461321019
JOHN J. RIVERA
32474 ROMAN WARREN WAY
WINCHESTER CA 92596

461330014
DANIEL RODRIGUEZ
29370 WYATT EARP WAY
WINCHESTER CA 92596

461330029
PATRICK GILMORE BANDRIL
32388 TYRON SMITH CT
WINCHESTER CA 92596

461330031
CARTER WAYNE SMITH
PO BOX 239
ESCONDIDO CA 92033

462120027
OSCAR MONROY
P O BOX 223
WINCHESTER CA 92596

462120028
PEDRO LOPEZ CORBERA
32816 OLIVE AVE
WINCHESTER CA 92596

462120029
ROSA M. CRUZ
32826 OLIVE AVE
WINCHESTER CA 92596

462120043
MARCIA MONROY
28966 LONGFELLOW ST
WINCHESTER CA 92596

462120050
RUTILIO PEREZ
P O BOX 436
WINCHESTER CA 92596

461320005
JACENTA CHRYSTAL SIMS
32395 ROMAN WARREN WAY
WINCHESTER CA 92596

461320007
SHAWN ANDERSON
32371 ROMAN WARREN WAY
WINCHESTER CA 92596

461321006
TERRY LEE FAZEKAS
29461 BIG COUNTRY CT
WINCHESTER CA 92596

461321012
RUEBEN JAMES DAVIS
29406 BIG COUNTRY CT
WINCHESTER CA 92596

461330026
EUGENE PIERSON
32352 TYRON SMITH CT
WINCHESTER CA 92596

461340002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

462120037
JACQUELYNN C. RIGNEY
32810 OLIVE AVE
WINCHESTER CA 92596

461320001
ROLAND MICHAEL MINA
32443 ROMAN WARREN WAY
WINCHESTER CA 92596

461320002
SPENCER PADEN JOHNSON
32431 ROMAN WARREN WAY
WINCHESTER CA 92596

461321003
ELVIRA MARTINEZ
29444 WYATT EARP WAY
WINCHESTER CA 92596

461321015
NICHOLIS ARMUN KALANTAR-HORMOZY
29442 BIG COUNTRY CT
WINCHESTER CA 92596

461321020
SANDRO VEGA ALVAREZ JOSE
32486 ROMAN WARREN WAY
WINCHESTER CA 92596

461330015
DALYN CHIET
29358 WYATT EARP WAY
WINCHESTER CA 92596

461330018
NICHOLAS MICHAEL CARCIONE
29322 WYATT EARP WAY
WINCHESTER CA 92596

461330019
SHELDON WILLIAMS
29310 WYATT EARP WAY
WINCHESTER CA 92596

461330021
KENNETH HYLTON
32393 TYRON SMITH CT
WINCHESTER CA 92596

461330030
EDSON SOUZA
32400 TYRON SMITH CT
WINCHESTER CA 92596

461321004
MAGDALENA ASCENCIO
29456 WYATT EARP WAY
WINCHESTER CA 92596

461321008
OLIVIA ROQUE SAN DIEGO MA
40241 LOMBARDY ST
TEMECULA CA 92591

461321009
MARVIN T. NAGAL
29425 BIG COUNTRY CT
WINCHESTER CA 92596

461321017
ANTHONY LYNN MCCAULEY
32450 ROMAN WARREN WAY
WINCHESTER CA 92596

461340001
ROBERT SALAS DELGADO
32424 TYRON SMITH CT
WINCHESTER CA 92596

461220009
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

462120013
BECKER THERESA A
272 DEL MAR CT
SAN LUIS OBISPO CA 93405

462120054
MARCIA MONROY
P O BOX 223
WINCHESTER CA 92596

462120055
TERRY L. BUTTS
895 N 5TH ST NO B303
JACKSONVILLE OR 97530

461320004
DONALD ROTHAN REID
32407 ROMAN WARREN WAY
WINCHESTER CA 92596

461320006
KYLE JORDAN GARCIA
32383 ROMAN WARREN WAY
WINCHESTER CA 92596

461330017
CHRISTOPHER RYAN BABER
29334 WYATT ERP WAY
WINCHESTER CA 92596

461340020
VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

461330023
ZACHARY ISAAC WINN
32369 TRYON SMITH CT
WINCHESTER CA 92596

461330025
ROBERT W. REED
32345 TRYON SMITH CT
WINCHESTER CA 92596

461330027
CARLO GALANG CARANTO
32364 TYRON SMITH CT
WINCHESTER CA 92596

461330028
DERWIN LOUIS HENRRIQUEZ
32376 TYRON SMITH CT
WINCHESTER CA 92596

462120034
ATTALLAH ABDALLAH
15170 FROST AVE
CHINO HILLS CA 91709

462120036
ROMAN PRECIADO
2105 MONTECITO RD
RAMONA CA 92065

462120069
OSCAR CURIEL ALVAREZ JOSE
28820 LONGFELLOW AVE
WINCHESTER CA 92596

462120038
LIN CAPITAL 2010
1515 LOWER PASEO L CRESTA
PALOS VERDES EST CA 90274

461520014
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

463130006
MATTHEW SENTAK
33180 OLIVE AVE
WINCHESTER CA 92596

465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

463130001
BONAM INC
25945 BLASCOS
MISSION VIEJO CA 92691

462120052
SUZANN LEE MYQUE JEFFERS
32900 OLIVE AVE
WINCHESTER CA 92596

462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

462120026
ROBERTA J. MAHONEY
28950 LONGFELLOW AVE
WINCHESTER CA 92596

462120030
ROBERT LARA
P O BOX 763
WINCHESTER CA 92596

462120049
JAVIER CASTILLO
32870 OLIVE AVE
WINCHESTER CA 92880

462120063
JAMIE HARJO
32910 OLIVE AVE
WINCHESTER CA 92596

461320003
OSCAR CASTELLON BECERRA
29135 PAPERFLOWER LN
MENIFEE CA 92584

461321002
ASHLEE DRAKE
29432 WYATT EARP WAY
WINCHESTER CA 92596

461321005
CLODELIA ABALOS BUENAVENTE
29468 WYATT EARP WAY
WINCHESTER CA 92596

461321007
RYLAN WILLIAM INGRAM
29449 BIG COUNTY CT
WINCHESTER CA 92596

461321018
A BADILLO OLGUIN JOSE
32462 ROMAN WARREN WAY
WINCHESTER CA 92596

461321021
NINA MARIE ADELAN
32498 ROMAN WARREN WAY
WINCHESTER CA 92596

462090001
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

461321013
RAYMUNDO NAPOLES
29418 BIG COUNTRY CT
WINCHESTER CA 92596

461321016
KIM N. LA
29454 BIG COUNTRY CT
WINCHESTER CA 92596

461220013
DOMENIGONI PLAZA LP
P O BOX 1958
CORONA CA 92878

461330016
NICHOLAS G. WIENKE
29346 WYATT EARP WAY
WINCHESTER CA 92596

461330020
ROBERT M. MAHR
324605 TYRON SMITH CT
WINCHESTER CA 92596

461330022
JEFFREY PAUL GAY
32381 TYRON SMITH CT
WINCHESTER CA 92596

461200038
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461220014
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92562

Jeff Dinkin
c/o Hannah Woskow
12100 Wilshire Blvd., Suite 1750
Los Angeles, CA 90025

Jeff Dinkin
c/o Hannah Woskow
12100 Wilshire Blvd., Suite 1750
Los Angeles, CA 90025

Fayres Hall
c/o Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

Fayres Hall
c/o Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 2000014

Project Title/Case Numbers

Deborah Bradford

County Contact Person

951.955.6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Jeff Dinkin c/o Hannah Woskow

Project Applicant

12100 Wilshire Blvd., Suite 1750, Los Angeles, CA 90025

Address

North of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road

Project Location

Change of Zone 2000014 proposes to establish the boundaries of Planning Areas 1 - 6 within Specific Plan No. 288 (The Crossroads in Winchester). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No.376 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which is incorporated by reference. CZ2000014 will not result in any new significant environmental impacts not identified in the certified EIR No. 376. CZ2000014 will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 376, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ2000014 is defining the Planning Area boundaries and zoning of the subject site which was included within the project boundary analyzed in EIR No. 376, and CZ2000014 does not propose any changes to Specific Plan No. 288 area as analyzed in EIR No. 376.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number(s): SMP00159R2
EA No.: 43079
Area Plan: San Jacinto Valley
Zoning Area/District: Hemet-San Jacinto District
Supervisory District: Fifth District
Project Planner: Jay Olivas
Project APN(s): 423-240-001, 422-240-007,
 422-240-008, 423-240-018,
 423-240-019, 423-240-020,
 423-240-021, 423-240-022,
 423-240-023, 423-240-024,
 and 424-190-001, 424-190-002

Applicant(s): Chandler Aggregates, Inc.

Representative(s): Todd Pendergrass



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Surface Mining Permit No. 159 Revision No. 2 is a proposal to accommodate an expansion in areas subject to mining activities on-site from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site ("Expanded Disturbance Area", or "EDA") of 54.5 acres ("Project"). The Gilman Springs Mine ("Mine") encompasses approximately 1,021.4 acres. Additionally, SMP 159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site's utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine's aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site's 1,000,000-ton annual limit. Additionally, and in conformance with the Surface Mining and Reclamation Act of 1975 (SMARA) and Ordinance No. 555), SMP 159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes to revise the Mine's timing restrictions for mining activities within 300-feet of the Mine's boundaries from between between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holiday's,

to 24-hours per day, seven days per week including Sundays and federal holidays, within the Controlled Development Areas (W-2) zone. The proposed surface mining revision proposes a 50-year life of permit until December 31, 2070.

The site location is northeast of the intersection of Gilman Springs Road at Bridge Street within the San Jacinto Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT Planning Commission Resolution No. 2020-012 CERTIFYING the ENVIRONMENTAL IMPACT REPORT (EIR), adopting environmental findings pursuant to the California Environmental Quality Act, and adopting a Mitigation Monitoring and Reporting Program; and,

APPROVE SURFACE MINING PERMIT NO. 159 REVISION NO. 2, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space (OS)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space: Rural (OS:RUR) and Open Space: Mineral Resources (OS:MIN)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Rural (OS:RUR)
East:	Open Space: Mineral Resources (OS:MIN) and Open Space: Conservation Habitat (OS:CH)
South:	Agriculture: Agriculture (AG:AG); Open Space Rural (OS:RUR)
West:	Open Space: Rural (OS:RUR) and Open Space: Conservation (OS:C); Rural Residential
Existing Zoning Classification:	Controlled Development Areas (W-2) and Mineral Resources & Related Manufacturing (M-R-A)
Proposed Zoning Classification:	N/A

Surrounding Zoning Classifications	
North:	Manufacturing Heavy (M-H) and Medium Manufacturing (M-M)
East:	Controlled Development Areas (W-2)
South:	Heavy Agriculture 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2), Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) and Residential Agricultural 20 Acre Minimum (R-A-20)
Existing Use: Surface Mine	
Surrounding Uses	
North:	Vacant Land
South:	Farm Land
East:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1,021.4 Acres. Total to be disturbed is 204.9 acres.	
Existing Project Site Area (SQFT):	150.4 Acres	
Proposed Additional Project Site Area (SQFT):	54.5 Acres	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes – Riverside County Flood Control
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low and Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone and San Jacinto Fault Zone
Fire Zone:	Yes – High and Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Numbers: 1591, 1592, 1653, 1687, 1688, 1692 1763, 1784, 1785,1793, 1881 and 1882
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Previously Approved Projects

The original mining permit for this site SMP00159 was approved by the Board of Supervisors on June 9, 1987. The original approval was to allow for the mining and processing of aggregate and other rock materials including concrete and asphalt batch plant operations on 85 acres over 25 to 50 year life of the mine. A revision to the original mining permit, SMP00159R1, to expand the mine by 65 acres and extend the life of the mining permit for 30 years was approved on November 15, 1999. The revision extended the life of the mining permit to 2029. In 2006, a substantial conformance was approved to add a 600 square foot office trailer and relocate an electrical control trailer and add a new truck scale.

The new Mine revision was forwarded for formal review and comment by the Department of Conservation, Division of Mine Reclamation (DMR) as required by SMARA. A letter from DMR was received in regards to the circulated Draft EIR on March 11, 2020 which indicated no comments at this time. A subsequent email communication was received from DMR on March 12, 2020 concerning the associated Reclamation Plan checklist. Planning staff responded on March 24, 2020 to DMR with email communication with attached Reclamation Plan Content checklist, with staff's acknowledgement that the checklist provided satisfactory plan content, therefore the matter was resolved.

Additionally, DMR submitted an email communication on May 6, 2020 acknowledging the County's timely response to the DMR's comments regarding the Gilman Springs Mine (33-0019) proposed Reclamation Plan Amendment (RPA) and DMR performed a subsequent review of the revised Slope Stability Analysis (2019), revegetation plan, CEQA documents, and Riverside County ordinances regarding IDEFO operations and provided no further comments to the County. DMR also requested a 30-day notice that the County intends to approve the RPA which was provided on August 20, 2020, as well as County certification of the Final Environmental Impact Report for this project.

Site Characteristics

The Mine encompasses approximately 1,021.4 acres, and consists of Assessor Parcel Numbers (APNs) 422-240-(007, 008), 423-240-(001, 018, 019, 020, 021, 022, 023, 024), and 424-190-(001, 002). The Mine is located in the northwestern portion of unincorporated Riverside County. The Mine is southeast of the City of Moreno Valley, southwest of the City of Beaumont, and north of the City of San Jacinto. The Mine is approximately 3.0 miles south of the State Route-60, approximately 11.5 miles east of Interstate-215, and approximately 5.9 miles east of the Lake Perris State Recreation Area. Specifically, the Mine is located to the northeast of the intersection of Gilman Springs Road at Bridge Street.

Mining operations are currently permitted by Surface Mining Permit No. 159, Revision No. 1 (SMP 159R1) on approximately 150.4 acres of the approximately 1,021.4 acre property. The Surface Mine primarily consists of stockpiles, excavated mining pits, interior unpaved roads, and support equipment for aggregate mining operations, with a drainage basin located in the southern portion of the site. The remaining approximately 887.1 acres of the property consist of undeveloped areas. To the north of the Mine is open space that was historically used by Grand Central Rocket Company and Lockheed Propulsion Company for rocket motor testing operations and small rocket motor assembly; to the east is open space and the Lamb Canyon Landfill; immediately to the south is open space, beyond which is Gilman Springs Road and agricultural uses; and to the west is open space, a single-family residence, and Gilman Springs Road, beyond which are agricultural uses and open space.

Department of Conservation's Division of Mine Reclamation (DMR) Compliance

DMR sent a letter on March 11, 2020, which states that DMR "required contents chart: Pursuant to PRC Section 2772(b), reclamation plans must include a chart identifying the specific location in the reclamation plan where the content meets the requirements of SMARA statutes and regulations. The lead agency should ensure the information listed above is included in the proposed reclamation plan to be considered complete pursuant to PRC Section 2772. I (b) (1)." The County of Riverside responded on March 24, 2020, with required contents chart: Pursuant to PRC Section 2772(b), reclamation plans must include a chart identifying the specific location in the reclamation plan where the content meets the requirements of SMARA statutes and regulations in a response letter to DMR.

Assembly Bill 52

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all the tribes within the project's vicinity on February 7, 2018. Consultations were requested by Pechanga Cultural Resources Department, Soboba Band of Luiseño Indians, Morongo Cultural Heritage Program, Twenty-Nine Palms Band of Mission Indians and the Rincon Band of Luiseño Indians. The San Manuel Band of Mission Indians responded in a letter dated February 8, 2018 stating that the tribe had no concerns. No response was received from Pala Band of Mission Indians, Colorado River Indian Tribes (CRIT), Quechan Indian Nation, Ramona Band of Cahuilla Indians or the Cahuilla Band of Indians.

Consultation was initiated with Pechanga on February 21, 2018 and on this day the cultural report was provided to the tribe. On February 23, 2018 the project exhibits were provided to the tribe. On March 13,

2018 both the report and exhibits were again provided to the tribe. During a March 28, 2018 consultation meeting the tribe told planning that they would provide language to be included in the environmental document. On November 8, 2018 an email was sent to Pechanga asking for the language. There was no response and a follow-up email was sent February 20, 2019. Again there was no response and another email was sent asking for the language on June 17, 2019. There was no response and a consultation concluded letter was sent to the tribe on November 20, 2019.

Soboba requested consultation in a letter dated March 8, 2018 and consultation was initiated on March 21, 2018. A site visit was made and the conditions of approval were provided to the tribe on April 26, 2018. Consultation was concluded by Soboba on March 12, 2019.

Morongo requested consultation in a letter dated February 12, 2018. Consultation was initiated and the report and exhibits were sent to the tribe on February 13, 2018. The conditions of approval were sent to Morongo on April 26, 2018 and consultation was concluded by Mo9rogo on November 7, 2018.

The Twenty-Nine {palms Band requested to consult in a letter dated March 8, 2018. The report was provided to the tribe on March 14, 2018 and a meeting was held on November 19, 2018. The conditions of approval were provided to the tribe and consultation was concluded on December 5, 2018.

The Rincon Band of Luiseno Indians requested to consult in a letter dated March 7, 2018. The conditions of approval were sent to the tribe on February 20, 2019 and consultation was concluded the same day.

File No. Surface Mining Permit No. 159 Revision No. 2 was submitted to the County of Riverside on October 31, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Environmental Impact Report (EIR) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and EIR represent the independent judgment of Riverside County. The IS was distributed for a 30-day public review period from March 16, 2018 to June 14, 2018 pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines and the EIR was circulated for a 45-day public review period from January 27, 2020 to March 12, 2020, per CEQA Guidelines Section 15105. The Initial Study determined that implementation of the Project has the potential to result in significant environmental effects, and a Project EIR, as defined by CEQA Guidelines, Section 15161, is required.

Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality: The Project has an Air Quality threshold of direct significant impact and cumulatively-considerable unavoidable impact. Operational-source emissions with implementation of Mitigation Measure MM 4.2-1 and MM 4.2-2 would continue to exceed the South Coast Air Quality Management District (SCAQMD) regional thresholds for NOX, PM10, and PM2.5. Although the required mitigation would reduce the Project's impacts, it is important to note that more than 50 percent of the Project's NOX emissions would be derived from vehicular activity and more than 95 percent of the Project's PM10 and PM2.5 emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. Accordingly, because mitigation is not available to reduce the Project's operational emissions of NOX, PM10, or PM2.5 to below the SCAQMD regional thresholds, the Project would result in a conflict

with the SCAQMD AQMP. The Project's impacts due to a conflict with the AQMP would be significant and unavoidable on a direct and cumulatively considerable basis.

Even with implementation of the recommended mitigation measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NOX, PM10, and PM2.5. No feasible mitigation measures exist to reduce the Project's emissions of NOX, PM10, or PM2.5 to below a level of significance beyond the mitigation measures and regulatory requirements already identified in subsection 4.2.8 of the EIR.

Greenhouse Gas Emissions: The Project's Greenhouse Gas Emissions would result in a significant and unavoidable cumulatively-considerable impact. The total amount of net new Project-related GHG emissions would total 4,975.49 MTCO₂e per year. Although the Project's level of GHG emissions would not exceed the SCAQMD's industrial screening threshold of 10,000 MTCO₂e per year, for purposes of analysis it is assumed that GHG emission impacts would be significant if the Project were to emit more than 3,000 MTCO₂e/yr, in accordance with the SCAQMD Tier 3 screening threshold for mixed-use developments and the County of Riverside Climate Action Plan. Therefore, the Project's impacts associated with GHG emissions would be cumulatively considerable. EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.2, *Air Quality*, would apply and would help reduce the Project's GHG emissions but not to below a level of significance. However, more than 50 percent of the Project's GHG emissions are derived from vehicle usage. Since neither the Project Applicant nor the County have regulatory authority to control tailpipe emissions, no additional feasible mitigation measures exist that would reduce GHG emissions to levels that are less-than-significant. As such, Project impacts due to GHG emissions would be significant and unavoidable on a cumulatively considerable basis.

Additionally, the County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. As such, it is not possible for the Project to achieve a minimum of 100 points pursuant to the County's CAP Screening Tables, and no feasible mitigation measures exist that would result in Project consistency with the CAP. Therefore, the Project would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the Riverside County CAP.

Transportation: Based on the prior level of service analysis, the Project would result in significant and unavoidable cumulative impacts related to transportation and traffic. Mitigation is proposed for Project impacts to study area intersections, including payment of Development Impact Fee (DIF) fees, Transportation Uniform Mitigation Fee (TUMF) fees, and fair-share monetary contributions for required improvements. However, because it cannot be assured that improvements needed to achieve an acceptable level of service at study area intersections and due to traffic signal warrants would be in place prior to commencement of expanded mining activities as proposed by the Project, the Project's impacts to the facilities identified in Table 5-1 and Table 5-2 of the Project's EIR would be significant and unavoidable in the near-term prior to construction of the required improvements.

The Final EIR document has been posted online with technical appendices as of September 14, 2020. Responses to Comments are included in the posted Final EIR document.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed Project, the following findings are required to be made:

Land Use Findings:

1. The Project site has a General Plan Foundation Component, and land use designation of Open Space: Rural (OS: RUR) and Open Space: Mineral Resources (OS: MIN), and the Project is consistent with the Foundation Component and both land use designations. The Land Use Designation Open Space: Rural (OS: RUR) is applied to remote, privately owned open space areas with limited access and a lack of public services. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species. Open Space: Mineral Resources (OS: MIN) allows for mineral extraction and processing facilities designated on the basis of SMARA. Areas held in reserve for future mining activities also fall under this designation. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals.

The Surface Mine Permit is consistent with General Plan Land Use Policy 27.1 in that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances SMARA as demonstrated in the attached letters received by the California Department of Conservation, Division of Mine Reclamation.

Additionally, the proposed surface mining permit protects lands designated as Open Space-Mineral Resources in accordance with Land Use Policy 27.2 from encroachment of incompatible land uses through buffer zones consisting of existing mountainous terrain that surrounds the entire surface mining area.

In accordance with Land Use Policy 27.3, the proposed surface mining permit protects road access to mining activities with direct improved access from Kennedy Hill Road via Gilman Springs Road, and traffic conflicts are minimized to surrounding properties due to surrounding rural land that is sparsely developed and direct access from Kennedy Hill Road.

This project will be consistent with all applicable Federal laws, State laws and other County requirements.

2. The project site has a Zoning Classification of Mineral Resources and Related Manufacturing (M-R-A) and Controlled Development Areas (W-2) both which are consistent with the Riverside County General Plan Foundation Component and land use designations. Ordinance No. 348, Section 15.1 (F) states that for Controlled Development Areas (W-2) "a mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555 which has not been revoked or suspended," such as this Project.

Ordinance No. 348, Section 12.60., Subsection B.(2), stated that in the zoning classification, Mineral Resources and Related Manufacturing (M-R-A), "Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum,

limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations” are allowed subject to an approved Surface Mining Permit. The proposed use consists of a Surface Mining Operation and there is permitted in the Mineral Resources & Related Manufacturing Zone with an approved Surface Mining Permit. Additionally, the existing on-site asphaltic concrete plant is setback a minimum of 300-feet from adjacent zones other than M-R, M-RA, M-H, and M-M zones.

Both the M-R-A and W-2 zoning allow for mineral extraction provided a Surface Mining Permit has been granted pursuant to SMARA and Ordinance No. 555.

3. The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan. The proposed project is compatible with the surrounding land uses, which consist of vacant land and agricultural development.
4. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 348 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land, nor would the selling of an individual building be appropriate. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 348.
5. The Environmental Impact Report has analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Impact Report (EIR) the design of the surface mining permit would result in significant and unavoidable impacts under the issue areas of Air Quality, Greenhouse Gas Emissions, and Transportation/Traffic, as summarized above. The EIR concludes that with the implementation of mitigation measures and/or standard regulations and design requirements, the Project would result in less-than-significant impacts under the issue areas of Aesthetics, Biological Resources, Energy, Geology/Soils, Historic/Archaeological Resources, Hydrology/Water Quality, Noise, Paleontological Resources, Tribal Cultural Resources, and Utilities/Service Systems. Based on the analysis contained in the EIR, and with exception of the Project’s above-described significant and unavoidable impacts, the Project would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
6. County Geologic Report GEO No. 180007 (Revised), submitted for the project SMP00159R2, APNs 422-240-007, -008; 423-230-008, and 432-240-001, -018 through -024, was prepared by Terracon, and is titled Slope Stability Investigation, Proposed Expansion Area, Chandler Gilman Springs Pit, CA Mine ID 90-33-0019, SMP159R2, Riverside County, California, Terracon Project No. CB195044 dated February 5, 2018. In addition, Terracon has submitted the following revised report: Revised Slope Stability Investigation, Chandler Gilman Springs Pit Proposed Expansion Area, CA Mine ID 90-33-0019 SMP 159R2, Riverside County, California, Prepared for Chandler Aggregates, Inc., Terracon Project No. CB175260 dated April 19, 2019. GEO180007 (Revised) concluded: 1.This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone. 2. No active or potentially fault traces are known to traverse the site and no evidence of onsite faulting was observed during our field reconnaissance and aerial photo review. 3. Based on ground water

elevations at the onsite wells (397 and 522 feet deep), groundwater is not anticipated to be a consideration for the mine expansion. 4. The potential for liquefaction and other shallow groundwater hazards within the reclamation area is considered to be low as further outlined within the Advisory Notification Document (AND) Planning-GEO.1. GEO No. 180007 (Revised) satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes.

Ordinance No. 555 Surface Mining Findings:

1. The proposed Surface Mining Permit No. 159 Revision No. 2 is consistent with the requirements as outlined in Sections 7, 8, and 9 of Ordinance No. 555 (Implementing The Surface Mining And Reclamation Act Of 1975) based on the following:
 - a. The proposed project is to expand the Surface Mining operation from 150.4 acres currently permitted, by adding 54.54 acres to the project, resulting in a total of 204.9 acres to be disturbed. Mineral deposits on site consist of primarily of limestone and granite, which are sold as construction grade aggregate. Tonnages of both the recycling activities and the IDEFO will be included as part of the site's 1,000,000 ton annual limit. Aggregates reserves made possible by the 54.54 acres of expansion area of approximately 30,000,000 tons, and will bring the mine's total remaining reserves to approximately 44,000,000 tons. The mine is expected to have a lifespan of 45 years and an additional 5 years for reclamation until December 31, 2070.
 - b. The locations of the equipment, offices, stockpiles, settling ponds, interim drainage, machinery and waste dumps, parking, and areas to be mined are shown on the Exhibits A and B. The Mine Operator's submitted exhibits demarcate the progression of operations, equipment, offices, stockpiles, settling ponds, interim drainage, machinery and waste dumps and parking, as well as progression of stripping and excavating within the site.
 - c. The mine waste to be produced on site consists of topsoil, overburden, and washed sediment (silt and clay), all of which will be stockpiled and used for revegetation. The silt and clay produced on-site will also be used as a component of the Inert Debris Engineered Fill Operation (IDEFO). Overburden will be stockpiled and used for backfill. The site will be physically reclaimed one year after the end of mining operations (December 31, 2070) except for ongoing revegetation and erosion monitoring and remediation for approximately 5 years or until the revegetation success criteria are achieved. The mining plan depicts the required revegetation as required under Ordinance No. 555.
 - d. Additionally, the proposed project is consistent with Section 9 of Ordinance No. 555 in that the Revised Reclamation Plan (Exhibit B) depicts final grading contours planned upon completion of mining activities on site.
 - e. Additionally, the proposed project further complies with Section 9 or Ordinance No. 555 in that the Revised Reclamation Plan (Exhibit B) indicates methods to be used to reclaim the mine such as delineations of cross sections and elevations of physical characteristics of the land such as reclaimed mine slopes, and cross sections of perimeter roads and perimeter fencing.

Development Standards Findings:

1. The proposed project meets the development standards of the Controlled Development Areas (W-2) Zoning Classification through the following development standards. Pursuant to Section 15.2 of Ordinance No. 348.
 - a. Building Height. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. In no other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height. The building onsite is a modular office that is at the height of approximately 15 feet or less
 - b. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet unless larger minimum lot area and dimensions are specified for a particular area or use. The proposed Surface Mine consists of 1,021.4 acres and the area of disturbance is 150.44 acres and the proposed expansion is 54.5 acres. There are 10 parcels in the W-2 zone portion which range in size from 8.66 acres to 480 acres which exceed 20,000 square feet minimum and therefore comply with this standard. Also, the 10 parcels exceed minimum average lot depth and lot width since the smallest parcel of 8.66 acres (APN 423-240-001) has a lot width of approximately 375-feet and lot depth of approximately 930-feet well above the minimum requirements. .
 - c. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. Animals are not being proposed in this Surface Mine application. This requirement is not applicable with this development.
 - d. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348. The existing office is off a dirt road and there are approximately spaces for 4 vehicles to park immediately adjacent to the existing office. Therefore, the project meets the parking requirement.
2. The proposed project meets the development standards of the existing M-R-A Zoning Classification through the following development standards. Pursuant to Section 12.61 of Ordinance No. 348.
 - a. Lot Area. Not less than five acres gross. The existing M-R-A zoning portion along the southerly project boundary is triangular in shape and is approximately 9.50 acres in compliance with the lot area criteria.
 - b. Lot Width. Not less than 200 feet. The existing M-R-A zoning portion along the southerly project boundary has an average lot width of approximately 371-feet in compliance the lot width criteria.
 - c. Yards. Front, rear, and side, not less than 50 feet for any use permitted except those uses permitted in Section 12.60.A. of Ordinance No. 348; provided further, however, that any structure exceeding 50 feet in height shall have front, side, and rear yard spaces equal to the height of said structure. An existing modular office building of approximately 2,332 square feet complies with minimum 50-foot setbacks.

d. Structure Height. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. An existing modular office building of approximately 2,332 square feet complies with height requirements with an approximate height of 15-feet and does not exceed 50-feet in height.

3. The proposed project meets the development standards of the existing M-R-A Zoning Classification through the following development standards. Pursuant to Section 12.62 of Ordinance No. 348.

A. Noise Suppression. All equipment and premises employed in conjunction with any of the uses permitted in the M-R-A Zone shall be constructed, operated and maintained so as to suppress noise and vibrations which are or may be injurious to persons living on adjoining property. Required compliance with Ordinance No. 847 (Regulating Noise) as outlined in the Advisory Notification Document (AND) Advisory Notification.3 Federal, State, and Local Regulation Compliance addresses this development standard.

B. Roads and Driveways. All roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust. Compliance with AND Planning.10 Planning-SMP Dust Prevention Measure address this development standard.

C. Access Roads. All private access roads leading off any paved public street onto property used for any purpose permitted in Section 12.60.B. or C. of this ordinance shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than three inches in thickness with adequate compacted base material for not less than the first 100 feet of said access road which is complied with based on submitted Exhibit A (Site Plan) and Exhibit B (Revised Reclamation Plan).

D. Air and Water Pollution. All operations shall be conducted in compliance with the requirements of the Riverside County Air Pollution Control District and the State Water Quality Control Board which shall occur with the project including as outlined under AND 15.Planning Hydrology Water Quality and 15.Planning Mitigation Measures Air Quality.

E. Slopes of Excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than one foot horizontal to one foot vertical; provided, however, that a steeper slope may be permitted where the soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial Relations of the State of California. The development standard is complied with based on submitted Exhibit A (Site Plan) and Exhibit B (Revised Reclamation Plan).

F. Landscaping and Fencing. Excavation operations which are located at any time within 500 feet of at least ten buildings or mobile homes used or designed for dwelling purposes shall be screened to a height of at least six feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six foot high chain link fence, including all necessary gates, except where such a fence would be impracticable as in the bed or flood channel of a wash or watercourse. The development standard is complied with based on submitted Exhibit A (Site Plan) and Exhibit B (Revised Reclamation Plan).

G. Hours of Operation. All uses shall confine operations on the property, other than maintenance, to the hours between 6:00 a.m. and 10:00 p.m. of any day, except those operations that are located not less than 300 feet from the outer boundary of such property, within the M-R-A zone portion. The project has been conditioned under AND Planning 15. SMP-Operating Hours to comply with these hours of operation within the M-R-A zone portion.

H. Insurance. Before commencing operation in any quarry, the owner or operator shall show continuing evidence of insurance against liability in tort in the amount of \$300,000.00 arising from the production activities, or operations incident thereto, conducted or carried on under or by virtue of any law or ordinance. Such insurance shall be kept in full force and effect during the period of such operations. Compliance with the development standard has been made a requirement including as outlined under Condition of Approval (COA) 60.Planning SMP 1st Financial Assurance.

I. Ponding. Where practicable, all excavation operations shall be conducted in such a manner as to prevent unnecessary ponding or accumulation of storm or drainage water with exception of sedimentation basins as detailed in the Project's hydrology study (Appendix G1 to the Project's EIR).

J. Rehabilitation. All property partially or totally depleted of its mineral resources as a result of a use permitted by this Article shall be rehabilitated in accordance with the mining reclamation plan which has been approved pursuant to the provisions of Ordinance No. 555. Compliance has been demonstrated with the submitted Exhibit B (Revised Reclamation Plan).

Other Findings:

1. The project site is located within a Criteria Cell Group A, Cell Group A (Cell 1653), Cell Group B (Cells 1687 and 1784), Cell Group C (Cells 1688 and 1785), Cell Group H (Cells 1763 and 1881), and Cell Group I (Cell 1882) of the SJVAP. A small portion of the Mine's eastern and northern boundaries occur within Criteria Cell 1591 within Cell Group C and Cells 1592, 1692 and 1793 within Cell Group D, whereas the conservation goals call for conservation on the westerly side. No mining or ground-disturbing activities are proposed within Cell Groups A, D, or H, and the 54.5-acre EDA occurs wholly within Cell Group B. The Conservation Criteria for Cell Group A is to achieve 50%-60% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group B is to achieve 40%-50% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group C is to achieve 20%-30% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group D is to achieve 25%-35% of the Cell Group focusing in the southern portion of the Cell Group. The Conservation Criteria for Cell Group H is to achieve 25%-35% of the Cell Group, focusing on the northern portion of the Cell Group. The Conservation Criteria for Cell Group I is to achieve 15%-25% of the Cell Group, focusing on the northern portion of the Cell Group. Under existing conditions, approximately 150.4 acres of the approximately 1,021.4-acre Mine are actively used for mining operations. The proposed Project would expand the site's disturbance limits to accommodate an additional 54.5 acres of mining area. The Project's expanded mining limits would encompass undisturbed sage scrub and non-native grassland habitat located west and north of the existing mining limits.

Additionally, the 54.5 acre EDA does not contain any vernal pools, although the EDA does contain 0.36 acre of MSHCP riparian/riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk scrub), which are regulated by MSHCP Subsection 6.1.2. Additionally, the Project site is located within the Criteria Area Species Survey Area (CASSA) for the burrowing owl, which is regulated by MSHCP Subsection 6.3.2. However, the Project site is not located within the Narrow

Endemic Plant Species Survey Area (NEPSSA), and is not in the CASSA for any other species. Accordingly, a biological technical report to determine Project consistency with the MSHCP Cell Criteria that apply to the site, and to determine whether the Project complies with applicable provisions of the MSHCP, including Subsection 6.3.2 as it pertains to the burrowing owl. The Project's expanded mining limits would encompass undisturbed sage scrub habitat and non-native grassland located west and north of the existing mining limits. Consequently, the Project has the potential to adversely affect candidate, sensitive, or special status plant or wildlife species that may exist in these areas.

A portion of the project site, 310.6 acres, is located within Cells 1687 and 1784, which are part of Cell Group B. Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral land coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group C to the east and in Cell Groups A and H to the west and to chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group I to the south. Conservation within this Cell Group will range from 40%-50% of the Cell Group focusing in the southern portion of the Cell Group. The Project Applicant will dedicate a total of 184.73 acres within Cell Group B to the MSHCP Reserve System.

A portion of the proposed conservation, 230.49 acres, is located within Cells 1688 and 1785, which are part of Cell Group C. Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Groups B to the west, D to the east and J to the south. Conservation within this Cell Group will range from 20%-30% of the Cell Group focusing in the southern portion of the Cell Group. The Project Applicant will dedicate a total of 184.73 acres within Cell Group C to the MSHCP Reserve System.

A portion of the mine, 14.81 acres, is located within Cells 1692 and 1793, which are part of Cell Group D. Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group E to the east and in Cell Groups C and J to the west and to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group K to the south. Conservation within this Cell Group will range from 25%-35% of the Cell Group focusing in the southern portion of the Cell Group. The Project Applicant will dedicate a total of 14.81 acres within Cell Group D to the MSHCP Reserve System.

Project information was provided by the Permittee in the JPR application, included: General Biological Resources Assessment, Gilman Springs Mine (Assessment), Determination of Biologically Superior or Equivalent Preservation, Gilman Springs Mine (DBESP), and Jurisdictional Delineation Report for the Gilman Springs Mine (Delineation), all prepared by Alden Environmental, Inc. and dated April 5, 2019. The proposed project consists of expanding the area for mining by adding 54.5 acres of mining in Cell Group B to the 150.44 acres currently permitted. Approximately 430.01 acres are proposed to be dedicated in the MSHCP Conservation Area, which would be in full compliance with the MSCHP.

2. The project site is not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all the tribes within the project's vicinity on February 7, 2018. As discussed above, multiple Tribes responded, and consultation was ultimately concluded with all interested Tribes, resulting in full compliance with AB 52.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B (Advisory Notification Document (AND) Planning-SMP Planning.5 Comply w/Ord. 655).
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
7. The Project's is consistent with Board policy B-35 Guidelines for Processing Surface Mining Permits for New and Significantly Expanded Surface Mining Operations including condition for Road Impact Assessment fees as outlined in AND Planning.36 Gen-Road Impact Assessment.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection for the designee must be notified of applications for building permits, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This Surface Mine has been designed so that the project as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing that the site have fuel modification standards acceptable to the Riverside County Fire Department.
 - b. Fire protection and suppression services will be available for the Surface Mine through Riverside County Fire Department. The Fire Station that will service the proposed Surface Mine is located at 2450 West Cottonwood Avenue, San Jacinto, CA 92582, approximately 6.7 miles away from the Surface Mine.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access with a width of not less than 24 feet (7315 mm),

exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on Gilman Springs Road which is 128 foot width. There is adequate accessibility to the project site for all emergency service vehicles.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the EIR, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper on September 13, 2020. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from 2,400 foot radius who indicated support or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision appears on the Board's agenda.

2 **RESOLUTION NO. 2020-012**

3 **CERTIFYING ENVIRONMENTAL IMPACT REPORT FOR**
4 **THE SECOND REVISION TO SURFACE MINING PERMIT 159 (SMP 159R2)**

5
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et. seq., a meeting was
7 held before the Riverside Planning Commission on September 23, 2020 to consider the Second Revision to
8 SMP 159 (SMP 159R2);

9 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and Riverside
10 County Rules to Implement CEQA have been met, and this Environmental Impact Report (EIR), prepared
11 in connection with Surface Mining Permit No. 159, Revision No. 2 ("SMP 159R2"; referred to alternatively
12 herein as the "Project"), is sufficiently detailed so that all of the potentially significant effects of the Project
13 on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with CEQA; and,

15 **WHEREAS**, pursuant to State CEQA Guidelines section 15151, the evaluation of environmental
16 effect is to be completed in light of what is reasonably feasible; and,

17 **WHEREAS**, the Riverside County Planning Department circulated a Notice of Preparation (NOP)
18 for a 30-day public review period commencing May 16, 2018 to June 15, 2018. The County prepared a
19 Draft EIR (State Clearinghouse No. 2018051029) to address SMP 159R2. The Draft EIR (DEIR) was
20 circulated for public review and comment as specified in the State CEQA Guidelines for a 45-day period
21 (January 27, 2020 to March 12, 2020). Public comments were received by the County and have been
22 responded to by the County in accordance with CEQA requirements. The Project's Final EIR (FEIR)
23 Responses to Comments document have been completed pursuant to CEQA and the State CEQA Guidelines
24 (the "Responses").

25 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
26 public and affected government agencies; now, therefore,

27 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
28 of the County of Riverside in regular session assembled on September 23, 2020 that:

FORM APPROVED COUNTY COUNSEL
BY: Aaron Gettis 8/19/20 DATE

1 A. The Project includes SMP 159R2, which was considered at the public hearing before the
2 Planning Commission.

3 B. SMP 159R2 would allow for an expansion to the approved mining limits by 54.5 acres
4 (herein, "Expanded Disturbance Area" or "EDA"), thereby allowing for mining activities to
5 occur on a total of 204.9 acres. SMP 159R2 also would: 1) increase the total tonnage of
6 minable aggregate from approximately 14,000,000 tons to 44,000,000 tons, an increase of
7 approximately 30,000,000 tons; 2) allow for the operation of an Inert Debris Engineered Fill
8 Operation (IDEFO) to facilitate ultimate site reclamation; 3) to establish a revised
9 reclamation plan in compliance with the Surface Mining and Reclamation Act of (SMARA,
10 Public Resources Code § 2710 et seq.) and Riverside County Ordinance No. 555 (Surface
11 Mining Reclamation Act); and 4) to revise the Mine's timing restrictions for mining
12 activities within 300 feet of the Mine's boundaries from between 7:00 a.m. and 10:00 p.m.,
13 Monday through Saturday except holidays, to 24 hours per day, seven days per week
14 including Sundays and federal holidays.

15 C. An EIR was prepared that evaluates SMP 159R2. The EIR analyzed the Project's potential
16 significant effects on the environment and made the required findings in compliance with
17 the State CEQA Guidelines and Riverside County CEQA implementing procedures. Based
18 on the findings and conclusions in the EIR and the conditions of approval applied to the
19 Project by the County of Riverside, SMP 159R2 will not cause serious public health
20 problems.

21 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
22 impacts associated with the EIR are determined to have no environmental impacts in consideration of
23 existing regulations and Project Design Features.

24 A. **Biological Resources**

25 ***Impact:*** Conflict with any local policies or ordinances protecting biological resources.

26 ***Biological Resources Threshold g):*** The Project would not conflict with any local policies
27 or ordinances protecting biological resources, such as a tree preservation policy or
28 ordinance.

1 1. No Impact:

2 The Project Applicant would be required to contribute fees pursuant to Riverside
3 County Ordinance No. 663, which would ensure Project consistency with the
4 Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). The Project site
5 does not contain any oak trees, and thus the Project would not conflict with the
6 County's Oak Tree Management Guidelines. Additionally, Riverside County
7 Ordinance No. 559 is not applicable to the Project because the Project does not occur
8 on a site above 5,000 feet elevation. (FEIR p. 4.3-37).

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted
11 therein.

12 **B. Geology and Soils**

13 *Impact: Result in grading that affects or negates subsurface sewage disposal systems.*

14 *Soils Threshold i): The Project would not result in grading that affects or negates*
15 *subsurface sewage disposal systems.*

16 1. No Impact:

17 Under existing conditions, the 54.5-acre EDA consists of natural, undisturbed lands
18 that have never been subject to development, and there are no existing subsurface
19 sewage disposal systems on the property. Thus, the Project would not negate
20 subsurface sewage disposal systems and no impact would occur as a result of the
21 Project. (FEIR Section p. 4.5-16).

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
24 therein.

25 *Impact: Expansive soils that could create substantial risk to life or property.*

26 *Threshold k): The Project would not be located on expansive soil, as defined in Section*
27 *1802.3.2 of the California Building Code (2007), creating substantial risks to life or*
28 *property.*

1 *The Project does not propose the use of septic tanks or alternative wastewater disposal*
2 *systems.*

3 2. No Impact:

4 The Project consists of a proposed expansion to an existing aggregate quarry. No
5 buildings or permanent structures are proposed as part of the Project. Additionally,
6 slopes created as part of the Project would consist of bedrock materials suitable for
7 aggregate mining, and no expansive soils are anticipated. As such, no impacts due
8 to expansive soils would occur. (FEIR at p. 4.15-17)

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
11 therein.

12 ***Impact:*** *Soils incapable of adequately supporting use of septic tanks or alternative waste*
13 *water disposal systems.*

14 ***Threshold 1):*** *The Project would not have soils incapable of adequately supporting use of*
15 *septic tanks or alternative waste water disposal systems where sewers are not available for*
16 *the disposal of waste water.*

17 3. No Impact:

18 All wastewater generated at the Mine would be handled via portable toilet facilities,
19 and no subsurface sewage disposal systems are proposed as part of the Project. Thus,
20 no impact would occur as a result of the 54.5-acre proposed expansion of the Mine.
21 (FEIR Section p. 4.5-16)

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
24 therein.

25 C. Hydrology and Water Quality

26 ***Impact:*** *Release of pollutants due to project inundation in flood hazard, tsunami, or seiche*
27 *zones.*

1 **Threshold h):** *The Project would not be subject to inundation as a result of flooding,*
2 *tsunami, or seiches.*

3 1. No Impact:

4 The Project site is located approximately 46 miles northeast of the Pacific Ocean,
5 and is therefore not subject to inundation due to tsunami hazards. The Project site is
6 not located within a flood hazard area, and no impacts due to flood inundation would
7 occur. Additionally, although the Project site is located approximately 6.0 miles east
8 of Lake Perris, the Project site is located on the opposite side of the lake from the
9 dam, and is located at a higher elevation than Lake Perris. Thus, there is no potential
10 for the Project site to be inundated by seiches. Accordingly, no impact would occur.
11 (FEIR Section 3.0 and p. 4.8-19).

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
14 therein.

15 **D. Transportation and Traffic**

16 **Impact:** *Effects upon circulation during the project's construction.*

17 **Threshold e):** *The Project would not cause an effect upon circulation during the Project's*
18 *construction.*

19 1. No Impact:

20 The Project proposes to expand areas approved for mining on site, the Project
21 Applicant does not propose any roadway or intersection improvements, and as a
22 proposed expansion to an existing mine operation the Project would not involve a
23 construction phase. As such, the Project would not cause an effect upon circulation
24 during the Project's construction, and no impact would occur. (FEIR Section 3.0 and
25 p. 4.11-44).

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
28 therein.

1 ***Impact:*** *Construction or expansion of a bike system or bike lanes.*

2 ***Threshold g):*** *The Project would not include the construction or expansion of a bike system*
3 *or bike lanes.*

4 2. No Impact:

5 There are no bike or pedestrian facilities planned along Gilman Springs Road.
6 Furthermore, all bike trails, Open Space Trails, and Regional Trails indicated in
7 Figure 8 of the San Jacinto Valley Area Plan would not be impacted by the Project.
8 Accordingly, the Project would not include the construction or expansion of a bike
9 system or bike lanes, and no impact would occur. (FEIR Section 3.0 and p. 4.11-44).
10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
12 therein.

13 E. Utilities and Service System

14 ***Impact:*** *Construction, expansion, or relocation of new wastewater treatment facilities.*

15 ***Threshold c):*** *The project would not require or result in the construction of new wastewater*
16 *treatment facilities, including septic systems, or expansion of existing facilities, whereby the*
17 *construction or relocation would cause significant environmental effects*

18 1. No Impact:

19 The Project does not propose the construction or expansion of any new wastewater
20 treatment facilities, such as septic systems. All wastewater from the site would be
21 handled via portable toilets that are regularly emptied by a rental service company.
22 Thus, the Project would not require or result in the construction or expansion of new
23 wastewater treatment facilities, including septic systems, the construction of which
24 could cause significant environmental effects, and no impact would occur. (FEIR
25 Section 3.0 and pp. 4.13-16, -17).
26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
28 therein.

1 **Impact:** *Exceed the capacity of wastewater treatment providers due to additional demand.*

2 **Threshold d):** *The Project would not result in a determination by the wastewater treatment*
3 *provider that serves or may service the Project that it has adequate capacity to serve the*
4 *Project's projected demand in addition to the provider's existing commitments*

5 2. No Impact:

6 All wastewater from the site would be handled via portable toilets that are regularly
7 emptied by a rental service company. All wastewater from the site would be handled
8 via portable toilets and would be disposed of by the rental service company in
9 accordance with all applicable regulatory requirements. The rental service company
10 would be required to dispose of wastewater at a facility that has adequate capacity.
11 Thus, no impact would occur. (FEIR Section 3.0 and p. 4.13-16, -17).

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
14 therein.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
16 impacts associated with the EIR are determined to be less than significant in consideration of existing
17 regulations and Project Design Features.

18 A. Aesthetics

19 **Impact:** *Substantial effect upon scenic highway corridors.*

20 **Threshold a):** *The Project would result in a less-than-significant impact upon scenic*
21 *highway corridors.*

22 1. Less-than-Significant Impact:

23 Mining activities within the Expanded Disturbance Area (EDA), as would be allowed
24 by the Project, would not be visible from any officially designated State or County
25 highways. Mining activities within the EDA also would not be prominently visible
26 from nearby segments of SR-74, a "Eligible State Scenic Highway – Not Officially
27 Designated," due to the distance between this roadway facility and the Project site
28 (8.3 miles). Mining activities within the proposed EDA also would not be

1 prominently visible from nearby "County Eligible" highways. Impacts to scenic
2 highways corridors would be less than significant. (FEIR pp. 4.1-11 through -13)
3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
5 therein.

6 ***Impact:*** *Damage to scenic resources, obstruction of scenic vistas, or creation of*
7 *aesthetically offensive site.*

8 ***Threshold b):*** *The Project would result in a less-than-significant impact upon scenic*
9 *resources, including but not limited to the potential to damage trees, rock outcroppings,*
10 *historic buildings, or landmark features; less-than-significant impacts due to the obstruction*
11 *of prominent scenic vistas or views open to the public; and less-than-significant impacts due*
12 *to the creation of an aesthetically offensive site open to public view.*

13 2. Project Impact(s):

14 The Project would not result in damage to any scenic resources on-site that are
15 visually prominent from off-site locations. The proposed EDA does not contain any
16 significant rock outcroppings, trees, or other unique scenic resources. Although the
17 EDA contains rolling steep terrain, the site's topographic characteristics are not
18 visually unique as the areas west, north, and east of the Mine consist of very similar
19 terrain. Under existing conditions, the Mine consists of private property that does
20 not afford any scenic vistas or views open to the public. Thus, mining activities
21 within the EDA would not result in a substantial impact on scenic vistas or views
22 available in the area, and impacts would be less than significant. From public viewing
23 areas surrounding the Mine, the EDA would not be prominently visible, particularly
24 as mining progresses in the EDA and is obscured from view by the existing hillsides
25 that surround the Mine. Furthermore, following reclamation, the site would be
26 revegetated as discussed in FEIR subsection 3.3.2.L. As a result, any adverse
27 aesthetic impacts resulting from mining within the EDA would not be visible from
28 off-site locations under long-term conditions. Thus, the Project would not result in

1 the creation of an aesthetically offensive site open to public view, and impacts would
2 be less than significant. (FEIR p. 4.1-13)

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
5 therein.

6 *Impact: Visual character or quality of public views of the site and its surroundings in non-*
7 *urbanized areas and conflict with zoning or other scenic quality regulations in urbanized*
8 *areas.*

9 *Scenic Resources Threshold c): The Project site is located within a non-urbanized area.*
10 *The Project would result in a less-than-significant upon the existing visual character or*
11 *quality of public views of the site and its surroundings.*

12 3. Project Impact(s):

13 The Project site is located within a non-urbanized area. Mining within the EDA
14 would result in the removal of existing vegetation and the excavation of hillsides.
15 However, the adverse aesthetic effects resulting from mining within the EDA
16 primarily would be visible from areas within the Mine property, which are not
17 publicly accessible. From public viewing areas surrounding the Mine, the EDA
18 would not be prominently visible, particularly as mining progresses in the EDA and
19 is obscured from view by the existing hillsides that surround the Mine. Furthermore,
20 following reclamation, the site would be revegetated as discussed in FEIR subsection
21 3.3.2.L. As such, while mining activities on site would remove natural vegetation
22 and change the site's topography over time, because areas subject to mining activities
23 within the EDA would be obscured by natural topography and would not be
24 prominently visible from off-site public viewing locations, Project impacts would be
25 less than significant. (FEIR pp. 4.1-13, -14)

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
28 therein.

1 *Impact: Interference with the nighttime use of the Mt. Palomar Observatory or conflict with*
2 *Riverside County Ordinance No. 655.*

3 *Scenic Resources Threshold d): The Project would result in a less-than-significant upon*
4 *the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County*
5 *Ordinance No. 655?*

6 4. Project Impact(s):

7 No new lighting elements would be required in the EDA; however, lighting elements
8 would be used over a longer period of time at the site because the Project would
9 increase areas subject to mining, which would increase the number of years the Mine
10 can remain active. According to information provided by the Project Applicant, all
11 lighting sources used on site consist of 1,000 lumen or less. Pursuant to Ordinance
12 No. 655, lamp types that are 4050 lumens and below are allowed within Zone B of
13 the Mt. Palomar Nighttime Lighting Policy Area. Due to intervening topography
14 from lowered elevation of the site and mandatory compliance with Ordinance No.
15 655, potential impacts regarding lighting and the Palomar Observatory would be
16 reduced to a less-than-significant level. (FEIR p. 4.1-15)

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
19 therein.

20 *Impact: Light or glare which could adversely affect day or nighttime views.*

21 *Scenic Resources Threshold e): The Project would have a less-than-significant upon day*
22 *and nighttime views in the area.*

23 5. Project Impact(s):

24 Proposed mining activities would reduce the existing site elevation; thus, over time
25 any lighting elements used on site would not affect surrounding properties and would
26 not adversely affect day or nighttime views in the surrounding areas. The Project
27 also would be required to comply with Riverside County Ordinance No. 655, which
28 requires that all lighting fixtures (within Zone B) use low-pressure sodium lamps that

1 do not exceed 4,050 lumens, and further requires that lighting must be partially
2 shielded to minimize spill-light, and Riverside County Ordinance No. 915, which has
3 the purpose of providing minimum requirements for outdoor lighting in order to
4 reduce light trespass. Furthermore, the Project does not propose additional sources
5 of glare, such as highly reflective surfaces or buildings with reflective glass. Mining
6 equipment and vehicles associated with the few additional employees at the EDA
7 would not produce substantial glare should sunlight be reflected from their surfaces.
8 Based on the foregoing, impacts regarding substantial light or glare to day or
9 nighttime views in the area would be less than significant. (FEIR pp. 4.1-15, -16)
10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
12 therein.

13 *Impact: Expose residential property to unacceptable light levels.*

14 *Scenic Resources Threshold f): The Project would result in a less-than significant impact*
15 *due to lighting affecting residential properties.*

16 6. Project Impact(s):

17 The nearest residential property is approximately 0.2-mile west of the Mine's
18 property (approximately 0.7 mile west of the proposed EDA) and approximately 0.9-
19 mile northwest of the intersection of Gilman Springs Road at Bridge Street. The
20 Project would result in the use of lighting elements within the EDA. However,
21 lighting elements would be directed at active mining and processing areas and would
22 be shielded so as to prevent spillage. Furthermore, as mining activities within the
23 EDA progress, areas subject to active mining would be shielded by the existing
24 surrounding terrain. Moreover, given the distance between the EDA and the nearest
25 residence (0.7 mile), it is highly unlikely that lighting elements within the EDA
26 would expose this nearby residence to unacceptable light levels. Furthermore,
27 lighting elements used at the Mine are required to comply with Riverside County
28 Ordinance No. 655, which requires that all lighting fixtures (within Zone B) use low-

1 pressure sodium lamps that do not exceed 4,050 lumens unless shielded, and further
2 requires that lighting must be partially shielded to minimize spill-light. The Project
3 also would be required to comply with Riverside County Ordinance 915, which has
4 the purpose of providing minimum requirements for outdoor lighting in order to
5 reduce light trespass. The Project would not expose residential property to
6 unacceptable light levels, and impacts would be less than significant. (FEIR p. 4.1-
7 16)

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
10 therein.

11 **B. Air Quality**

12 *Impact: Exposure of sensitive receptors to substantial point source emissions.*

13 *Scenic Resources Threshold c): The Project would result in a less-than-significant impact*
14 *upon due to localized emissions that could adversely affect sensitive receptors that are*
15 *located within one (1) mile of the Project site.*

- 16 1. Project Impact(s): As shown in FEIR Table 4.2-14, Project operational emissions
17 would not exceed the South Coast Air Quality Management District (SCAQMD)
18 localized significance thresholds (LSTs). Accordingly, the Project would not have
19 the potential to expose sensitive receptors near the Project site to substantial point
20 source emissions of CO, NO₂, PM₁₀, or PM_{2.5}, and impacts would be less than
21 significant. The Project would not generate the level of traffic needed to cause or
22 substantially contribute to a CO “hot spot.” Because of the drop-off in potential site-
23 related Diesel Particulate Matter (DPM) concentrations due to distance, Toxic Air
24 Contaminant (TAC) impacts from Project-related DPM sources are anticipated to be
25 minimal. Therefore, no significant long-term operations-related TAC impacts from
26 the proposed Project are anticipated to occur. Accordingly, the Project would not
27 expose sensitive receptors near the Project site to substantial point source emissions,
28 and impacts would be less than significant. (FEIR pp. 4.2-33 through 4.2-45)

1
2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
4 therein.

5 *Impact: Generation of other emissions, including those leading to odors, that could*
6 *adversely affect a substantial number of people.*

7 *Scenic Resources Threshold d): The Project would result in a less-than-significant impact*
8 *due to the generation of emissions, including odors, which could adversely affect a*
9 *substantial number of people.*

10 2. Project Impact(s):

11 The proposed Project does not contain land uses typically associated with emitting
12 objectionable odors. Potential odor sources associated with the proposed Project
13 may result from equipment exhaust and the temporary storage of typical solid waste
14 (refuse) associated with the proposed Project's employees. It is expected that
15 Project-generated refuse would be stored in covered containers and removed at
16 regular intervals in compliance with the County's solid waste regulations. The
17 proposed Project also would be required to comply with SCAQMD Rule 402 to
18 prevent occurrences of public nuisances. Therefore, odors associated with the
19 proposed Project would be less than significant and no mitigation is required. (FEIR
20 p. 4.2-45).

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
23 therein.

24 C. Energy

25 *Impact: Wasteful, inefficient, and unnecessary energy consumption.*

26 *Energy Threshold a): The Project would result in less-than-significant impacts regarding*
27 *wasteful, inefficient, or unnecessary consumption of energy resources, during Project*
28 *operations.*

1 1. Project Impact(s):

2 Project operations would not result in the inefficient, wasteful or unnecessary
3 consumption of energy. Further, the energy demands of the Project can be
4 accommodated within the context of available resources and energy delivery
5 systems. The Project would therefore not cause or result in the need for additional
6 energy producing or transmission facilities. The Project would not engage in
7 wasteful or inefficient uses of energy and aims to achieve energy conservations goals
8 within the State of California. As such, Project impacts due to wasteful, inefficient,
9 or unnecessary consumption of energy resources would be less than significant
10 requiring no mitigation (FEIR p. 4.4-9 to -14)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted
13 therein

14 ***Impact: Conflicts with or obstructions of State and local plans for renewable energy and***
15 ***energy efficiency.***

16 ***Energy Threshold b): The Project would result in less-than-significant impacts due to***
17 ***conflicts with or obstructions of State and local plans for renewable energy and energy***
18 ***efficiency.***

19 2. Project Impact(s):

20 Energy consumed by the Project's operation is calculated to be comparable to, or less
21 than, energy consumed by other mining operations of similar scale and intensity that
22 are operation in California. The project would not conflict with or obstruct a State or
23 local plan for renewable energy efficiency, and impacts would be less than
24 significant. (FEIR p. 4.4-9 to -14).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted
27 therein

1 **D. Geology**

2 ***Impact: Rupture of a known earthquake fault.***

3 ***Geology Threshold a): The Project would result in less-than-significant impacts due to the***
4 ***to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo***
5 ***Earthquake Fault Zoning Map issued by the State Geologist for the area and based on other***
6 ***substantial evidence of a known fault.***

7 1. Project Impact(s):

8 The proposed EDA is not located within or immediately adjacent to an Alquist-Priolo
9 Earthquake Fault Zone (APZ) designated by the State of California or a fault hazard
10 zone designated by the County of Riverside. The Project is subject to seismic ground
11 shaking associated with earthquakes. With implementation of the recommendations
12 contained in the Project's Slope Stability Investigation (EIR Technical Appendix D),
13 as would be required through standard conditions of Project approval, impacts
14 associated with ground-shaking would be further reduced to a less-than-significant
15 level. (FEIR pp. 4.5-12, -13).

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
18 therein.

19 ***Impact: Seismic-related ground failure and liquefaction.***

20 ***Geology Threshold b): The Project would result in less-than-significant impacts due to***
21 ***seismic-related ground failure, including liquefaction.***

22 1. Project Impact(s):

23 Based on the presence of non-liquefiable bedrock, the potential for liquefaction and
24 other shallow groundwater-related hazards at the site is considered to be very low.
25 The County of Riverside would impose the recommendations of the site-specific
26 slope stability investigation (EIR Technical Appendix D) as a standard condition of
27 Project approval to further reduce the risk associated with seismic-related ground
28 failure, including liquefaction. Accordingly, a less-than-significant impact would

1 occur. (FEIR p. 4.5-13)

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
4 therein.

5 ***Impact: Strong seismic ground shaking.***

6 ***Geology Threshold c): The Project would result in less-than-significant impacts due to***
7 ***strong seismic ground shaking.***

8 1. Project Impact(s):

9 From a ground-shaking standpoint, the most significant fault for the site is the San
10 Jacinto, about 0.25 mile to the southwest of the proposed EDA. The seismic ground
11 shaking potential is high. The Project's geologist (Terracon) determined that overall
12 modeled Mine cut slope up to approximately 400 feet in height and upper/lower
13 intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure
14 during the anticipated long-term conditions, including the effects of seismic shaking.
15 Therefore, the planned (slightly flatter) slope angles are considered suitably stable
16 against gross failure for the anticipated long-term conditions, including seismic
17 shaking. With implementation of the recommendations contained in the Project's
18 Slope Stability Investigation (Technical Appendix D), as would be required through
19 standard conditions of Project approval, impacts associated with ground-shaking
20 would be further reduced to a less-than-significant level. (FEIR pp. 4.5-12, 13)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
23 therein.

24 ***Impact: Unstable geological unit or soil resulting in landslide, lateral spreading, collapse,***
25 ***or rock fall hazards.***

26 ***Geology Threshold d): The Project would result in less-than-significant impacts due to***
27 ***landslide, lateral spreading, collapse, and rock fall hazards.***

1 1. Project Impact(s):

2 Based on a site-specific investigation conducted by Terracon, it was determined that
3 rock fragments would be angular and relatively resistant to rolling; thus, impacts
4 associated with rock fall hazards would be less than significant. Based on Terracon's
5 analysis, overall modeled 42-degree mine cut-slopes up to approximately 400 feet in
6 height and upper/lower intermediate slopes (modeled at 45 degrees) would be
7 suitably stable against gross failure for the anticipated long-term conditions,
8 including the effects of seismic shaking. Terracon determined that the proposed
9 Project would have a less-than-significant impact associated with landslide, lateral
10 spreading, collapse, rockfall hazards or ground subsidence. Moreover, the Project
11 proposes to expand areas subject to mining activities on site and would not result in
12 the introduction of any permanent structures that could be subject to such hazards.
13 With implementation of the recommendations of the site-specific slope stability
14 investigation (EIR Technical Appendix D) as a standard condition of Project
15 approval, the Project would result in less-than-significant impacts associated with
16 on- or off-site landslide, lateral spreading, collapse, rockfall hazards, and ground
17 subsidence. (FEIR pp. 4.5-13, -14)

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
20 therein.

21 ***Impact: Unstable geological unit or soil resulting in ground subsidence.***

22 ***Geology Threshold e): The Project would result in less-than-significant impacts due to a***
23 ***geologic unit or soil that is or would become unstable and that potentially could result in***
24 ***ground subsidence.***

25 1. Project Impact(s):

26 With implementation of the site-specific slope stability investigation (Technical
27 Appendix D) as a standard condition of Project approval, the Project would result in
28 less-than-significant impacts associated with ground subsidence. (FEIR pp. 4.5-13,

1 -14).

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
4 therein.

5 ***Impact: Geological hazards such as seiche, mudflow, and volcanic.***

6 ***Geology Threshold f): The Project would result in less-than-significant impacts due to***
7 ***geologic hazards, such as seiche, mudflow, or volcanic hazard***

8 1. Project Impact(s):

9 The Project site is not be subject to seiches or volcanic hazards, and such impacts
10 would be less than significant. Mudflow hazards are not likely to occur on site due
11 to the shallow depth to bedrock and the nature of on-site soils. Additionally, as
12 recommended in the Project's site-specific Slope Stability Investigation (*Technical*
13 *Appendix D*), slopes and benches would be protected with perimeter berms and/or
14 levees as necessary to prevent slope erosion and surface flow incursion in the areas
15 where natural slopes drain toward mining and/or reclaimed slopes. The County of
16 Riverside would impose the recommendations of the site-specific Slope Stability
17 Investigation (*Technical Appendix D*) as a standard condition of Project approval to
18 further reduce the risk associated with mudflow. As such, implementation of the
19 Project would result in a less-than-significant impact associated with mudflow.
20 (FEIR p. 4.5-14)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
23 therein.

24 ***Impact: Topography or ground surface relief features.***

25 ***Geology Threshold g): The Project would result in less-than-significant impacts due to the***
26 ***topography or ground surface relief features.***

27 1. Project Impact(s):

28 Although the Project would substantially alter the site's existing topography, the

1 proposed slopes have been evaluated by Terracon, which determined that the slopes
2 would be grossly stable and would not result in adverse environmental effects, such
3 as rock fall hazards. With mandatory compliance to the site-specific Slope Stability
4 Investigation (*Technical Appendix D*) as required by standard conditions of Project
5 approval, proposed slopes would be grossly stable. Other effects associated with the
6 proposed changes to the site's topography were evaluated throughout the EIR (e.g.,
7 Aesthetics, Hydrology/Water Quality, etc.), and such changes were determined to be
8 less than significant or would be reduced to less-than-significant levels with
9 mitigation. Therefore, Project impacts due to changes to the site's topography and
10 ground relief features would be less than significant. (FEIR p. 4.5-15)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
13 therein.

14 ***Impact: Cut or fill slopes greater than 2:1 or higher than 10 feet.***

15 ***Geology Threshold h): The Project would result in less-than-significant impacts due to cut***
16 ***or fill slopes greater than 2:1 or higher than 10 feet.***

17 1. Project Impact(s):

18 Mining activities proposed by the Project Applicant would result in the creation of
19 slopes that are steeper than 2:1 and higher than 10 feet. The proposed slopes have
20 been evaluated by Terracon, which determined that the slopes would be grossly
21 stable and would not result in adverse environmental effects, such as rock fall
22 hazards, assuming mandatory compliance to the site-specific Slope Stability
23 Investigation (EIR Technical Appendix D) as required by standard conditions of
24 Project approval. With mandatory compliance to the site-specific Slope Stability
25 Investigation, impacts associated with cut slopes steeper than 2:1 and higher than 10
26 feet in height would be less than significant. (FEIR p. 4.5-15)

27 The evidence supporting these conclusions includes, without limitation, the
28 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted

1 therein.

2 ***Impact: Soil erosion or the loss of topsoil.***

3 ***Geology Threshold j): The Project would result in less-than-significant impacts due to***
4 ***substantial soil erosion or the loss of topsoil.***

5 1. Project Impact(s):

6 During on-going mining operations under the Project, runoff would be conveyed to
7 one of several detention/siltation basins, which would preclude substantial erosion in
8 site runoff. Following the completion of mining and reclamation activities on site,
9 all runoff in the northern portions of the site that would be subject to mining activities
10 would be conveyed to an on-site retention basin, with runoff being fully detained on
11 site, which would preclude substantial soil erosion and the loss of topsoil. The
12 Project Applicant also is required to obtain a National Pollutant Discharge
13 Elimination System (NPDES) permit, as well as adhere to a Water Quality
14 Management Plan (WQMP) and South Coast Air Quality Management District
15 (SCAQMD) Rule 403. With mandatory compliance to these regulatory
16 requirements, the potential for soil erosion impacts would be less than significant.
17 (FEIR pp. 4.5-16, -17)

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
20 therein.

21 ***Impact: Wind erosion and blow sand.***

22 ***Geology Threshold m): The Project would result in less-than-significant impacts due to an***
23 ***increase in wind erosion and blow sand, either on or off site.***

24 1. Project Impact(s):

25 The Project would not result in substantial wind erosion or blow sand. The Project
26 Applicant is required to obtain a National Pollutant Discharge Elimination System
27 (NPDES) permit, as well as adhere to a Water Quality Management Plan (WQMP)
28 and South Coast Air Quality Management District (SCAQMD) Rule 403.

1 Additionally, during on-going mining operations, disturbed areas on site would be
2 subject to erosion and dust control measures, as described in FEIR Subsection 3.3.3.
3 With mandatory compliance to these Project design features and regulatory
4 requirements, the potential for soil erosion impacts would be less than significant.
5 (FEIR pp. 4.5-16, -17)

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
8 therein.

9 **E. Historical and Archeological Resources**

10 *Impact: Alteration or destruction of a historic site.*

11 *Historic and Archaeological Resources Threshold a): The Project would result in less-*
12 *than-significant impacts due to the alteration or destruction of a historic site.*

13 1. Project Impact(s):

14 A site-specific records search and field study conducted by Brian F. Smith and
15 Associates (BFSA) did not identify any historic resources within the vicinity of the
16 Projects proposed EDA. Given that no historical sites, features, or artifacts were
17 identified during the field reconnaissance or records search, the Project would not
18 alter or destroy a historic site and would not cause a substantial adverse change in
19 the significance of a historical site. Impacts would be less than significant (FEIR pp.
20 4.7-13, -14)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted
23 therein.

24 *Impact: Adverse changes to the significance of a historical resource.*

25 *Historic and Archaeological Resources Threshold b): The Project would result in less-*
26 *than-significant impacts and would not cause a substantial adverse change in the*
27 *significance of a historical resource as defined in California Code of Regulations, Section*
28 *15064.5.*

1. Project Impact(s):

A site-specific records search and field study conducted by BFSA did not identify any historic resources within the vicinity of the Projects proposed EDA. Given that no historical sites, features, or artifacts were identified during the field reconnaissance or records search, the Project would not alter or destroy a historic site and would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations (CCR), Section 15064.5.

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted therein.

Impact: Alteration or destruction of an archeological site.

Historical Resources Threshold c): The Project would result in less-than-significant impacts due to the alteration or destruction of an archeological site.

1. Project Impact(s):

The Mine's property does not contain any known features of archeological significance under existing conditions. In addition, the records search conducted by BFSA did not identify any archeological resources within the Project's proposed EDA. The proposed EDA contains bedrock outcrops and seasonal drainages; however, outcroppings present within the proposed EDA were all eroded and friable with no signs of archeological use. Furthermore, the intermittent sources of water that would be located at the base of the hills within the canyons are at the bottoms of slopes within the proposed EDA are steep and difficult to access, making them a poor location for prehistoric habitation sites. Therefore, based on the results of the records search and field survey, and due to the inhospitable terrain, disturbance from the cutting and clearing of dirt roads and turnouts, and the absence of recorded cultural resources within the Project's boundaries, there is little potential for cultural resources to be present or disturbed by the proposed Project. Accordingly, the Project is not likely to result in the alteration or destruction of an archaeological site,

1 and impacts would be less than significant. (FEIR p. 4.7-14)

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted
4 therein.

5 *Impact: Adverse changes to the significance of an archeological site.*

6 *Historical Resources Threshold d): The Project would result in less-than-significant*
7 *impacts and would not cause a substantial adverse change in the significance of an*
8 *archaeological resource as defined in California Code of Regulations, Section 15064.5.*

9 1. Project Impact(s):

10 The Mine's property does not contain any known features of archeological
11 significance under existing conditions. In addition, the records search conducted by
12 BFSA did not identify any archeological resources within the Project's proposed
13 EDA. The proposed EDA contains bedrock outcrops and seasonal drainages;
14 however, outcroppings present within the proposed EDA were all eroded and friable
15 with no signs of archeological use. Furthermore, the intermittent sources of water
16 that would be located at the base of the hills within the canyons are at the bottoms of
17 slopes within the proposed EDA are steep and difficult to access, making them a poor
18 location for prehistoric habitation sites. Therefore, based on the results of the records
19 search and field survey, and due to the inhospitable terrain, disturbance from the
20 cutting and clearing of dirt roads and turnouts, and the absence of recorded cultural
21 resources within the Project's boundaries, there is little potential for cultural
22 resources to be present or disturbed by the proposed Project. Accordingly, the
23 Project is not likely to cause substantial adverse change in the significance of an
24 archaeological resource pursuant to California Code of Regulations, Section
25 15064.5, and impacts would be less than significant. (FEIR p. 4.7-14) (FEIR p. 4.7-
26 14)

27 The evidence supporting these conclusions includes, without limitation, the
28 discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted

therein.

F. Hydrology and Water Quality

Impact: Violation of water quality standards or waste discharge requirements and degradation of surface and ground water quality

Hydrology and Water Quality Threshold a): The Project would result in less-than-significant impacts due to a violation of water quality standards or waste discharge requirements, and less-than-significant impacts due to the degradation of surface or ground water quality.

1. Project Impact(s):

All runoff from disturbed portions of the Mine would be detained on site or subject to water quality treatment prior to discharge. As such, the Project would not violate any water quality standards or waste discharge requirements and would not substantially degrade water quality. Additionally, because sediments are the Project's primary pollutant of concern, the Project would not degrade groundwater quality under interim conditions. Impacts would be less than significant. Following completion of mining and reclamation activities, all runoff from areas subject to mining activities in the north, including runoff within the proposed EDA, would be fully detained on site. As such, runoff within areas proposed for mining in the north, including within the proposed EDA, would have no potential to violate water quality standards or waste discharge requirements, and would not substantially degrade water quality. Accordingly impacts would be less than significant and no mitigation is required. (FEIR pp. 4.8-13, -14)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted therein.

Impact: Depletion of groundwater supplies or interference with groundwater recharge.

Hydrology and Water Quality Threshold b): The Project would result in less-than-significant impacts to groundwater supplies and groundwater recharge. The Project would

1 *result in less-than-significant impacts to the sustainability of the groundwater management*
2 *of the basin.*

3 1. Project Impact(s):

4 Under existing conditions and with implementation of the Project, water on site
5 would be obtained from an existing well on site. As discussed in FEIR Subsection
6 3.3.3.H, the Project would result in a reduction of water consumption as compared
7 to existing conditions by approximately 16.1%. Thus, the Project would not
8 substantially deplete groundwater supplies such that there would be a net deficit in
9 aquifer volume or a lowering of the local groundwater table level, and impacts would
10 be less than significant. Additionally, because all runoff from the Mine would be
11 conveyed off-site towards the San Jacinto Upper Pressure Groundwater Management
12 Zone (GMZ) and/or would be allowed to infiltrate into the groundwater table, the
13 Project would not adversely affect groundwater recharge under interim on-going
14 mining operations. Therefore, impacts would be less than significant. Following
15 completion of mining and reclamation activities, all runoff from the site would
16 contribute to groundwater within the San Jacinto Upper Pressure GMZ. As such,
17 under post-reclamation conditions the Project would not interfere substantially with
18 groundwater recharge such that there would be a net deficit in aquifer volume or a
19 lowering of the local groundwater table level and impacts would be less than
20 significant. (FEIR pp. 4.8-14, -15)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
23 therein.

24 ***Impact:*** Alteration of existing drainage patterns, including alteration of the course of a
25 stream or river.

26 ***Hydrology and Water Quality Threshold c):*** *The project would not result in a substantial*
27 *alteration on the drainage of the site and surrounding areas, and impacts would be less than*
28 *significant.*

1 1. Project Impact(s):

2 Under on-going mining operations, including within the proposed EDA, runoff from
3 the site would not alter the existing drainage pattern of the site or area, including the
4 alteration of the course of a stream or river or through the addition of impervious
5 surfaces, as the Project generally would maintain the site's existing discharge points.
6 Following the completion of mining and reclamation activities on site, all runoff in
7 the northern portions of the site that would be subject to mining
8 activities would be conveyed to an on-site retention basin, with runoff being fully
9 detained on site. Within the southeastern portion of the site, runoff would continue
10 to be directed towards a sedimentation/retention basin, before being discharged off
11 site at the Mine's southern boundary, adjacent to the Mine's access road. Areas
12 located outside of areas planned for mining and processing activities would convey
13 runoff in a manner similar to existing conditions and historical conditions.
14 Additionally, under both interim and post-reclamation conditions, the total amount
15 of runoff leaving the site would be similar to existing conditions, and would therefore
16 not result in increased flood hazards on- or off-site. Impacts would be less than
17 significant. (FEIR pp. 4.8-16 through -18)
18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
20 therein.

21 ***Impact: Substantial erosion or siltation on-site or off-site.***

22 ***Hydrology and Water Quality Threshold d): The Project would result in less-than***
23 ***significant impacts to erosion or siltation of-site or off-site.***

24 1. Project Impact(s):

25 The Project would be required to implement dust control, including the use of water
26 and gravel stabilization and detention/siltation basins, which would reduce the site's
27 potential for erosion or siltation during on-going mining operations and post-
28 reclamation conditions. Under on-going mining conditions, runoff from disturbed

1 areas would be fully detained on site. Following the completion of mining and
2 reclamation activities would be conveyed to an on-site retention basin, with runoff
3 being fully detained on site. Within the southeastern portion of the site, runoff would
4 continue to be directed towards a sedimentation/retention basin, before being
5 discharged off site at the Mine's southern boundary, adjacent to the Mine's access
6 road. Accordingly, under both on-going mining operations and post-reclamation
7 conditions, runoff from the site would not result in substantial erosion or siltation on-
8 or off-site and impacts would be less than significant. (FEIR pp. 4.8-18, -19)

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
11 therein.

12 *Impact: Increased rates or amounts of surface runoff resulting in flooding on or off site.*

13 *Hydrology and Water Quality Threshold e): The Project would result in less-than-*
14 *significant impacts due to an increase in the rate or amount of surface runoff in a manner*
15 *that would result in flooding on-site and off-site.*

16 2. Project Impact(s):

17 Under on-going mining activities, including mining within the proposed EDA (i.e.,
18 "Existing" conditions), peak runoff from the site would be similar to Historical
19 conditions, with only a slight increase in peak flow rates from 2,087 cubic feet per
20 second (cfs) to 2,099 cfs under a 100-year storm event (24-hour duration), while the
21 total volume would be slightly increased from 964.07 acre-feet (AF) to 971.63 AF.
22 Although runoff and volume would be increased compared to Historical conditions
23 (i.e., pre-mining conditions), runoff under the proposed Project would not be
24 increased relative to existing conditions (i.e., conditions at the date the Project's NOP
25 was circulated for public review on May 16, 2018). Furthermore, all runoff from
26 areas that would be disturbed as part of existing or future mining activities on site
27 would be conveyed to sedimentation/retention basins, which would detain flows
28 prior to discharge from the site. Accordingly, under on-going mining operations, the

1 Project would not substantially increase the rate or amount of surface runoff in a
2 manner that could result in flooding on or off site, and impacts would be less than
3 significant. Under post-reclamation conditions, all runoff from the areas subject to
4 mining would be fully detained on site, while runoff in the eastern portions of the
5 site would be conveyed to detention/sedimentation basins. As shown in FEIR Table
6 4.8-3, runoff from the Project site under post-reclamation conditions would be
7 reduced in comparison to Historical and Existing conditions. As such, impacts due
8 to increased rates or amounts of runoff leading to flooding hazards would be less
9 than significant. (FEIR pp. 4.8-16 through 18)

10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
12 therein.

13 ***Impact: Runoff exceeding the capacity of existing or planned stormwater drainage systems***
14 ***or creation of substantial additional sources of polluted runoff.***

15 ***Hydrology and Water Quality Threshold f): The Project would not create or contribute***
16 ***runoff water that would exceed the capacity of existing or planned stormwater drainage***
17 ***systems, and would not result in substantial additional sources of polluted runoff; therefore,***
18 ***impacts would be less than significant.***

19 3. Project Impact(s):

20 Under on-going mining activities, including mining within the proposed EDA (i.e.,
21 “Existing” conditions), peak runoff from the site would be similar to Historical
22 conditions, with only a slight increase in peak flow rates from 2,087 cubic feet per
23 second (cfs) to 2,099 cfs under a 100-year storm event (24-hour duration), while the
24 total volume would be slightly increased from 964.07 acre-feet (AF) to 971.63 AF.
25 Although runoff and volume would be increased compared to Historical conditions,
26 runoff under the proposed Project would not be increased relative to Existing
27 conditions. Additionally, all runoff from the disturbed portions of the site would be
28 treated by detention/sedimentation basins, which would treat the Project’s only

1 potential pollutant of concern (i.e., sediments), thereby precluding substantial
2 sources of polluted runoff. Under post-reclamation conditions, runoff from the areas
3 subject to mining would be fully detained on site, while runoff in the eastern portions
4 of the Mine would be conveyed to detention/sedimentation basins, which would be
5 effective in treating the Project's only pollutant of concern (sediments).
6 Additionally, as shown in FEIR Table 4.8-3, runoff from the Project site under post-
7 reclamation conditions would be reduced in comparison to Historical and Existing
8 conditions. Therefore, under on-going mining operations and following reclamation
9 activities, the Project would not create or contribute runoff water that would exceed
10 the capacity of existing or planned stormwater drainage systems or provide
11 substantial additional sources of polluted runoff, and impacts would be less than
12 significant. (FEIR pp. 4.8-16 through -18)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
15 therein.

16 ***Impact: Redirection of or impediments to flood flows.***

17 ***Hydrology and Water Quality Threshold g): The Project would result in less-than-***
18 ***significant impacts due to the redirection of or impediments to flood flows.***

19 1. **Project Impact(s):**

20 The Project site is not located within a mapped flood zone and would not involve any
21 housing or structures with the potential to impede flood flows. Impacts would be
22 less than significant. (FEIR p. 4.8-19)

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
25 therein.

26 ***Impact: Conflicts with or obstruction of water quality control plans or sustainable***
27 ***groundwater management plans***

28 ***Hydrology and Water Quality Threshold i): The Project would result in less-than-***

1 *significant impacts due to a conflict with or obstruction of a water quality control plan or a*
2 *sustainable groundwater management plan.*

3 1. Project Impact(s):

4 With implementation of standard regulatory requirements, including requirements to
5 prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), the
6 incorporation of Best Management Practices (BMPs), and mandatory compliance
7 with the County's National Pollutant Discharge Elimination System (NPDES)
8 permit, the Project would be fully consistent with the Santa Ana River Basin Plan
9 and the West San Jacinto Groundwater Management Plan (GMP). As such, Project
10 impacts due to a conflict with a water quality control plan or sustainable groundwater
11 management plan would be less than significant. (FEIR pp. 4.8-20
12 through -22)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
15 therein.

16 G. Noise

17 *Impact: Exposure of persons to excessive airport-related noise levels.*

18 *Noise Threshold a): The Project would not expose people residing or working in the Project*
19 *area to excessive noise levels associated with public airports, and impacts would be less*
20 *than significant.*

21 1. Project Impact(s):

22 The Project would not expose people residing or working in the area to excessive
23 noise levels associated with public or private airports, as there are no airports within
24 two miles of the Project site. The closest potential private airstrip is the Gilman
25 Springs Flyers airstrip located roughly 1.5 miles west of the Project site, south of
26 Gilman Springs Road. However, this airstrip is limited to remote controlled model
27 airplanes and does not represent a major aircraft-related noise source capable of
28 exposing people within the Project site to excessive noise levels. The Project site is

1 not located within the Airport Influence Area (AIA) for any airports. Furthermore,
2 the mining uses proposed by the Project are not considered noise sensitive receivers.
3 Accordingly, Project impacts would be less-than-significant. (FEIR p. 4.9-28)
4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
6 therein.

7 ***Impact: Noise impacts from private airstrips.***

8 ***Noise Threshold b): The Project would not expose people residing or working in the project***
9 ***area to excessive noise levels associated with private airstrips, and impacts would be less***
10 ***than significant.***

11 1. Project Impact(s):

12 The Project would not expose people residing or working in the area to excessive
13 noise levels associated with public or private airports, as there are no airports within
14 two miles of the Project site. The closest potential private airstrip is the Gilman
15 Springs Flyers airstrip located roughly 1.5 miles west of the Project site, south of
16 Gilman Springs Road. However, this airstrip is limited to remote controlled model
17 airplanes and does not represent a major aircraft-related noise source capable of
18 exposing people within the Project site to excessive noise levels. The Project site is
19 not located within the AIA for any private airstrips. Furthermore, the mining uses
20 proposed by the Project are not considered noise sensitive receivers. Accordingly,
21 Project impacts would be less-than-significant (FEIR p. 4.9-28)

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
24 therein.

25 ***Impact: Substantial temporary or permanent increases in ambient noise levels exceeding***
26 ***applicable standards.***

27 ***Noise Threshold c): The Project would not result in a substantial temporary or permanent***
28 ***increase in ambient noise levels in the Project vicinity above levels existing without the***

1 *Project, and impacts would be less than significant.*

2 1. Project Impact(s):

3 FEIR Table 4.9-6 indicates that the Project-only operational noise levels would range
4 from 36.9 to 43.6 dBA Leq at the sensitive receiver locations, while FEIR Table 4.9-
5 7 shows the operational noise levels associated with the proposed Project satisfy the
6 exterior noise level standards at all nearby receiver locations. Therefore, operational
7 noise impacts would be less than significant at the nearby noise-sensitive receiver
8 locations. The Project would generate an unmitigated daytime operational noise level
9 increase of up to 0.1 dBA Leq at the nearby receiver locations, which is below the
10 thresholds of significance identified in FEIR Table 4.9-5. Additionally, and as
11 indicated in FEIR Tables 4.9-10 through Table 4.9-12, the Project would not exceed
12 any of the thresholds identified in FEIR subsection 4.9.5 for traffic-related noise
13 under Existing plus Project (E+P), Existing plus Ambient (EA), or Existing plus
14 Ambient plus Cumulative (EAC) conditions. Furthermore, the worst-case airblast
15 and vibration levels at the closest receiver location would remain below the airblast
16 and vibration level thresholds, and Project-related blasting impacts would therefore
17 be less than significant. Accordingly, the Project would not result in a substantial
18 temporary or permanent increase in ambient noise levels in excess of applicable
19 standards, and impacts would be less than significant. (FEIR pp. 4.9-28 through -39)
20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
22 therein.

23 ***Impact: Ground-borne vibration and ground-borne noise.***

24 ***Noise Threshold d): The Project would not result in the generation of excessive ground-***
25 ***borne vibration or ground-borne noise levels, and impacts would be less than significant.***

26 1. Project Impact(s):

27 Project-related blasting activities would be below vibration level threshold of 0.75
28 in/sec Peak Particle Velocity (PPV); thus, impacts due to blasting-related ground-

1 borne noise would be less than significant. To assess the potential vibration impacts
2 from truck haul trips associated with operational activities the County of Riverside
3 threshold for vibration of 0.01 in/sec RMS was used. According to the Federal
4 Transit Administration (FTA) *Transit Noise Impact and Vibration Assessment*,
5 trucks rarely create vibration that exceeds 70 Vibration Decibels (VdB) or 0.003
6 in/sec Route Mean Square (RMS) unless there are bumps due to frequent potholes in
7 the road. Trucks transiting on site would be travelling at very low speeds so it is
8 expected that delivery truck vibration impacts at the closest receiver locations would
9 satisfy the County of Riverside vibration threshold of 0.01 in/sec RMS, and
10 therefore, would be less than significant. (FEIR p. 4.9-39)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
13 therein.

14 **H. Transportation and Traffic**

15 *Impact: Conflicts with congestion management program.*

16 *Transportation and Traffic Threshold b): The Project would not result in a conflict with an*
17 *applicable congestion management program, including, but not limited to level of service*
18 *standards and travel demand measures, and other standards established by the county*
19 *congestion management agency for designated roads or highways; thus, impacts would be*
20 *less than significant.*

21 **1. Project Impact(s):**

22 There are two Congestion Management Program (CMP) facilities in the Project's
23 study area: SR-60 and SR-79. However, the Project would contribute fewer than 25
24 peak hour trips to these facilities, which is below the threshold at which Caltrans
25 normally requires analysis of potential impacts to Caltrans' facilities. Thus, the
26 Project has no potential to result in direct or cumulatively-considerable impacts to
27 CMP facilities within the Project's study area. Accordingly, the Project would not
28 conflict with an applicable congestion management program, including, but not

1 limited to level of service standards and travel demand measures, or other standards
2 established by the county congestion management agency for designated roads or
3 highways, and impacts would be less than significant. (FEIR p. 4.11-43)

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
6 therein

7 ***Impact: Increased roadway hazards due to a geometric design feature or incompatible uses.***

8 ***Transportation and Traffic Threshold c): The Project would result in a less-than-***
9 ***significant impact due to hazards resulting from a geometric design feature or incompatible***
10 ***uses.***

11 1. Project Impact(s):

12 The Project does not propose any improvements to roadways or intersections; thus,
13 the Project would not increase hazards due to a design feature. The Project site
14 occurs in a rural area with agricultural uses occurring to the southwest of the Mine.
15 Traffic generated by the Project primarily would consist of haul truck trips, which
16 would not conflict with existing traffic along Gilman Springs Road, including traffic
17 associated with existing agricultural uses. Accordingly, the Project would not
18 substantially increase hazards due to a design feature or incompatible uses, and
19 impacts would be less than significant. (FEIR p. 4.11-44)

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
22 therein.

23 ***Impact: Effect upon or need for new or altered maintenance of roads.***

24 ***Transportation and Traffic Threshold d): The Project would create a less-than-significant***
25 ***effect due to effects upon or the need for new or altered maintenance of roads.***

26 1. Project Impact(s):

27 The Project Applicant does not propose to construct or alter any existing roadways
28 or intersections. While new roads may be constructed on site as part of on-going

1 mining operations, such on-site roadways would be privately maintained and thus
2 would not result in or require maintenance of new roadways by the County.
3 Although the Project would increase the number of truck trips to and from the site
4 and would extend the life of mining operations at the site, any incremental increase
5 in the need to maintain public roadway facilities resulting from the Project's increase
6 in traffic would be offset by tax revenue generated by the expanded mining activities.
7 There are no components of the proposed Project that would result in or require a
8 substantial increase in expenditures by Riverside County for public road maintenance
9 such that environmental impacts would result. As such, Project impacts would be
10 less than significant. (FEIR p. 4.11-44)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
13 therein.

14 *Impact: Inadequate emergency access or access to nearby routes.*

15 *Transportation and Traffic Threshold f): The Project would result in a less-than-significant*
16 *impact on emergency access and access to nearby uses.*

17 1. Project Impact(s):

18 The Project consists of a proposal to expand areas subject to mining activities within
19 an existing active mine site; thus, the Project would have no impact on emergency
20 access to nearby uses. Within the Project site, paved and unpaved roadways would
21 be maintained to provide access, including emergency access, to all active mining
22 areas within the site. As such, the Project would not result in inadequate emergency
23 access or access to nearby uses, and impacts would be less than significant. (FEIR p.
24 4.11-44)

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
27 therein.

28

1 **I. Tribal Cultural Resources**

2 ***Impact:** Impacts to tribal cultural resources.*

3 ***Threshold a):** The Project would result in less-than-significant impacts due to a substantial*
4 *adverse change in the significance of a tribal cultural resource, defined in Public Resources*
5 *Code 21074 as either a site, feature, place, cultural landscape that is geographically defined*
6 *in terms of the size and scope of the landscape, sacred place, or object with cultural value*
7 *to a California Native American tribe, and that is: a) listed or eligible for listing in the*
8 *California Register of Historical resources or in a local register of historical resources as*
9 *defined in Public Resources Code section 5020.1(k), or; b) a resource determined by the*
10 *lead agency, in its discretion and supported by substantial evidence, to be significant*
11 *pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.*

12 1. **Project Impact(s):**

13 The proposed Project was subject to consultation efforts between Riverside County
14 and local tribes, as required by Assembly Bill (AB) 52. As a result of this
15 consultation effort, no tribal cultural resources were identified. Further, a site-
16 specific cultural resources assessment was performed for the Project and did not
17 discover any cultural resources on site. Accordingly, Project impacts to tribal cultural
18 resources would be less than significant. (FEIR pp. 4.12-12, -13)

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted
21 therein.

22 **J. Utilities and Services Systems**

23 ***Impact:** Relocation or construction of new or expanded water, wastewater treatment, or*
24 *storm water drainage systems leading to significant environmental effects.*

25 ***Utilities and Service Systems Threshold a):** The Project would have a less-than-significant-*
26 *impact to the environment due to the construction or relocation of new or expanded water,*
27 *wastewater treatment, or storm water drainage systems.*

1 1. Project Impact(s):

2 Overall water demand at the Mine would be reduced approximately 16.1% under the
3 Project as compared to existing/baseline conditions. The existing wells on-site
4 provide adequate water supplies for dust control under existing conditions, and
5 because less water would be needed for dust control under the Project as compared
6 to existing conditions, it can therefore be concluded that the existing wells would
7 adequately serve the proposed Project without the need for new or expanded water
8 supply facilities. No new water facilities would be required to serve the proposed
9 Project. Additionally, all wastewater generated by the Mine under existing and
10 proposed conditions is handled via portable toilets that would regularly be emptied
11 by a service company. As such, the Project would not result in impacts due to the
12 need for new or expanded wastewater treatment facilities. Additionally, impacts
13 associated with storm drainage facilities are evaluated throughout the EIR, and
14 impacts were determined to less than significant or reduced to less-than-significant
15 levels with implementation of the mitigation measures identified in the Draft and
16 Final EIR. (FEIR pp. 4.13-15, -16)

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
19 therein.

20 ***Impact: Adequacy of water Supplies during normal, dry, and multiple dry years.***

21 ***Utilities and Service Systems Threshold b): The Project would result in a reduction in water***
22 ***consumption as compared to historic baseline conditions; thus, the Project would have***
23 ***sufficient water supplies available during normal, dry, and multiple dry years, and impacts***
24 ***would be less than significant.***

25 2. Project Impact(s):

26 Overall water demand at the Mine would be reduced approximately 16.1% under the
27 Project as compared to existing/baseline conditions. The existing wells on-site
28 provide adequate water supplies for dust control under existing conditions, and

1 because less water would be needed for dust control under the Project as compared
2 to existing conditions, it can therefore be concluded that the existing wells would
3 adequately serve the proposed Project without the need for new or expanded water
4 supply facilities. No new water facilities would be required to serve the proposed
5 Project. Accordingly, impacts due to water supply would be less than significant.
6 (FEIR pp. 4.13-15, -16)

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
9 therein.

10 ***Impact: Generation of solid waste in excess of local capacity and impairment of solid waste***
11 ***reduction goals.***

12 ***Utilities and Service Systems Threshold e): The Project would have a less-than-significant***
13 ***effect on the generation of solid waste in excess of State or Local standards, the capacity of***
14 ***local infrastructure, and otherwise of solid waste reduction goals.***

15 1. Project Impact(s):

16 The proposed Project would generate an incremental increase in solid waste volumes
17 requiring off-site disposal, primarily due to the projected eight (8) additional workers
18 on-site. The modest increase in the number of employees on-site would not result in
19 an exceedance, on either a direct or cumulatively-considerable basis, of the capacity
20 at any landfill. Furthermore, Project-generated solid waste would be conveyed to
21 one of several landfills (El Sobrante, Badlands, or Lamb Canyon Landfills) operated
22 or managed by the Riverside County Department of Waste Resources (RCDWR).
23 These existing landfills are required to comply with federal, State, and local statutes
24 and regulations related to solid waste. Landfills within RCDWR's jurisdiction
25 adhere to State guidelines which specify that a minimum of 15 years of system-wide
26 landfill capacity shall be provided (CalRecycle, 1997a). Accordingly, the Project
27 would not generate solid waste in excess of State or local standards, or otherwise
28 impair the attainment of solid waste reduction goals. Impacts would be less than

1 significant. (FEIR p. 4.13-17)

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
4 therein.

5 ***Impact: Conflict with management and reduction statutes and regulations related to solid***
6 ***waste.***

7 ***Utilities and Service Systems Threshold f): The Project have a less-than-significant impact***
8 ***due to conflict with Federal, State and Local Management and reduction statues and***
9 ***regulations related to solid wastes, including Riverside County Integrated Waste***
10 ***Management Plan (CIWMP).***

11 1. Project Impact(s): The Project would be required to comply with County waste
12 reduction programs pursuant to the State's Integrated Waste Management Act and
13 Riverside County Ordinance No. 745, *Solid Waste Collection and Disposal*. Project-
14 generated solid waste would be conveyed to one of several landfills operated or
15 managed by the RCDWR. These existing landfills are required to comply with
16 Federal, State and local statutes that would reduce the amount of solid waste
17 generated by the proposed Project and diverted to landfills, which in turn will aid in
18 the extension of the life of affected disposal sites. The Project would comply with all
19 applicable solid waste statues and regulations; as such, impacts would be less than
20 significant. (FEIR p. 4.13-17)

21 The evidence supporting these conclusions includes, without limitations, the
22 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
23 therein.

24 ***Impact: Impacts requiring the construction or expansion of facilities resulting in significant***
25 ***environmental effects.***

26 ***Utilities and Service Systems Threshold g): The Project would have a less-than-significant***
27 ***impact due to the construction of new facilities or the expansion of existing facilities,***
28 ***whereby the construction or relocation would cause significant environmental effects.***

1 2. Project Impact(s):

2 The Project would not result in or require the construction or expansion of electrical,
3 natural gas, or telecommunication facilities, and does not propose or require the
4 installation of new street lighting. The Project would not affect other government
5 facilities. Although the Project would result in an increased need for roadway
6 maintenance in the long term, costs associated with such increased maintenance
7 would not affect existing or future County plans or programs that protect the
8 environment. Although the Project would result in an increase in demand for
9 electricity by approximately 55.98% as compared to baseline conditions, the Project
10 would not result in the inefficient or wasteful use of energy. Additionally, the Project
11 would not result in or require the construction or expansion of new electrical
12 facilities. Impacts would be less than significant. (FEIR pp. 4.13-17 through -19)
13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
15 therein.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
17 impacts associated with the EIR are potentially significant unless otherwise indicated, but each of these
18 impacts would be avoided or substantially lessened to a level of less than significant through existing
19 regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation
20 Monitoring and Reporting Program) which is incorporated herein by this reference. Accordingly, the
21 County makes the following findings as to each of the following impacts pursuant to State CEQA
22 Guidelines section 15091 (a): "Changes or alterations have been required in, or incorporated into, the Project
23 which avoid or substantially lessen the significant environmental effect as identified in the final EIR."

24 A. Biological Resources

25 *Impact: Conflict with an adopted Habitat Conservation Plan, Natural Community*
26 *Conservation Plan, or other local, regional, or State habitat conservation plans.*

27 *Biological Resources Threshold a): The Project would not conflict with the provisions of*
28 *an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other*

1 *approved local, regional, or state conservation plan, with implementation of EIR Mitigation*
2 *Measures MM 4.3-1 through MM 4.3-8 (refer to Project Resolution Attachment "A,"*
3 *Mitigation Monitoring and Reporting Program).*

4 1. Project Impact(s):

5 The proposed Project would be consistent with the Western Riverside County
6 Multiple Species Habitat Conservation Plan (MSHCP) conservation requirements
7 with the proposed dedication of 430.1 acres to the MSHCP Conservation Area in
8 Proposed Core 3. The proposed EDA would not exceed the allowable impacts in
9 Cell Group B such that conservation may occur consistent with the MSHCP that
10 would contribute to the assembly of Proposed Core 3. However, mining within the
11 proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral stream and
12 615 linear feet of features with discontinuous OHWM that are CDFW streambed
13 habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (refer to **Error!**
14 **Reference source not found.**); these impacts to MSHCP Riparian/Riverine
15 resources represents a direct and cumulatively-considerable impact of the proposed
16 Project. The Project also has the potential to result in indirect impacts to lands
17 targeted for conservation by the MSHCP, including due to noise, which represents a
18 significant impact due to a conflict with MSHCP Section 6.1.4. Additionally, the
19 proposed EDA could be occupied by the burrowing owl prior to initial ground-
20 disturbing activities, which could result in impacts to burrowing owls in conflict with
21 MSHCP Section 6.3.2. Thus, prior to mitigation, Project impacts due to a conflict
22 with the MSHCP would be significant on a direct and cumulatively-considerable
23 basis. (FEIR 4.3-33)

24 2. Finding:

25 The Mitigation Measures (MM) and County Regulations and Design Requirements
26 (CRDRs) outlined below would reduce impacts due to a conflict with the MSHCP to
27 a less-than-significant level. The Mitigation Measures and CRDRs reflect changes
28 or alterations that the County has required or incorporated into the Project that would

1 avoid or substantially lessen the potentially significant impact as identified in the
2 FEIR. (CEQA Guidelines §15091(a)(1)).

3 3. Mitigation and/or County Regulations and Design Requirements (CRDR):

4 **County Regulations and Design Requirement (CRDR) 4.3-1 states:** The Project
5 Applicant shall comply with County of Riverside Ordinance No. 810 (Western
6 Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee
7 Program Ordinance), which requires a per-acre local development impact and
8 mitigation fee payment.

9 *CRDR 4.3-1 Implementation Stage: Prior to commencement of mining activities*
10 *within the 54.5-acre Expanded Disturbance Area (EDA).*

11 *CRDR 4.3-1 Monitoring Party: Riverside County Environmental Programs*
12 *Department (EPD) and Riverside County Planning Department.*

13 **CRDR 4.3-2 states:** The Project Applicant shall comply with County of Riverside
14 Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which
15 requires a per-acre local development and mitigation fee payment prior to the
16 issuance of a grading permit.

17 *CRDR 4.3-2 Implementation Stage: Prior to commencement of mining activities*
18 *within the EDA.*

19 *CRDR 4.3-2 Monitoring Party: Riverside County EPD and Riverside County*
20 *Planning Department.*

21 **CRDR 4.3-3 states:** The Project Applicant shall incorporate measures required
22 through National Pollutant Discharge Elimination System (NPDES). Stormwater
23 systems shall be designed to prevent the release of toxins, chemicals, petroleum
24 products, exotic plant materials or other elements that might degrade or harm
25 biological resources or ecosystem processes within the MSHCP Conservation Area.

26 *CRDR 4.3-3 Implementation Stage: Prior to commencement of mining activities*
27 *within the EDA.*

28 *CRDR 4.3-3 Monitoring Party: Riverside County EPD and Riverside County*

1. *Planning Department.*

2. **CRDR 4.3-4 states:** The Project is required pursuant to Amendment No. 2 to
3. Reclamation Plan No. 159 (SMP 159R2) to implement the approved reclamation
4. seed mix as part of any revegetation or reclamation activities. Only species on the
5. approved reclamation seed mix (refer to EIR Table 3-4) shall be allowed. The
6. reclamation seed mix does not include any plants included on the California Invasive
7. Plant Council's list of invasive species (or in Table 6-2 of the MSHCP).

8. *CRDR 4.3-4 Implementation Stage: During reclamation activities.*

9. *CRDR 4.3-4 Monitoring Party: Riverside County EPD and Riverside County*
10. *Planning Department.*

11. **CRDR 4.3-5 states:** Prior to commencement of mining activities within the proposed
12. EDA, the Project Applicant shall convey to the Riverside Conservation Authority
13. (RCA) 184.73 acres of the Mine located within MSHCP Cell Group B, 230.47 acres
14. of the Mine located within MSHCP Cell Group C, and 14.81 acres of the Mine
15. located within MSHCP Cell Group D. The required dedications, all of which occur
16. outside of the existing mining limits and the proposed EDA, would assist the RCA
17. in achieving the conservation objectives for Cell Groups B, C, and D.

18. *CRDR 4.3-5 Implementation Stage: Prior to commencement of mining activities*
19. *within the EDA.*

20. *CRDR 4.3-5 Monitoring Party: Riverside County EPD and Riverside County*
21. *Planning Department.*

22. **Mitigation Measure (MM) 4.3-1 states:** To mitigate impacts to 0.36 acre of
23. Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk
24. scrub), the Project Applicant shall mitigate impacts at a minimum 3:1 ratio. A total
25. of 1.08 acres of mitigation shall occur via off-site purchase of credits from the
26. Riverpark Mitigation Bank or other approved bank. Mitigation for the unavoidable
27. impacts to Riparian/Riverine resources shall be at least biologically equivalent to the
28. resources being impacted by the proposed mine expansion. Evidence of that 0.36-

1 acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of
2 tamarisk scrub) have been appropriately mitigated shall be supplied to the Riverside
3 County Environmental Programs Department (EPD) prior to any mining activities
4 within the portions of the 54.5-acre Expanded Disturbance Area (EDA) that contain
5 Riparian/Riverine resources.

6 *MM 4.3-1 Implementation Stage: Prior to any mining activities within the portions*
7 *of the 54.5-acre EDA that contain Riparian/Riverine resources.*

8 *MM 4.3-1 Monitoring Party: Riverside County EPD and Riverside County Planning*
9 *Department.*

10 **MM 4.3-2 states:** Prior to mining activities within the 54.5-acre Expanded
11 Disturbance Area that affects jurisdictional drainages, the Project Applicant shall
12 obtain a Section 404 Permit from the U.S. Army Corps of Engineers (ACOE) and a
13 Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for
14 impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland
15 Waters of the United States.

16 *MM 4.3-2 Implementation Stage: Prior to any mining activities within the portions*
17 *of the 54.5-acre EDA that contain jurisdictional drainages.*

18 *MM 4.3-2 Monitoring Party: Army Corps of Engineers (ACOE), Regional Water*
19 *Quality Control Board (RWQCB), Riverside County EPD, and Riverside County*
20 *Planning Department.*

21 **MM 4.3-3 states:** Prior to mining activities within the 54.5-acre Expanded
22 Disturbance Area that affects jurisdictional drainages, the Project Applicant shall
23 obtain a Section 1602 Streambed Alteration Agreement from the California
24 Department of Fish and Wildlife (CDFW) for impacts to 0.21 acre (3,620 linear feet)
25 of ephemeral stream and 615 linear feet of features with discontinuous OHWM that
26 are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat.

27 *MM 4.3-3 Implementation Stage: Prior to any mining activities within the 54.5-acre*
28 *EDA that affect jurisdictional drainages.*

1 *MM 4.3-3 Monitoring Party: California Department of Fish and Wildlife (CDFW),*
2 *Riverside County EPD, and Riverside County Planning Department.*

3 **MM 4.3-5 states:** All lighting shall be selectively placed, directed, and shielded
4 away from habitats around the periphery of the active mining areas. In addition,
5 large spotlight-type lighting directed into areas outside the actively-mined areas shall
6 be prohibited. Operational lighting shall be shielded and focused to reduce impacts
7 to wildlife.

8 *MM 4.3-5 Implementation Stage: During mining operations.*

9 *MM 4.3-5 Monitoring Party: Riverside County Building and Safety Department.*

10 **MM 4.3-6 states:** Prior to mining activities within the proposed Expanded
11 Disturbance Area (EDA), signs shall be posted along internal roadways restricting
12 speeds to 10 miles per hour or less.

13 *MM 4.3-6 Implementation Stage: Prior to mining activities within the EDA.*

14 *MM 4.3-6 Monitoring Party: Riverside County Planning Department.*

15 **MM 4.3-7 states:** Prior to commencement of mining activities pursuant to SMP
16 159R2, the Project Applicant shall construct a 765-foot long 12-foot high berm
17 between the proposed MSHCP Conservation Area and the existing mining operations
18 on site, as depicted on EIR Figure 4.3-4, *Proposed MSHCP Conservation Area Noise*
19 *Receiver Locations.*

20 *MM 4.3-7 Implementation Stage: Prior to mining activities pursuant to SMP 159R2.*

21 *MM 4.3-7 Monitoring Party: Riverside County EPD and Riverside County Planning*
22 *Department.*

23 **MM 4.3-8 states:** Pursuant to Objectives 5, 6, and 7 of the Species Account for the
24 Burrowing Owl included in the Western Riverside County Multiple Species Habitat
25 Conservation Plan (MSHCP), within 30 days prior to removal of any vegetation
26 within the 54.5-acre Expanded Disturbance Area (EDA), a pre-construction
27 presence/absence survey for the burrowing owl shall be conducted by a qualified
28 biologist who holds a Memorandum of Understanding (MOU) with the County. The

1 survey results shall be provided in writing to the Environmental Programs
2 Department/County Biologist. If the vegetation clearing does not occur within 30
3 days of the survey, a new survey shall be required. If it is determined that the Project
4 site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant
5 to the MSHCP and the Migratory Bird Treaty Act (MBTA). Burrowing Owl
6 relocation shall only be allowed to take place outside of the burrowing owl nesting
7 season (March 1 through August 31) and is required to be performed by a qualified
8 biologist familiar with relocation methods. The County Biologist shall be consulted
9 to determine appropriate type of relocation (active or passive) and potential
10 translocation sites. Burrowing Owl Protection and Relocation Plans and Biological
11 Monitoring Plans are required to be reviewed and approved by the California
12 Department of Fish and Wildlife (CDFW). (FEIR p. 4.4-45)

13 If it is determined during the 30-day preconstruction survey that burrowing owls have
14 colonized the Project site prior to initiation of vegetation clearing activities, the
15 Project Proponent will immediately inform the Riverside County Biologist,
16 California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the
17 Regional Conservation Authority, and would need to retain a Biologist that holds a
18 Memorandum of Understanding (MOU) with the County of Riverside to prepare a
19 Burrowing Owl Protection and Relocation Plan for approval by the County of
20 Riverside and Wildlife Agencies prior to initiating ground disturbance. The
21 relocation plan will include the following: (FEIR p. 4.4-45)

22 The locations of the nests and owls proposed for relocation.

23 The locations of the proposed relocation sites.

24 The numbers of adult owls and juveniles proposed for relocation.

25 The time of year when relocation is proposed to take place,

26 The name of the biologist proposed to supervise the relocation, and the details of his/her
27 previous experience capturing, handling, and relocating borrowing owls, including the
28

1 outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity
2 rates of the relocated owls), and relevant permits held.

3 A detailed description of the proposed method of capture, transport, and acclimation of
4 the current project's owls on the proposed relocation site.

5 A detailed description of relocation site preparations (e.g., the design and dimensions of
6 the artificial release burrows and hacking cage, duration of hacking activities (including
7 food and water provision).

8 Description of the monitoring methods and monitoring duration to be employed to verify
9 survival of the relocated owls and their long-term retention on the relocation site.

10 *MM 4.3-8 Implementation Stage: Within 30 days prior to removal of any vegetation*
11 *within the EDA.*

12 *MM 4.3-8 Monitoring Party: Riverside County EPD and Riverside County Planning*
13 *Department.*

14 4. Rationale:

15 Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation Measures
16 MM 4.3-2 and MM 4.3-3, would represent a biologically equivalent or superior
17 alternative to avoidance of MSHCP Riparian/Riverine resources because the Project
18 would be required to mitigate impacts at a minimum 3:1 ratio through off-site
19 purchase of credits from an approved Mitigation Bank(s). Implementation of
20 Mitigation Measure MM 4.3-1 would ensure Project consistency with MSHCP
21 Section 6.1.2 and would reduce project impacts to less-than-significant levels. (FEIR
22 p. 4.3-46)

23 Implementation of Mitigation Measure MM 4.3-5 would ensure that Project lighting
24 does not result in indirect impacts to the MSHCP conservation areas. Mitigation
25 Measure MM 4.3-6 would ensure dust impacts are reduced by imposing a maximum
26 10 mile per hour speed limit on site. Additionally, the Project would be subject to
27 stormwater requirements through the Project's NPDES permit. Furthermore, the
28 Project would be required to comply with the reclamation seed mix as set forth by

1 SMP 159R2, which would preclude potential indirect impacts associated with
2 invasive species. Additionally, implementation of Mitigation Measure MM 4.3-8
3 would ensure that a 12-foot tall berm is constructed between the existing mining
4 limits and the proposed MSHCP Conservation Areas, as depicted on Figure 4.3-4 of
5 the FEIR. As shown in Table 4.3-5 of the FEIR, with implementation of the required
6 mitigation, receiver locations R4 and R5 would be exposed to noise levels that are
7 below the County's residential threshold of 65 dBA Leq. With implementation of
8 the required mitigation and compliance with regulatory requirements and the
9 provisions of proposed SMP 159R2, the Project's indirect impacts to the MSHCP
10 conservation areas would be less than significant. (FEIR p. 4.4-46)

11 Implementation of Mitigation Measure MM 4.3-7 would ensure that pre-construction
12 surveys are conducted for the burrowing owl prior to any new vegetation clearing,
13 thereby reducing impacts to less-than-significant levels. (FEIR p. 4.4-47)

14 *Impact: Adverse effects, either directly or through habitat modifications, on endangered or*
15 *threatened species, or on species identified as a candidate, sensitive, or special status*
16 *species.*

17 *Biological Resources Thresholds b) and c): The Project would not have a substantial*
18 *adverse effect, either directly or through habitat modifications, on any endangered, or*
19 *threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2*
20 *or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12); or have a*
21 *substantial adverse effect either directly or through habitat modifications on any species*
22 *identified as a candidate, sensitive, or special status species in local or regional plans,*
23 *policies, or regulations, or by the California Department of Fish and Game or US Fish and*
24 *Wildlife Service, with implementation of mitigation measures (refer to Project Resolution*
25 *Attachment "A," Mitigation Monitoring and Reporting Program).*

26 1. Project Impact(s):

27 Plummer's mariposa lily has moderate potential to occur in the Survey Area as
28 described in subsection 4.3.2.E.1 of the FEIR. The Project proposes to conserve

1 430.01 acres with potentially suitable chaparral and sage scrub habitat with rocky
2 soils in Cell Groups B, C, and D (which are in the San Jacinto Mountains foothills)
3 consistent with Objective 1 for conservation of the species. As such, and with the
4 proposed conservation of 430.1 acres within the Mine site, impacts to sensitive plants
5 would be less than significant.

6 Coast horned lizard, coastal whiptail, red-diamond rattlesnake, southern California
7 rufous-crowned sparrow, Bell's sage sparrow, northern harrier, California horned
8 lark, loggerhead shrike, coastal California gnatcatcher, San Diego black-tailed
9 jackrabbit, and San Diego desert woodrat were observed in the Survey Area (see
10 FEIR Figure 4.3-1). All of these species are covered under the MSHCP and do not
11 require species-specific mitigation. As such, impacts to sensitive animals would be
12 less than significant with mandatory payment of MSHCP fees.

13 The proposed Project would directly impact six vegetation communities, including
14 0.15 acre of impact to tamarisk scrub, 19.5 acres of impacts to chamise chaparral,
15 1.4 acres of impact to Riversidean sage scrub, *Artemisia californica*-dominated, 20.3
16 acres of impact to Riversidean sage scrub, *Encelia farinosa*-dominated, 0.8 acre of
17 impact to Riversidean sage scrub, *Encelia farinosa*-dominated-disturbed, 8.9 acres of
18 impact to non-native grassland, and 3.4 acres of impact to disturbed land. Habitats
19 on site have the potential to support a wide range of plants and animals, although all
20 sensitive plant and animal species observed on site are covered by the MSHCP.
21 However, the removal of habitat by the proposed Project would be fully mitigated
22 through mandatory compliance with the biological requirements of the MSHCP (as
23 discussed above under the analysis of Threshold a.). As such, Project impacts to
24 sensitive habitats would be less than significant.

25 Clearing of habitat for the proposed EDA could disturb or destroy active migratory
26 bird nests including eggs and young during the nesting season (February 1 to August
27 31). Disturbance to or destruction of migratory bird eggs, young, or adults of any
28 species protected by the MBTA and/or California Fish and Game Code is in violation

1 of the MBTA and/or or California Fish and Game Code and is, therefore, considered
2 to be a potentially significant impact on both a direct and cumulative basis.

3 5. Finding:

4 The Mitigation Measures and CRDRs outlined below would reduce impacts to the
5 nesting bird species protected by the MBTA to a less-than-significant level. The
6 Mitigation Measures and CRDRs reflect changes or alterations that the County has
7 required or incorporated into the Project that would avoid or substantially lessen the
8 potentially significant impact as identified in the FEIR. (CEQA Guidelines
9 §15091(a)(1)).

10 6. Mitigation and/or County Regulations and Design Requirements (CRDR):

11 **County Regulations and Design Requirement (CRDR) 4.3-1 states:** The Project
12 Applicant shall comply with County of Riverside Ordinance No. 810 (Western
13 Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee
14 Program Ordinance), which requires a per-acre local development impact and
15 mitigation fee payment.

16 *CRDR 4.3-1 Implementation Stage: Prior to commencement of mining activities*
17 *within the 54.5-acre Expanded Disturbance Area (EDA).*

18 *CRDR 4.3-1 Monitoring Party: Riverside County Environmental Programs*
19 *Department (EPD) and Riverside County Planning Department.*

20 **CRDR 4.3-2 states:** The Project Applicant shall comply with County of Riverside
21 Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which
22 requires a per-acre local development and mitigation fee payment prior to the
23 issuance of a grading permit.

24 *CRDR 4.3-2 Implementation Stage: Prior to commencement of mining activities*
25 *within the EDA.*

26 *CRDR 4.3-2 Monitoring Party: Riverside County EPD and Riverside County*
27 *Planning Department.*

28 **MM 4.3-4 states:** All vegetation clearing activities within the 54.5-acre Expanded

1 Disturbance Area (EDA) shall occur outside of the bird breeding season (February
2 15 through August 31), unless a qualified biologist demonstrates to the satisfaction
3 of the County that all nesting is complete through completion of a Nesting Bird
4 Clearance Survey. Surveys shall be conducted no more than three (3) days prior to
5 scheduled vegetation clearing activities within the EDA. If active nests are
6 identified, the biologist shall establish buffers around the vegetation containing the
7 active nest (300 feet for the California gnatcatcher and raptors; 100 feet for other
8 non-raptors). The vegetation containing the active nest shall not be removed, and no
9 ground-disturbing activities shall occur within the established buffer, until a qualified
10 biologist has determined that the nest is no longer active (i.e., the juveniles are
11 surviving independent from the nest). If clearing is not conducted within three days
12 of a negative survey, the nesting survey shall be repeated to confirm the absence of
13 nesting birds. A Nesting Bird Clearance Survey report shall be submitted to the
14 County for review and approval prior to any new vegetation clearing and grubbing
15 during the breeding season. Clearing of vegetation outside of the avian breeding
16 season shall not require a Nesting Bird Clearance Survey. The Mine operator shall
17 keep records of: a) all new clearing activities that occur during the general avian
18 breeding season; b) the results of all pre-construction nesting surveys; c) mitigation
19 or avoidance measures that were undertaken during the breeding season; d) areas
20 within the EDA that have been disturbed outside of the general avian breeding
21 season; and e) copies of the approved Nesting Bird Clearance Survey report(s).
22 These records shall be maintained on site at all times and made available for City
23 inspection upon request.

24 *MM 4.3-4 Implementation Stage: Within three (3) days of initial vegetation clearing*
25 *activities.*

26 *MM 4.3-4 Monitoring Party: Riverside County EPD and Riverside County Planning*
27 *Department.*

28 **MM 4.3-7 states:** Prior to commencement of mining activities pursuant to SMP

1 159R2, the Project Applicant shall construct a 765-foot long 12-foot high berm
2 between the proposed MSHCP Conservation Area and the existing mining operations
3 on site, as depicted on EIR **Error! Reference source not found., Error! Reference**
4 **source not found.** (FEIR p. 4.4-45)

5 *MM 4.3-7 Implementation Stage: Prior to commencement of mining activities*
6 *pursuant to SMP 159R2.*

7 *MM 4.3-7 Monitoring Party: Riverside County EPD and Riverside County Planning*
8 *Department.*

9 7. Rationale:

10 Implementation of Mitigation Measure MM 4.3-4 would ensure that the Project does
11 not directly impact nesting birds during the nesting season. Implementation of
12 Mitigation Measure MM 4.3-7 would ensure that potential impacts to burrowing
13 owls that may occupy the site prior to mining activities commencing within the EDA
14 are reduced to less-than-significant levels. Moreover, the Project would be subject
15 to compliance with Riverside County Ordinance No. 810 pursuant to CRDR 4.3-1,
16 which requires payment of fees in order to provide coverage for impacts to sensitive
17 species that are fully covered by the MSHCP. The Project also is subject to Riverside
18 County Ordinance No. 663 pursuant to CRDR 4.3-2, which requires payment of fees
19 to support the SKR HCP. With implementation of the required mitigation and with
20 standard regulatory compliance, Project impacts to endangered, threatened,
21 candidate, sensitive, or special status species would be reduced to less-than-
22 significant levels. (FEIR p. 4.3-47)

23 ***Impact: Movement of migratory fish or wildlife.***

24 ***Biological Resources Threshold d): The Project would not interfere substantially with the***
25 ***movement of any native resident or migratory fish or wildlife species or with established***
26 ***native resident or migratory wildlife corridors, or impede the use of native wildlife nursery***
27 ***sites, with implementation of mitigation measures (refer to Project Resolution Attachment***
28 ***“A,” Mitigation Monitoring and Reporting Program).***

1 1. Project Impact(s):

2 Although the Project would not affect any native wildlife nursery sites and would be
3 consistent with the MSHCP which provides for wildlife corridors and linkages, the
4 Project has the potential to impact nesting migratory birds if active nests are disturbed
5 during the nesting season (February 1 to August 31). This represents a potentially
6 direct and cumulatively-considerable impact. (FEIR p. 4.3-42)

7 2. Finding:

8 The Mitigation Measure (MM) outlined below would reduce impacts due to a
9 conflict with the MSHCP and the MBTA. The Mitigation Measure reflects changes
10 or alterations that the County has required or incorporated into the Project that would
11 avoid or substantially lessen the potentially significant impact as identified in the
12 FEIR. (CEQA Guidelines §15091(a)(1)).

13 3. Mitigation and/or County Regulations and Design Requirements (CRDR):

14 **MM 4.3-4 states:** All vegetation clearing activities within the 54.5-acre Expanded
15 Disturbance Area (EDA) shall occur outside of the bird breeding season (February
16 15 through August 31), unless a qualified biologist demonstrates to the satisfaction
17 of the County that all nesting is complete through completion of a Nesting Bird
18 Clearance Survey. Surveys shall be conducted no more than three (3) days prior to
19 scheduled vegetation clearing activities within the EDA. If active nests are
20 identified, the biologist shall establish buffers around the vegetation containing the
21 active nest (300 feet for the California gnatcatcher and raptors; 100 feet for other
22 non-raptors). The vegetation containing the active nest shall not be removed, and no
23 ground-disturbing activities shall occur within the established buffer, until a qualified
24 biologist has determined that the nest is no longer active (i.e., the juveniles are
25 surviving independent from the nest). If clearing is not conducted within three days
26 of a negative survey, the nesting survey shall be repeated to confirm the absence of
27 nesting birds. A Nesting Bird Clearance Survey report shall be submitted to the
28 County for review and approval prior to any new vegetation clearing and grubbing

1 during the breeding season. Clearing of vegetation outside of the avian breeding
2 season shall not require a Nesting Bird Clearance Survey. The Mine operator shall
3 keep records of: a) all new clearing activities that occur during the general avian
4 breeding season; b) the results of all pre-construction nesting surveys; c) mitigation
5 or avoidance measures that were undertaken during the breeding season; d) areas
6 within the EDA that have been disturbed outside of the general avian breeding
7 season; and e) copies of the approved Nesting Bird Clearance Survey report(s).
8 These records shall be maintained on site at all times and made available for City
9 inspection upon request.

10 *MM 4.3-4 Implementation Stage: Within three (3) days of initial vegetation clearing*
11 *activities.*

12 *MM 4.3-4 Monitoring Party: Riverside County EPD and Riverside County Planning*
13 *Department.*

- 14 4. Rationale: Implementation of Mitigation Measure MM 4.3-4 would ensure that
15 vegetation clearing within the EDA does not result in impacts to nesting birds during
16 the breeding season. With implementation of the required mitigation, Project
17 impacts to migratory birds would be reduced to less-than-significant levels. (FEIR p.
18 4.3-47)

19 ***Impact:*** *Substantial adverse impacts to riparian habitat, sensitive natural communities, or*
20 *federally-protected wetlands.*

21 ***Biological Resources Thresholds e) and f):*** *The Project would result in less-than-significant*
22 *impacts due to a substantial adverse effect on any riparian habitat or other sensitive natural*
23 *community identified in local or regional plans, policies, regulations or by the California*
24 *Department of Fish and Game or U. S. Fish and Wildlife Service, and due to a substantial*
25 *adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water*
26 *Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal,*
27 *filling, hydrological interruption, or other means, with implementation of mitigation*
28 *measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and*

1 *Reporting Program).*

2 1. Project Impact(s):

3 The Project would result in the direct loss of 0.21 acre (3,620 linear feet) of
4 ephemeral stream that is non-wetland WUS (refer to FEIR Figure 4.3-2). The Project
5 also would impact 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear
6 feet of features with discontinuous OHWM that are CDFW streambed habitats, as
7 well as 0.15 acre of tamarisk scrub riparian habitat (refer to FEIR Figure 4.3-2).
8 Impacts to State and federal jurisdictional waters represents a significant impact for
9 which mitigation would be required.

10 The proposed Project would permanently impact approximately 54.5 acres of habitat,
11 including 0.15 acre of tamarisk scrub, 19.5 acres of chamise chaparral, 1.4 acres of
12 Riversidean sage scrub, *Artemisia californica*-dominated, 20.3 acres of Riversidean
13 sage scrub, *Encelia farinosa*-dominated, 0.8 acre of Riversidean sage scrub, *Encelia*
14 *farinosa*-dominated-disturbed, 8.9 acres of non-native grassland, and 3.4 acres of
15 disturbed habitat. The removal of habitat by the proposed Project would be fully
16 mitigated through mandatory compliance with the biological requirements of the
17 MSHCP (as discussed above under the analysis of Threshold a.), including the
18 proposed conservation of 430.1 acres of the overall Mine area. Therefore, Project
19 impacts to sensitive natural communities would be less than significant. (FEIR p.
20 4.4-42)

21 2. Finding:

22 The Mitigation Measures (MMs) outlined below would reduce impacts to State and
23 Federal jurisdictional waters. The Mitigation Measures reflect changes or alterations
24 that the County has required or incorporated into the Project that would avoid or
25 substantially lessen the potentially significant impact as identified in the FEIR.
26 (CEQA Guidelines §15091(a)(1)).

27 3. Mitigation and/or County Regulations and Design Requirements:

28 **Mitigation Measure (MM) 4.3-1 states:** To mitigate impacts to 0.36 acre of

1 Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk
2 scrub), the Project Applicant shall mitigate impacts at a minimum 3:1 ratio. A total
3 of 1.08 acres of mitigation shall occur via off-site purchase of credits from the
4 Riverpark Mitigation Bank or other approved bank. Mitigation for the unavoidable
5 impacts to Riparian/Riverine resources shall be at least biologically equivalent to the
6 resources being impacted by the proposed mine expansion. Evidence of that 0.36-
7 acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of
8 tamarisk scrub) have been appropriately mitigated shall be supplied to the Riverside
9 County Environmental Programs Department (EPD) prior to any mining activities
10 within the portions of the 54.5-acre Expanded Disturbance Area (EDA) that contain
11 Riparian/Riverine resources.

12 *MM 4.3-1 Implementation Stage: Prior to any mining activities within the portions*
13 *of the 54.5-acre EDA that contain Riparian/Riverine resources.*

14 *MM 4.3-1 Monitoring Party: Riverside County EPD and Riverside County Planning*
15 *Department.*

16 **MM 4.3-2 states:** Prior to mining activities within the 54.5-acre Expanded
17 Disturbance Area that affects jurisdictional drainages, the Project Applicant shall
18 obtain a Section 404 Permit from the U.S. Army Corps of Engineers (ACOE) and a
19 Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for
20 impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland
21 Waters of the United States.

22 *MM 4.3-2 Implementation Stage: Prior to any mining activities within the portions*
23 *of the 54.5-acre EDA that contain jurisdictional drainages.*

24 *MM 4.3-2 Monitoring Party: Army Corps of Engineers (ACOE), Regional Water*
25 *Quality Control Board (RWQCB), Riverside County EPD, and Riverside County*
26 *Planning Department.*

27 **MM 4.3-3 states:** Prior to mining activities within the 54.5-acre Expanded
28 Disturbance Area that affects jurisdictional drainages, the Project Applicant shall

1 obtain a Section 1602 Streambed Alteration Agreement from the California
2 Department of Fish and Wildlife (CDFW) for impacts to 0.21 acre (3,620 linear feet)
3 of ephemeral stream and 615 linear feet of features with discontinuous OHWM that
4 are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat.

5 *MM 4.3-3 Implementation Stage: Prior to any mining activities within the 54.5-acre*
6 *EDA that affect jurisdictional drainages.*

7 *MM 4.3-3 Monitoring Party: California Department of Fish and Wildlife (CDFW),*
8 *Riverside County EPD, and Riverside County Planning Department.*

9 4. Rationale:

10 Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation Measures
11 MM 4.3-2 and MM 4.3-3, would ensure that Project impacts to 0.21 acre (3,620
12 linear feet) of ephemeral stream that is non-wetland WUS and regulated by the Army
13 Corps of Engineers, and 0.21 acre (3,620 linear feet) of ephemeral stream and 615
14 linear feet of features with discontinuous OHWM that are CDFW streambed habitats,
15 as well as 0.15 acre of tamarisk scrub riparian habitat, are mitigated at a minimum
16 3:1 ratio off-site through purchase of credits from an approved Mitigation Bank(s).
17 Implementation of the required mitigation would reduce Project impacts to these
18 jurisdictional features to below a level of significance. (FEIR p. 4.4-47)

19 B. Historical and Archaeological Resources

20 *Impact: Effects on human remains.*

21 *Historic and Archaeological Resources Threshold e): The Project would potentially impact*
22 *human remains, including those interred outside of formal cemeteries.*

23 1. Project Impact(s): The Project site does not contain a known cemetery nor are there
24 any known cemeteries located within the immediate vicinity of the site. A field
25 survey conducted by BFSa did not identify the presence of any human remains and
26 no remains are known to exist beneath the surface of the site. Nevertheless, the
27 remote potential exists that human remains may be unearthed during grading and
28 excavation activities associated with Project mining activities. If human remains are

1 unearthed during mining activities, the Mine operator would be required by law to
2 comply with California Health and Safety Code, § 7050.5, “Disturbance of Human
3 Remains.” Furthermore, the County Coroner is required to contact the NAHC within
4 24 hours upon the determination of the human remains to be Native American, or if
5 the Coroner has reason to believe the remains may be Native American.
6 Notwithstanding the requirements of California Health and Safety Code § 7050.5
7 and California Public Resources Code § 5097.98, due to the potential to discover
8 buried human remains during mining operations, a potentially significant impact
9 would occur and mitigation would be required. (FEIR pp. 4.7-14 through 4.7-15)

10 2. Finding: The Mitigation Measure (MM) and County Regulation and Design
11 Requirement (CRDR) outlined below would reduce impacts due to the Project’s
12 potential to contain human remains. The Mitigation Measure and CRDR reflect
13 changes or alterations that the County has required or incorporated into the Project
14 that would avoid or substantially lessen the potentially significant impact as
15 identified in the FEIR. (CEQA Guidelines §15091(a)(1)).

16 3. Mitigation and/or County Regulations and Design Requirements (CRDR):

17 **CRDR 4.7-1 states that:** Unless otherwise required by law, the site of any reburial
18 of Native American human remains or associated grave goods shall not be disclosed
19 and shall not be governed by public disclosure requirements of the California Public
20 Records Act. The Coroner, pursuant to the specific exemption set forth in California
21 Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to
22 withhold public disclosure information related to such reburial, pursuant to the
23 specific exemption set forth in California Government Code 6254 (r)

24 *CRDR 4.7-1 Implementation Stage: In the event human remains are discovered.*

25 *CRDR 4.7-1 Monitoring Party: County Coroner and Riverside County Planning*
26 *Department.*

27 **MM 4.7-1 states that:** If human remains are encountered during mining activities
28 on site, compliance with California Health and Safety Code § 7050.5 and Public

1 Resources Code § 5097 et. seq. shall be required. State Health and Safety Code
2 Section 7050.5 states that no further disturbance shall occur until the Riverside
3 County Coroner has made the necessary findings as to origin. Further, pursuant to
4 Public Resource Code Section 5097.98(b) remains shall be left in place and free from
5 disturbance until a final decision as to the treatment and disposition has been made.
6 If the Riverside County Coroner determines the remains to be Native American, the
7 Native American Heritage Commission shall be contacted within the period specified
8 by law (24 hours). Subsequently, the Native American Heritage Commission shall
9 identify the "most likely descendant." The most likely descendant shall then make
10 recommendations and engage in consultation concerning the treatment of the remains
11 as provided in Public Resources Code Section 5097.98. Evidence of compliance
12 with this mitigation measure, if human remains are found, shall be provided to
13 Riverside County Planning Department upon the completion of a treatment plan and
14 final report detailing the significance and treatment finding.

15 *MM 4.7-1 Implementation Stage: In the event human remains are discovered.*

16 *MM 4.7-1 Monitoring Party: County Coroner and Riverside County Planning*
17 *Department.*

- 18 4. Rationale: In the event that human remains are discovered during mining activities,
19 Mitigation Measure MM 4.7-1 would require the Project Applicant to comply with
20 the applicable provisions of California Health and Safety Code § 7050.5 and
21 California Public Resources Code § 5097 et. seq. Mandatory compliance with
22 Mitigation Measure MM 4.7-1, State law, and applicable regulatory requirements
23 would reduce the Project's potential impacts to buried human remains to less-than-
24 significant-levels. (FEIR p. 4.7-17)

25 C. Paleontological Resources

26 *Impact: Destruction of a unique Paleontological resource, site, or geological feature.*

27 *Paleontological Resources Threshold a): The Project would result in less-than-significant*
28 *impacts to unique paleontological resources, sites, or unique geologic features, with*

1 *implementation of mitigation measures (refer to Project Resolution Attachment "A,"*
2 *Mitigation Monitoring and Reporting Program).*

3 1. Project Impact(s):

4 The Project would not impact any known paleontological resource or unique
5 geologic feature. However, portions of the proposed EDA (northern and
6 northeastern portions) contain sedimentary rocks of the Mount Eden formation which
7 have high sensitivity for paleontological resources. Implementation of the Project
8 has the potential to unearth and adversely impact paleontological resources that may
9 be buried beneath the ground surface and discovered during Project-related grading
10 and excavation activities. This is a potentially significant direct and cumulatively
11 considerable impact on paleontological resource for which mitigation would be
12 required. (FEIR p. 4.10-7)

13 2. Finding:

14 The Mitigation Measures (MMs) outlined below would reduce impacts arising from
15 destruction of Paleontological resources to a less-than-significant level. The
16 Mitigation Measures reflect changes or alterations that the County has required or
17 incorporated into the Project that would avoid or substantially lessen the potentially
18 significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(1)).

19 3. Mitigation and/or County Regulations and Design Requirements (CRDR):

20 **MM 4.10-1 states that:** Prior to the commencement of ground-disturbing activities
21 within the EDA, a pre-construction meeting shall be held and attended by the Project
22 Paleontologist, Project Applicant, and a representative of the Lead Agency (County
23 of Riverside). The nature of potential paleontological resources shall be discussed,
24 as well as the protocol that is to be implemented following the discovery of any
25 fossiliferous materials. The Mine Operator shall be responsible for monitoring for
26 compliance with this requirement, and shall document the date, time, location, and
27 attendees who participated at this meeting. Complete grading plans shall be made
28 available to the Project Paleontologist or Paleontological Monitor prior to the start

1 of any earthmoving activities.

2 *MM 4.10-1 Implementation Stage: Prior to commencement of ground-disturbing*
3 *activities within the EDA.*

4 *MM 4.10-1 Monitoring Party: Riverside County Planning Department.*

5 **MM 4.10-2 states that:** Prior to commencement of mining activities within the
6 EDA, the Project Applicant shall provide evidence to Riverside County that mass
7 grading and excavation activities in areas identified as likely to contain
8 paleontological resources will be monitored by a qualified paleontologist or
9 paleontological monitor shall occur. Monitoring shall be conducted full-time in all
10 areas of grading or excavation in undisturbed Mount Eden formation sediments
11 (“Area B” on EIR Figure 4.10-2) located in the northern and northeastern portions
12 of the proposed EDA as well as locations where over-excavation of surficial alluvial
13 sediments will encounter these formational sediments in the shallow subsurface.
14 Paleontological monitors will be equipped to salvage fossils as they are unearthed to
15 avoid operational delays and to remove samples of sediment that are likely to contain
16 the remains of small fossil invertebrates and vertebrates. The monitor must be
17 empowered to temporarily halt or divert equipment to allow for the removal of
18 abundant or large specimens in a timely manner. Monitoring may be reduced if the
19 potentially fossiliferous units are not present in the subsurface, or if present, are
20 determined upon exposure and examination by qualified paleontological personnel
21 to have a low potential to contain fossil resources. Evidence of compliance with this
22 mitigation measure shall be provided to Riverside County prior to commencement
23 of mining activities within the EDA.

24 *MM 4.10-2 Implementation Stage: Prior to commencement of mining activities*
25 *within the EDA.*

26 *MM 4.10-2 Monitoring Party: Riverside County Planning Department.*

27 **MM 4.10-3 states that:** If a paleontological resource is discovered on the property,
28 discovered fossils or samples of such fossils shall be collected and identified by a

1 qualified paleontologist. Preparation of recovered specimens to a point of
2 identification and permanent preservation (not display), including screen-washing
3 sediments to recover small invertebrates and vertebrates, if indicated by the results
4 of test sampling. Evaluation and museum-level preparation of discovered fossils
5 shall be overseen by a qualified paleontologist. Any and all fossils encountered
6 during Project grading activities will be deposited at the Western Science Center
7 Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the
8 paleontological monitoring and mitigation program, including any one-time charges
9 by the receiving institution, are the responsibility of the Project Applicant. The
10 Project Applicant shall provide evidence of compliance with this mitigation measure
11 to Riverside County within 60 days of completion of grading activities within the
12 "High" paleontological sensitivity area of the Project site, if such resources are found
13 on-site.

14 *MM 4.10-3 Implementation Stage: Upon discovery of paleontological resources.*

15 *MM 4.10-3 Monitoring Party: Riverside County Planning Department.*

16 **MM 4.10-4 states that:** Within 90 days of completion of paleontological monitoring
17 activities within the "High" paleontological sensitivity area of the Project site ("Area
18 B" on EIR Figure 4.10-2), the Project Applicant shall prepare a final monitoring and
19 mitigation report of findings and significance, including lists of all fossils recovered
20 and necessary maps and graphics to accurately record their original location. A letter
21 documenting receipt and acceptance of all fossil collections by the receiving
22 institution must be included in the final report. The report, when submitted to (and
23 accepted by) the appropriate lead agency (Attn: Riverside County Transportation and
24 Land Management Agency, Planning Department, 4080 Lemon Street, Riverside,
25 California 92502), shall signify satisfactory completion of the Project's monitoring
26 and mitigation program with respect to nonrenewable paleontological resources.

27 *MM 4.10-4 Implementation Stage: Within 90 days of completion of paleontological*
28 *monitoring activities.*

1 *MM 4.10-4 Monitoring Party: Riverside County Planning Department.*

2 4. Rationale:

3 Implementation of Mitigation Measures MM 4.10-1 through MM 4.10-4 would
4 ensure the proper identification and subsequent treatment of any paleontological
5 resources that may be encountered in the northern and northeastern portions of the
6 proposed EDA during ground-disturbing activities associated with implementation
7 of the proposed Project. Therefore, with implementation of Mitigation Measures MM
8 4.10-1 through MM 4.10-4, the Project's direct and cumulative impacts to
9 paleontological resources would be reduced to less-than-significant levels. (FEIR p.
10 4.10-9)

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts potentially
12 resulting from the adoption of the EIR cannot be fully mitigated and would be only partially avoided or
13 lessened in consideration of existing regulations, Project design features, or mitigation measures specified
14 in Attachment A (*Mitigation Monitoring and Reporting Program*, incorporated by reference into this
15 document). Accordingly, and as further explained below, the County makes the following findings as to
16 each of the following impacts as allowed by State CEQA Guidelines section 15091(a): "Changes or
17 alterations [that might further reduce Project impacts] are within the responsibility and jurisdiction of
18 another public agency and not the [County]. Such changes have been adopted by such other agency"; or
19 "Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation
20 measures or project alternatives identified in the final EIR." Therefore, a statement of overriding
21 considerations consistent with State CEQA Guidelines sections 15092(b)(2)(B) and 15093 is required and
22 included herein:

23 A. Air Quality

24 *Impact: Consistency with applicable air quality management plans.*

25 *Air Quality Threshold a): Implementation of the Project would conflict with or obstruct*
26 *implementation of the applicable air quality plan.*

27 1. Project Impact(s):

28 As evaluated by the Project's Air Quality Impact Analysis ("AQIA"; DEIR

1 Technical Appendix B1), the Project’s localized operational-source emissions would
2 not exceed applicable localized significance thresholds (LST) thresholds. However,
3 Project operational-source emissions would exceed the SCAQMD regional
4 thresholds for NO_x, PM₁₀, and PM_{2.5}. The Project therefore has the potential to
5 conflict with AQMP Consistency Criterion No. 1, resulting in a significant air quality
6 impact due to a conflict with the SCAQMD 2016 Air Quality Management Plan
7 (AQMP). (FEIR pp. 4.2-27 through -29)

8 2. Finding:

9 The Mitigation Measure and County Regulations and Design Requirements (CRDR)
10 outlined below would reduce the Project’s potential to conflict with AQMP
11 Consistency Criterion No. 1, however Mitigation Measures will not reduce impacts
12 due to the Project’s operational emissions of NO_x, PM₁₀, and PM_{2.5} to a level below
13 significant. The Mitigation Measure and CRDRs reflect changes or alterations that
14 the County has required or incorporated into the Project that would lessen the
15 potentially significant impact as identified in the FEIR (CEQA Guidelines
16 §15091(a)(1)). Regardless, impacts would remain significant and unavoidable.

17 3. Mitigation Measures (MM) and/or County Regulations and Design Requirements
18 (CRDR):

19 **CRDR 4.2-1 states:** The Project is required to comply with the provisions of
20 SCAQMD Rule 402, “Nuisance” which requires that a person shall not discharge air
21 contaminants or other materials that would cause health or safety hazards to any
22 considerable number of persons or the public.

23 *CRDR 4.2-1 Implementation Stage: During all mining activities on site.*

24 *CRDR 4.2-1 Monitoring Party: SCAQMD.*

25 **CRDR 4.2-2 states:** The Project is required to comply with the provisions of South
26 Coast Air Quality Management District Rule 403, “Fugitive Dust” by implementing
27 the following dust control measures during ground disturbing activities, as
28 applicable:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- All new ground disturbing activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
- The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer’s specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
- The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less.

CRDR 4.2-2 Implementation Stage: During all mining activities on site.

CRDR 4.2-2 Monitoring Party: SCAQMD.

CRDR 4.2-3 states: The Project shall comply with SCAQMD Rule 1157, as applicable, which requires the following:

- No visible dust more than 100 feet from any activity, equipment, storage pile, or disturbed area anywhere onsite;
- No dust emissions from any source exceeding 20 percent opacity (average of 12 readings);
- Prompt cleanup of any spilled material and stabilization of any spilled material storage piles at a minimum at the end of each workday;
- Dust suppressants or other dust control methods on conveyors, loading, unloading, or transferring activities;
- Baghouse emission controls on screening and crushing activities or other dust control measures to meet the visible emission limits;
- Chemical stabilization and covering storage piles;
- Chemical stabilization of unpaved haul roads;

- Sweeping of paved roads once each shift with SCAQMD-certified sweepers, when required;
- Covered or otherwise stabilized aggregate loads (i.e. loads to remain 6 inches from the upper edge of the container area) to avoid dust emissions from product transport trucks in compliance with California Vehicle Code No. 23114; and
- Wheel washers, rumble grate, and paving of internal plant roads to eliminate track out.

CRDR 4.2-3 Implementation Stage: During all mining activities on site.

CRDR 4.2-3 Monitoring Party: SCAQMD.

MM 4.2-1 states: Prior to any mining activities within the 54.5-acre Expanded Disturbance Area (EDA), the Mine Operator shall provide evidence to the Riverside County Planning Department that signs stating the following (or equivalent) have been posted at the truck access gates and aggregate loading areas:

- “Truck Drivers shall turn off engines when not in use.”
- “Truck drivers to shut down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to ‘neutral’ or ‘park,’ and the parking brake is engaged.”
- Telephone numbers for the Mine Operator and the CARB also shall be posted to allow for reporting of violations.

MM 4.2-1 Implementation Stage: Prior to mining activities within the 54.5-acre EDA.

MM 4.2-1 Monitoring Party: Riverside County Planning Department.

4. Rationale:

Operational-source emissions with implementation of Mitigation Measure MM 4.2-1 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and PM_{2.5}. Although the required mitigation would reduce the Project’s

1 impacts, it is important to note that more than 50 percent of the Project's NO_x,
2 emissions would be derived from vehicular activity and more than 95 percent of the
3 Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from
4 aggregate processing and handling. Further, the Project already implements best
5 management practices to reduce fugitive dust-related emissions, and additional,
6 feasible mitigation measures are not available to further reduce Project-related
7 emissions. Accordingly, because mitigation is not available to reduce the Project's
8 operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the SCAQMD regional
9 thresholds, the Project would result in a conflict with the SCAQMD AQMP. The
10 Project's impacts due to a conflict with the AQMP would be significant and
11 unavoidable on a direct and cumulatively-considerable basis. (FEIR 4.2-50)

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
14 therein, FEIR Technical Appendices B1 and B2, Responses to Comment Letter E
15 (Responses E-3 and E-5), and Responses to Comment Letter F (Responses F-1, F-2,
16 F-4, and F-5 through F-11)

17 ***Impact:*** *Cumulatively-considerable net increase of any criteria pollutant for which the*
18 *project region is non-attainment under an applicable federal or state ambient air quality*
19 *standard.*

20 ***Air Quality Threshold b):*** *The Project would result in a cumulatively considerable net*
21 *increase of criteria pollutants (NO_x, PM₁₀, and PM_{2.5}) for which the region is non-*
22 *attainment (i.e., ozone, PM₁₀, and PM_{2.5}) under the applicable federal and State ambient air*
23 *quality standards.*

24 5. Project Impact(s):

25 The Project would exceed the numerical regional thresholds of significance
26 established by the SCAQMD for operational emissions of NO_x, PM₁₀, and PM_{2.5}.
27 Thus, the Project would violate an air quality standard, resulting in a direct and
28 cumulatively-considerable impact. Additionally, and as shown on FEIR Table 4.2-

1 3, the federal and State ambient air quality standards (NAAQS and CAAQS) were
2 exceeded on one or more days for ozone, PM₁₀, and PM_{2.5} at most monitoring
3 locations within the SoCAB. Thus, Project emissions of NO_x, PM₁₀, and PM_{2.5}
4 would contribute substantially to existing or projected air quality violations
5 associated with particulate matter (PM₁₀ and PM_{2.5}) and ozone precursors (NO_x);
6 this represents a significant direct and cumulatively-considerable impact of the
7 proposed Project. Additionally, Project emissions of PM₁₀ and PM_{2.5} would
8 contribute to the existing nonattainment status for these pollutants, while Project
9 emissions of NO_x would contribute to the existing nonattainment designation for
10 ozone; thus, Project impacts due to a cumulatively-considerable net increase of
11 criteria pollutants for which the region is nonattainment represents a significant
12 direct and cumulatively-considerable impact of the proposed Project. (FEIR 4.2-29
13 through -33)

14 6. Finding: The Mitigation Measure and County Regulations and Design Requirements
15 (CRDR) outlined below would reduce the Project's operational emissions of NO_x,
16 PM₁₀, and PM_{2.5}. Even with implementation of the recommended mitigation
17 measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still
18 would exceed the numerical thresholds of significance established by the SCAQMD
19 for emissions of NO_x, PM₁₀, and PM_{2.5}. The Mitigation Measure and RRs reflect
20 changes or alterations that the County has required or incorporated into the Project
21 that would lessen the potentially significant impact as identified in the FEIR (CEQA
22 Guidelines §15091(a)(1)). Regardless, impacts would remain significant and
23 unavoidable.

24 7. Mitigation Measures (MM) and/or County Regulations and Design Requirements
25 (CRDR):

26 **CRDR 4.2-1 states:** The Project is required to comply with the provisions of
27 SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air
28 contaminants or other materials that would cause health or safety hazards to any

1 considerable number of persons or the public.

2 *CRDR 4.2-1 Implementation Stage: During all mining activities on site.*

3 *CRDR 4.2-1 Monitoring Party: SCAQMD.*

4 **CRDR 4.2-2 states:** The Project is required to comply with the provisions of South
5 Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing
6 the following dust control measures during ground disturbing activities, as
7 applicable:

- 8 • All new ground disturbing activities shall cease when winds exceed 25 miles
9 per hour (mph) per SCAQMD guidelines in order to limit fugitive dust
10 emissions.
- 11 • The Mine Operator shall ensure that all disturbed unpaved roads and
12 disturbed areas within the Mine are either subject to soil stabilization or are
13 watered at least three (3) times daily during dry weather. Soil stabilization
14 shall occur pursuant to manufacturer's specifications, while watering, with
15 complete coverage of disturbed areas, shall occur at least three times a day,
16 preferably in the midmorning, afternoon, and after work is done for the day.
- 17 • The Mine Operator shall ensure that traffic speeds on unpaved roads are
18 reduced to 15 mph or less.

19 *CRDR 4.2-2 Implementation Stage: During all mining activities on site.*

20 *CRDR 4.2-2 Monitoring Party: SCAQMD.*

21 **CRDR 4.2-3 states:** The Project shall comply with SCAQMD Rule 1157, as
22 applicable, which requires the following:

- 23 • No visible dust more than 100 feet from any activity, equipment, storage pile,
24 or disturbed area anywhere onsite;
- 25 • No dust emissions from any source exceeding 20 percent opacity (average of
26 12 readings);
27 Prompt cleanup of any spilled material and stabilization of any spilled material
28 storage piles at a minimum at the end of each workday;

- 1 • Dust suppressants or other dust control methods on conveyors, loading,
- 2 unloading, or transferring activities;
- 3 • Baghouse emission controls on screening and crushing activities or other dust
- 4 control measures to meet the visible emission limits;
- 5 • Chemical stabilization and covering storage piles;
- 6 • Chemical stabilization of unpaved haul roads;
- 7 • Sweeping of paved roads once each shift with SCAQMD-certified sweepers,
- 8 when required;
- 9 • Covered or otherwise stabilized aggregate loads (i.e. loads to remain 6 inches
- 10 from the upper edge of the container area) to avoid dust emissions from
- 11 product transport trucks in compliance with California Vehicle Code No.
- 12 23114; and
- 13 • Wheel washers, rumble grate, and paving of internal plant roads to eliminate
- 14 track out.

15 *CRDR 4.2-3 Implementation Stage: During all mining activities on site.*

16 *CRDR 4.2-3 Monitoring Party: SCAQMD.*

17 **MM 4.2-1 states:** Prior to any mining activities within the 54.5-acre
 18 Expanded Disturbance Area (EDA), the Mine Operator shall provide
 19 evidence to the Riverside County Planning Department that signs stating the
 20 following (or equivalent) have been posted at the truck access gates and
 21 aggregate loading areas:

- 22 • “Truck Drivers shall turn off engines when not in use.”
- 23 • “Truck drivers to shut down the engine after 300 seconds of continuous idling
- 24 operation once the vehicle is stopped, the transmission is set to ‘neutral’ or
- 25 ‘park,’ and the parking brake is engaged.”
- 26 • Telephone numbers for the Mine Operator and the CARB also shall be posted
- 27 to allow for reporting of violations.

28 *MM 4.2-1 Implementation Stage: Prior to mining activities within the 54.5-*

acre EDA.

MM 4.2-1 Monitoring Party: Riverside County Planning Department.

8. Rationale:

Even with implementation of the recommended mitigation measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NO_x, PM₁₀, and PM_{2.5}. No feasible mitigation measures exist to reduce the Project's emissions of NO_x, PM₁₀, or PM_{2.5} to below a level of significance beyond the mitigation measures and regulatory requirements already identified above. More than 50% of the Project's NO_x emissions are associated with on-site mobile operational equipment and haul truck trips (i.e., combustible engines), and the Project Applicant does not have the regulatory authority to control tailpipe emissions; thus, no additional feasible mitigation measures exist that would reduce the Project's NO_x emissions to levels that are less than significant. Additionally, more than 95 percent of the Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling and the Project already incorporates dust control measures. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. Accordingly, the Project's operational emissions of NO_x, PM₁₀, and PM_{2.5} represent a significant and unavoidable direct and cumulatively-considerable impact for which additional feasible mitigation is not available.

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted therein, FEIR Technical Appendices B1 and B2, Responses to Comment Letter E (Responses E-3 and E-5), and Responses to Comment Letter F (Responses F-1, F-2, F-4, and F-5 through F-11)

B. Greenhouse Gas Emissions

Impact: Generation of greenhouse gas (GHG) emissions.

1 ***Greenhouse Gas Emissions Threshold a): The Project would result in a cumulatively-***
2 ***considerable impact due to GHG emissions that may have a significant impact on the***
3 ***environment.***

4 1. Project Impact(s):

5 Based on the methodologies and assumptions for estimating the Project's GHG
6 emissions, the total amount of net new Project-related GHG emissions would total
7 4,975.49 MTCO₂e per year as shown on FEIR Table 4.6-4, *Net new Project*
8 *Greenhouse Gas Emissions*. The net new Project-related GHG emissions would
9 exceed the Riverside County Climate Action Plan (CAP) and SCAQMD Tier 3
10 screening threshold of 3,000 MTCO₂e per year. Thus, the Project's GHG emissions
11 would be cumulatively considerable. (FEIR pp. 4.6-27, -28)

12 2. Finding:

13 The Mitigation Measure and CRDR outlined below would reduce the Project's level
14 of GHG emissions, but would not reduce emissions to below the County's CAP and
15 SCAQMD screening thresholds of 3,000 MTCO₂e/yr. Thus, the Project's impacts
16 due to GHG emissions would be cumulatively considerable. The Mitigation Measure
17 and CRDR reflect changes or alterations that the County has required or incorporated
18 into the Project that would lessen the potentially significant impact as identified in
19 the FEIR (CEQA Guidelines §15091(a)(1)). Regardless, impacts due to GHG
20 emissions would remain significant and unavoidable.

21 3. Mitigation Measures (MM) and/or County Regulations and Design Requirements
22 (CRDR):

23 **CRDR 4.6-1:** The Project would be required to comply with all mandates imposed
24 by the State of California and the South Coast Air Quality Management District
25 aimed at the reduction of air quality emissions. Those that are applicable to the
26 Project and that would assist in the reduction of greenhouse gas emissions are listed
27 below:

- 28
- Global Warming Solutions Act of 2006 (AB32)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.
- Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15.

CRDR 4.6-1 Implementation Stage: N/A; the Project would inherently be required to comply with applicable regulatory requirements.

CRDR 4.6-1 Monitoring Party: N/A.

MM 4.2-1 states: Prior to any mining activities within the 54.5-acre Expanded Disturbance Area (EDA), the Mine Operator shall provide evidence to the Riverside County Planning Department that signs stating the following (or equivalent) have been posted at the truck access gates and aggregate loading areas:

- “Truck Drivers shall turn off engines when not in use.”
- “Truck drivers to shut down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to ‘neutral’ or ‘park,’ and the parking brake is engaged.”
- Telephone numbers for the Mine Operator and the CARB also shall be posted to allow for reporting of violations.

MM 4.2-1 Implementation Stage: Prior to mining activities within the 54.5-

1 acre EDA.

2 MM 4.2-1 Monitoring Party: Riverside County Planning Department.

3 4. Rationale:

4 EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.2, *Air*
5 *Quality*, would apply and would help reduce the Project's GHG emissions but not to
6 below a level of significance. Additional feasible mitigation is not available to
7 further reduce the Project's GHG emissions. More than 50 percent of the Project's
8 GHG emissions are derived from vehicle usage. Since neither the Project Applicant
9 nor Riverside County have regulatory authority to control tailpipe emissions, no
10 additional feasible mitigation measures exist that would reduce GHG emissions to
11 levels that are less-than-significant. As such, Project impacts due to GHG emissions
12 would be significant and unavoidable on a cumulatively-considerable basis. (FEIR
13 4.6-31)

14 The evidence supporting these conclusions includes, without limitation, the
15 discussion of these impacts in Subsection 4.6 of the FEIR and citations noted therein.

16 ***Impact: Conflicts with applicable plans, policies, or regulations related to reducing the***
17 ***emissions of GHGs.***

18 ***Greenhouse Gas Emissions Threshold b): The Project would not comply with Riverside***
19 ***County's Climate Action Plan (CAP) Update, and therefore would result in a cumulatively-***
20 ***considerable impact due to a conflict with an applicable plan adopted for the purpose of***
21 ***reducing the emissions of GHGs.***

22 1. Project Impact(s):

23 The Project would emit more than 3,000 MTCO_{2e} of GHGs, which exceeds the
24 screening threshold identified by the Riverside County CAP. The County's adopted
25 CAP Screening Tables have been established primarily for traditional residential and
26 non-residential development. Since the Project (a proposed expansion of a mining
27 operation) does not fit within the type of development contemplated when
28 developing the CAP Screening Tables (CAP Appendix D), the measures available in

1 the CAP screening tables are not applicable to the proposed Project. As such, it
2 would not be possible for the Project to achieve 100 points pursuant to the CAP
3 Screening Tables. Therefore, the Project would conflict with the Riverside County
4 CAP. (FEIR 4.6-28 and -29)

5 2. Finding:

6 The Mitigation Measure and CRDRs outlined below would reduce impacts due to
7 Project-related GHG emissions. However, impacts would remain significant and
8 unavoidable.

9 3. Mitigation Measures (MM) and/or County Regulations and Design Requirements
10 (CRDR):

11 **CRDR 4.6-1:** The Project would be required to comply with all mandates imposed
12 by the State of California and the South Coast Air Quality Management District
13 aimed at the reduction of air quality emissions. Those that are applicable to the
14 Project and that would assist in the reduction of greenhouse gas emissions are listed
15 below:

- 16 • Global Warming Solutions Act of 2006 (AB32)
- 17 • Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency
18 ratings for new vehicles.
- 19 • Title 17 California Code of Regulations (Low Carbon Fuel Standard).
20 Requires carbon content of fuel sold in California to be 10% less by 2020.
- 21 • Statewide Retail Provider Emissions Performance Standards (SB 1368).
22 Requires energy generators to achieve performance standards for GHG
23 emissions.
- 24 • Renewable Portfolio Standards (SB 1078). Requires electric corporations to
25 increase the amount of energy obtained from eligible renewable energy
26 resources to 20 percent by 2010 and 33 percent by 2020.
- 27 • Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas
28 emissions to 40% below 1990 levels by 2030, a reduction target that was first

1 introduced in Executive Order B-30-15.

2 *CRDR 4.6-1 Implementation Stage: N/A; the Project would inherently be*
3 *required to comply with applicable regulatory requirements.*

4 *CRDR 4.6-1 Monitoring Party: N/A.*

5 **MM 4.2-1 states:** Prior to any mining activities within the 54.5-acre Expanded
6 Disturbance Area (EDA), the Mine Operator shall provide evidence to the Riverside
7 County Planning Department that signs stating the following (or equivalent) have
8 been posted at the truck access gates and aggregate loading areas:

- 9
- 10 • “Truck Drivers shall turn off engines when not in use.”
 - 11 • “Truck drivers to shut down the engine after 300 seconds of continuous idling
12 operation once the vehicle is stopped, the transmission is set to ‘neutral’ or
13 ‘park,’ and the parking brake is engaged.”
 - 14 • Telephone numbers for the Mine Operator and the CARB also shall be posted
15 to allow for reporting of violations.

16 *MM 4.2-1 Implementation Stage: Prior to mining activities within the 54.5-acre*
17 *EDA.*

18 *MM 4.2-1 Monitoring Party: Riverside County Planning Department.*

- 19 4. **Rationale:** It is not possible to reduce the Project’s level of GHG emissions to below
20 the 3,000 MTCO₂e/yr screening threshold identified by the Riverside County CAP.
21 Additionally, the County’s adopted CAP Screening Tables have been established
22 primarily for traditional residential and non-residential development. Since the
23 Project (a proposed expansion of a mining operation) does not fit within the type of
24 development contemplated when developing the CAP Screening Tables (CAP
25 Appendix D), the measures available in the CAP screening tables are not applicable
26 to the proposed Project. As such, it is not possible for the Project to achieve a
27 minimum of 100 points pursuant to the County’s CAP Screening Tables, and no
28 feasible mitigation measures exist that would result in Project consistency with the
CAP. Therefore, the Project would result in a significant and unavoidable direct and

1 cumulatively-considerable impact due to a conflict with the Riverside County CAP.
2 (FEIR 4.6-31)

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.6 of the FEIR and citations noted therein.

5 **C. Transportation and Traffic**

6 *Impact: Conflict with a program, plan, ordinance, or policy addressing the circulation*
7 *system.*

8 *Transportation and Traffic Threshold a): The Project would conflict with an applicable*
9 *plan, ordinance or policy establishing a measure of effectiveness for the performance of the*
10 *circulation system, taking into account all modes of transportation, including mass transit*
11 *and non-motorized travel and relevant components of the circulation system, including but*
12 *not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths,*
13 *and mass transit*

14 1. Project Impact(s):

15 Project-related traffic would contribute to Level of Service (LOS) deficiencies at
16 study area intersections under Existing Plus Ambient Plus Project (EAP) 2019 and
17 Existing Plus Ambient Plus Project Plus Cumulative (EAPC) 2019 conditions, as
18 summarized in FEIR Table 4.11-28, *Summary of Project Intersection Impacts by*
19 *Study Scenario*, and FEIR Table 4.11-29, *Summary of Project Impacts Due to Traffic*
20 *Signal Warrants by Study Scenario*. However, the Project's Queuing Assessment
21 (FEIR Technical Appendix J3) demonstrates that Project impacts due to queuing at
22 the Project's driveway at Gilman Springs Road would be less than significant. (FEIR
23 pp. 4.11-24 through -43)

24 2. Finding:

25 The Mitigation Measure and County Regulations and Design Requirements (CRDR)
26 outlined below would reduce cumulatively-considerable impacts under EAP (2019)
27 and EAPC (2019) conditions but would not reduce impacts to a level below
28 significant. The Mitigation Measure and CRDRs reflect changes or alterations that

1 the County has required or incorporated into the Project that would lessen the
2 potentially significant impact as identified in the FEIR (CEQA Guidelines
3 §15091(a)(1)). Regardless, impacts would remain significant and unavoidable on a
4 cumulatively-considerable basis.

5 3. Mitigation Measures (MM) and/or County Regulations and Design Requirements
6 (CRDR):

7 **CRDR 4.11-1 states:** Prior to commencement of mining activities as authorized
8 under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the
9 Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees
10 at the rates then in effect in accordance with Riverside County Ordinance No. 659.

11 *CRDR 4.11-1 Implementation Stage: Prior to commencement of mining activities*
12 *within the EDA.*

13 *MM 4.2-1 Monitoring Party: Riverside County Transportation Department.*

14 **CRDR 4.11-2 states:** Prior to commencement of mining activities as authorized
15 under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the
16 Project Applicant shall pay appropriate Western Riverside County Transportation
17 Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect
18 in accordance with Riverside County Ordinance No. 824.

19 *CRDR 4.11-2 Implementation Stage: Prior to commencement of mining activities*
20 *within the EDA.*

21 *MM 4.2-2 Monitoring Party: Riverside County Transportation Department.*

22 **MM 4.11-1 states:** Prior to commencement of mining activities as authorized under
23 SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to
24 the County of Riverside, to be held in trust, for the installation of a traffic signal at
25 the intersection of Jack Rabbit Trail. & Gilman Springs Rd. (#3). The Project's fair
26 share of the required improvement is 35.5%.

27 *MM 4.11-1 Implementation Stage: Prior to commencement of mining activities*
28 *within the EDA.*

1 *MM 4.11-1 Monitoring Party: Riverside County Transportation Department.*

2 **MM 4.11-2 states:** Prior to commencement of mining activities as authorized under
3 SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to
4 the County of Riverside, to be held in trust, for the installation of a traffic signal at
5 the intersection of the Project's Driveway & Gilman Springs Rd. (#5). The Project's
6 fair share of the required improvement is 54.7%.

7 *MM 4.11-2 Implementation Stage: Prior to commencement of mining activities*
8 *within the EDA.*

9 *MM 4.11-2 Monitoring Party: Riverside County Transportation Department.*

10 4. Rationale:

11 The CRDRs and Mitigation Measures MM 4.11-1 and MM 4.11-2 require the Project
12 Applicant to pay development impact fees and participate in fair share funding
13 programs to address the Project's direct and cumulative impacts to the local roadway
14 network. Under CEQA, a fair-share monetary contribution to a mitigation fund is
15 adequate mitigation if the funds are part of a reasonable plan that the relevant agency
16 is committed to implementing. The ability of mandatory DIF and TUMF payments
17 and fair share payments under CRDR 4.11-1, CRDR 4.11-2, Mitigation Measure
18 MM 4.11-1, and Mitigation Measure MM 4.15-2 to alleviate the Project's
19 cumulatively-considerable impacts under each analysis scenario is discussed below.
20 Although the improvements identified in Mitigation Measures MM 4.11-1 and 4.11-
21 2 would achieve an acceptable Level of Service (LOS) at study area facilities,
22 because the improvements would not be in place at the time mining operations
23 commence pursuant to SMP 159R2, impacts are considered significant and
24 unavoidable.

25 Existing Plus Ambient Plus Project (EAP) 2019 Conditions

26 As shown in FEIR Table 4.11-30, *Intersection Analysis for EAP (2019) Conditions*
27 *with Improvements*, recommended improvements would alleviate all projected LOS
28 deficiencies at intersection in the Project study area under EAP (2019) conditions.

1 However, several of the improvements identified in FEIR Table 4.11-30 are either
2 funded by an existing mitigation funding program (i.e., TUMF) with no timetable for
3 construction (meaning the necessary improvements may not be in place when the
4 Project becomes operational and starts to contribute traffic to the facilities, applicable
5 to Intersections #4 and #7), or the improvements are not included in any existing
6 program that would ensure timely construction of required improvements (such as
7 Intersection #5). Accordingly, the Project's cumulatively-considerable impacts to
8 the intersections listed below would be significant and unavoidable under EAP
9 (2019) traffic conditions. No other feasible mitigation measures for these impacts
10 are available to the Project that would have a proportional nexus to the Project's
11 traffic impact to these facilities.

- 12 • Gilman Springs Road & Alessandro Boulevard (#2)
- 13 • Bridge St. & Gilman Springs Rd. (#4)
- 14 • Gilman Springs Rd. & Driveway (#5)
- 15 • SR-79 NB Ramps & Gilman Springs Rd. (#7)

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
18 therein, FIER Technical Appendices J1, J2, and J3, Responses to Comment Letter D
19 (Comment D-5), and Responses to Comment Letter F (Comments F-13 and F-14).
20 (FEIR pp. 4.11-24 through -43)

21 Existing Plus Ambient Plus Project Plus Cumulative (EAPC) 2019 Conditions

22 As shown in FEIR Table 4.11-31, *Intersection Analysis for EAPC (2019) Conditions*
23 *with Improvements*, recommended improvements would alleviate all projected LOS
24 deficiencies at intersection in the Project study area under EAPC (2019) conditions.
25 However, several of the improvements identified in FEIR Table 4.11-31 are either
26 funded by an existing mitigation funding program (i.e., TUMF) with no timetable for
27 construction (meaning the necessary improvements may not be in place when the
28 Project becomes operational and starts to contribute traffic to the facilities, applicable

1 to Intersections #2, #4, and #7), or the improvements are not included in any existing
2 program that would ensure timely construction of required improvements (such as
3 Intersections #3 and #5). Accordingly, the Project's cumulatively-considerable
4 impacts to the intersections listed below would be significant and unavoidable under
5 EAPC (2019) traffic conditions. No other feasible mitigation measures for these
6 impacts are available to the Project that would have a proportional nexus to the
7 Project's traffic impact to these facilities.

- 8 • Gilman Springs Road & Alessandro Boulevard (#2)
- 9 • Jack Rabbit Trail & Gilman Springs Road (#3)
- 10 • Bridge St. & Gilman Springs Rd. (#4)
- 11 • Gilman Springs Rd. & Driveway (#5)
- 12 • SR-79 NB Ramps & Gilman Springs Rd. (#7)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
15 therein, FIER Technical Appendices J1, J2, and J3, Responses to Comment Letter D
16 (Comment D-5), and Responses to Comment Letter F (Comments F-13 and F-14).
17 (FEIR pp. 4.11-24 through -43)

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered, consistent with
19 CEQA's requirements, the impacts of the Project together with all other past, present, and probable future
20 projects producing related or cumulative impacts within the affected area for each resource area, and finds
21 that:

22 **A. Aesthetics Cumulative Impacts**

23 ***Cumulative Impact Finding:*** Not cumulatively considerable.

24 There are no officially-designated State or County scenic highways in the Project's
25 viewshed, and mining activities within the proposed EDA would not be prominently visible
26 from nearby State or County eligible scenic highways. Moreover, there are no proposed
27 developments in the immediate site vicinity that could contribute to impacts to scenic
28 highways. As such, impacts would be less-than-cumulatively considerable. (FEIR pp. 4.1-

1 15, -16)

2 The Project site does not contain any prominent scenic resources under existing conditions.
3 The EDA does not contain any significant rock outcroppings, trees, or other unique scenic
4 resources. Although the EDA contains rolling steep terrain, the site's topographic
5 characteristics are not visually unique as the areas west, north, and east of the Mine consist
6 of very similar terrain. Furthermore, as mining progresses within the EDA, areas affected
7 by mining activities would be obstructed from view by the existing natural topography
8 within the planned open space areas on site and in the surrounding areas. As a result, mining
9 activities within the EDA would not be prominently visible from off-site locations.
10 Additionally, although the EDA is visible from off-site locations in the area, it does not
11 comprise a major component of the viewshed, and instead appears as part of a large complex
12 of steep, rolling terrain; thus, the Project would not result in a cumulatively-considerable
13 impact to scenic vistas or views available in the area. Additionally, the Project would not
14 result in the creation of an aesthetically offensive site open to public view, and would not
15 substantially degrade the existing visual character or quality of public views of the site and
16 its surroundings. Accordingly, impacts would be less-than-cumulatively considerable.
17 (FEIR p. 4.1-17)

18 Cumulative development projects in the unincorporated areas of Riverside County would
19 comply with Riverside County Ordinance No. 655 (Regulating Light Pollution) and
20 Riverside County Ordinance No. 915 (Regulating Outdoor Lighting). The requirements to
21 shield lighting enforced by these lighting regulations has the effect of minimizing light and
22 glare that would create sky glow. Additionally, development projects with artificial light
23 sources in surrounding jurisdictions would be required to comply with the light reduction
24 requirements applicable in their respective jurisdiction. Therefore, because of the light
25 control regulations of other jurisdictions within the 45-mile radius of the Mount Palomar
26 Observatory would minimize the amount of sky glow that could affect nighttime operations
27 at the observatory, the cumulative effect would be less than significant. (FEIR p. 4.1-17)
28 The Project is required to comply with the regulations of Riverside County Ordinance No.

1 655. All development within the immediate vicinity of the Project site would be required to
2 comply with the Riverside County Ordinances regarding lighting. All streetscape lighting
3 within the immediate vicinity of the Project would therefore be required to use lamp covers
4 to ensure light is cast downwards towards sidewalks and streets, thereby preventing
5 “spillover” effects that could interfere with nighttime views in the area. The proposed
6 Project has been designed to comply with the County Ordinance No. 655 to ensure that
7 Project lighting elements do not adversely affect nighttime views in the local area.
8 Additionally, there are no components of the proposed Project that would produce
9 substantial amounts of glare, such as mirrored windows. Ongoing mining activities on the
10 Project site would reduce the existing site elevation; thus, the Project site would not be
11 prominently visible from surrounding areas. Therefore, a cumulatively-considerable impact
12 would not occur. (FEIR pp. 4.1-17, -18)

13 The Project occurs within proximity to existing residential land uses; however, ongoing
14 mining activities proposed by the Project would lower the existing site elevation. Therefore,
15 mining activities proposed by the Project would not be prominently visible to surrounding
16 residential properties. Moreover, the Project would be subject to Riverside County
17 Ordinances regarding outdoor lighting. The Project and all other developments in the area
18 are subject to the requirements of County Ordinance No. 655 to further ensure that Project
19 lighting elements do not expose residential property to unacceptable light levels. Therefore,
20 cumulatively-considerable impacts would be less than significant. (FEIR p. 4.1-18)

21 The evidence supporting these conclusions includes, without limitation, the discussion of
22 these impacts in Subsection 4.1 of the FEIR and the citations noted therein.

23 **B. Air Quality Cumulative Impacts**

24 **Cumulative Impact Finding: Cumulatively Considerable.**

25 The proposed Project would have the potential to conflict with the SCAQMD 2016 AQMP.
26 Other cumulative developments in the Project region also have the potential to conflict with
27 the SCAQMD 2016 AQMP. Mitigation Measure MM 4.2-1 and CRDRs 4.2-1 through 4.2-
28 3 address this impact but would not reduce the cumulatively considerable impact to less than

1 significant. (FEIR p. 4.2-46)

2 The Project has the potential to exceed the applicable SCAQMD regional threshold for
3 operational source emissions of NO_x, PM₁₀, and PM_{2.5} and would contribute substantially
4 to existing or projected air quality violations associated with particulate matter (PM₁₀ and
5 PM_{2.5}) and ozone precursors (NO_x); this represents a cumulatively-considerable impact of
6 the proposed Project. Additionally, Project emissions of PM₁₀ and PM_{2.5} would contribute
7 to the existing nonattainment status for these pollutants, while Project emissions of NO_x
8 would contribute to the existing nonattainment designation for ozone; thus, Project impacts
9 due to a cumulatively-considerable net increase of criteria pollutants for which the region is
10 nonattainment represents a significant cumulatively-considerable impact of the proposed
11 Project. Mitigation Measure MM 4.2-1 and CRDRs 4.2-1 through 4.2-3 address these
12 impacts but would not reduce the cumulatively considerable impacts to less than significant.
13 (FEIR p. 4.2-46)

14 The Project would not result in or contribute to cumulatively-considerable impacts
15 associated with CO "hot spots," and Project operational emissions would not exceed the
16 SCAQMD's localized significance thresholds for emissions of CO, NO₂, PM₁₀, or PM_{2.5} at
17 the nearest sensitive receptor. Other developments within the region similarly would be
18 required to demonstrate compliance with the SCAQMD LSTs for both construction and
19 operation. Accordingly, the Project would not have the potential to expose sensitive
20 receptors near the Project site to substantial point source emissions of CO, NO₂, PM₁₀, or
21 PM_{2.5}; thus, Project impacts to sensitive receptors would be less-than-cumulatively
22 considerable. (FEIR p. 4.2-47)

23 The Project is not a land use type that would be associated with objectionable odors.
24 Potential odor sources associated with the proposed Project may result from equipment
25 exhaust and the temporary storage of typical solid waste (refuse) associated with the
26 proposed Project's employees. It is expected that Project-generated refuse would be stored
27 in covered containers and removed at regular intervals in compliance with the County's solid
28 waste regulations. The proposed Project and other cumulative projects near the Project site

1 also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public
2 nuisances. Therefore, odors associated with the proposed Project would be less-than-
3 cumulatively considerable. (FEIR p. 4.2-47)

4 The evidence supporting these conclusions includes, without limitation, the discussion of
5 these impacts in Subsection 4.2 of the FEIR and the citations noted therein, FEIR Technical
6 Appendices B1 and B2, Responses to Comment Letter E (Responses E-3 and E-5), and
7 Responses to Comment Letter F (Responses F-1, F-2, F-4, and F-5 through F-11)

8 **C. Biological Resources Cumulative Impacts**

9 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
10 Mitigation Measures and Applicable County Regulations and Design Requirements.

11 Anticipated cumulative impacts to biological resources are addressed within the Western
12 Riverside County MSHCP cumulative study area. The Western Riverside County MSHCP,
13 as currently adopted, addresses 146 "Covered Species" that represent a broad range of
14 habitats and geographical areas within Western Riverside County, including threatened and
15 endangered species and regionally- or locally-sensitive species that have specific habitat
16 requirements and conservation and management needs. The Western Riverside County
17 MSHCP addresses biological impacts for take of Covered Species within the MSHCP area.
18 Impacts to Covered Species and establishment and implementation of a regional
19 conservation strategy and other measures included in the Western Riverside County MSHCP
20 address the federal, State, and local mitigation requirements for these species and their
21 habitats. (FEIR p. 4.3-38)

22 Cumulative impacts to biological resources, with the exception of impacts to MSHCP non-
23 covered species, would be less than significant on a cumulative basis provided that the terms
24 of the MSHCP are fully implemented (MSHCP Final EIR/EIS, Section 4.4.1.6). (FEIR p.
25 4.3-38)

26 The Project would not conflict with the conservation criteria for MSHCP Cell Groups that
27 affect the EDA. Other developments in the region similarly would be required to
28 demonstrate consistency with the MSHCP conservation criteria. Thus, cumulatively-

1 considerable impacts due to a conflict with the MSHCP Reserve Assembly would be less
2 than significant. (FEIR p. 4.3-38)

3 The proposed Project has the potential to result in indirect impacts to MSHCP conserved
4 lands, which represents a conflict with MSHCP Section 6.1.4. Other developments in the
5 cumulative study area that are adjacent to MSHCP conserved lands similarly would have the
6 potential to result in indirect impacts to MSHCP conserved lands. The Project's potential
7 conflict with MSHCP Section 6.1.4 represents a cumulatively-considerable impact prior to
8 mitigation. Cumulatively-considerable impacts due to a conflict with MSHCP Section 6.1.4
9 would be reduced to less-than-significant levels with implementation of Mitigation
10 Measures MM 4.3-5 through MM 4.3-7 and CRDRs 4.3-1 through 4.3-4. (FEIR pp. 4.3-38,
11 -39 and 4.3-46, -47)

12 Mining within the proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral
13 stream and 615 linear feet of features with discontinuous OHWM that are DFW streambed
14 habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (see FEIR Figure 4.3-2),
15 which are Riparian/Riverine resources pursuant to MSHCP Section 6.1.2. Other
16 developments within the MSHCP region also have the potential to impact MSHCP
17 Riparian/Riverine Features. Therefore, the Project's impacts due to a potential conflict with
18 MSHCP Section 6.1.2 would be cumulatively considerable prior to mitigation. With
19 implementation of Mitigation Measures MM 4.3-1 through MM 4.3-3, impacts the MSHCP
20 Riparian/Riverine areas would be reduced to less-than-significant levels (FEIR p. 4.3-39)

21 The Western Riverside County MSHCP database was consulted for the proposed Project
22 and the required focused surveys for the western burrowing owl have been conducted.
23 Although no burrowing owls, evidence of owl presence (casts, feathers, etc.), artificial
24 refugia, perches, rock crevices, debris piles, or potential owl burrows were observed within
25 the potential burrowing owl habitat in the Survey Area, there is a potential the site could
26 become occupied by the burrowing owl prior to initial ground disturbance. This is common
27 for sites throughout western Riverside County. Accordingly, the Project's potential impacts
28 to the burrowing owl would represent a cumulatively-considerable impact due to a conflict

1 with MSHCP Section 6.3.2. Implementation of Mitigation Measure MM 4.3-7 would ensure
2 that pre-construction surveys are conducted for the burrowing owl prior to any new
3 vegetation clearing, thereby reducing impacts to less-than-significant levels. (FEIR p. 4.3-
4 39)

5 The Project Applicant is required to pay the required MSHCP mitigation fees pursuant to
6 the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee
7 Ordinance (Riverside County Ordinance No. 810.2). Except as noted above, prior to
8 mitigation the Project would comply with the requirements of the Western Riverside County
9 MSHCP and, thus, would not conflict with its adopted policies. Accordingly, because the
10 proposed Project is required to comply with the Western Riverside County MSHCP and pay
11 the required MSHCP mitigation fee, the Project would have less-than-significant
12 cumulatively considerable impacts to MSHCP covered species. (FEIR p. 4.3-39)

13 No sensitive plant species have been observed in the survey area to date. There is one
14 sensitive plant species (Plummer's mariposa lily) that has been reported to the CNDDB in
15 the vicinity of the Chandler Aggregates property. However, the Project's Study Area is not
16 in an MSHCP survey area for the species. Thus, Project impacts to sensitive plants would
17 be less-than-cumulatively considerable. (FEIR p. 4.3-39)

18 Coast horned lizard, coastal whiptail, red-diamond rattlesnake, southern California rufous-
19 crowned sparrow, Bell's sage sparrow, northern harrier, California horned lark, loggerhead
20 shrike, coastal California gnatcatcher, San Diego black-tailed jackrabbit, and San Diego
21 desert woodrat were observed in the Survey Area. All of these species are covered under the
22 MSHCP and do not require species-specific mitigation. Thus, Project impacts to these
23 species would be less-than-cumulatively considerable. (FEIR p. 4.3-39)

24 Project implementation would result in the removal of 54.5-acres of native, non-native, and
25 disturbed habitat. Although some of the habitat that would be removed has the potential to
26 support sensitive plant and/or animal species, the removal of habitat by the proposed Project
27 would be fully mitigated through mandatory compliance with the biological requirements of
28 the MSHCP. Furthermore, the Project Applicant would dedicate a total of 430.01 acres to

1 the MSHCP reserve, which would more than compensate for the 54.5 acres that would be
2 disturbed as part of the Project. Other developments within the MSHCP region similarly
3 would be required to comply with the requirements of the MSHCP, including the dedication
4 of land to the MSHCP reserve, if applicable. Therefore, impacts due to habitat modification
5 would be less-than-cumulatively considerable. (FEIR pp. 4.3-39, -40)

6 Clearing of habitat for the proposed EDA could disturb or destroy active migratory bird nests
7 including eggs and young, which are regulated by the MBTA and/or California Fish and
8 Game Code. Other cumulative developments in the MSHCP region also would have the
9 potential to result in impacts to migratory bird nests, including eggs and young.
10 Accordingly, the Project's potential impacts to migratory and nesting birds would be
11 cumulatively-considerable and significant prior to mitigation. Implementation of Mitigation
12 Measure MM 4.3-4 would ensure that the Project does not directly impact nesting birds
13 during the nesting season, thereby reducing the Project's cumulatively-considerable impacts
14 to less-than-significant levels. (FEIR p. 4.3-40)

15 The EDA does not contain any water bodies that could support fish; therefore, there is no
16 potential for the Project to interfere with the movement of any resident or migratory fish on
17 a direct or cumulatively-considerable basis. (FEIR p. 4.3-40)

18 Wildlife movement corridors in Western Riverside County are addressed by the
19 conservation requirements specified in the Western Riverside County MSHCP. The Project
20 site is not targeted as a wildlife movement corridor or linkage under the MSHCP, and with
21 mitigation would comply with all provisions of the MSHCP. Other developments in the
22 MSHCP region similarly would be required to comply with all provisions of the MSHCP,
23 including conservation requirements related to the establishment of wildlife movement
24 corridors or linkages. Accordingly, Project impacts to wildlife movement would be less-
25 than-cumulatively considerable. (FEIR p. 4.3-40)

26 The Project has the potential to impact migratory nesting birds if vegetation is removed
27 during the nesting season (February 1 through August 31). Impacts to nesting birds are
28 prohibited by the MBTA and California Fish and Game Code. Other cumulative

1 developments in the MSHCP region also have the potential to impact nesting birds during
2 the nesting season. Thus, prior to mitigation, Project impacts to migratory birds protected
3 by the MBTA would be cumulatively considerable. Implementation of Mitigation Measure
4 MM 4.3-4 would ensure that vegetation clearing within the EDA does not result in impacts
5 to nesting birds during the breeding season. With implementation of the required mitigation,
6 Project impacts to migratory birds would be reduced to less-than-significant levels. (FEIR
7 p. 4.3-40)

8 The Project would impact 0.21 acre (3,620 linear feet) of ephemeral stream that is non-
9 wetland WUS (refer to Figure 4.3-2). Mining within the proposed EDA would impact 0.21
10 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with
11 discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk
12 scrub riparian habitat (refer to Figure 4.3-2). Other developments in the region also could
13 result in impacts to jurisdictional drainages. Thus, Project impacts to jurisdictional drainages
14 within the EDA represent a cumulatively-considerable impact for which mitigation would
15 be required. Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation
16 Measures MM 4.3-2 and MM 4.3-3, would ensure that Project impacts to 0.21 acre (3,620
17 linear feet) of ephemeral stream that is non-wetland WUS and regulated by the Army Corps
18 of Engineers, and 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of
19 features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre
20 of tamarisk scrub riparian habitat, are mitigated at a minimum 3:1 ratio off-site through
21 purchase of credits from an approved Mitigation Bank(s). Implementation of the required
22 mitigation would reduce Project impacts to these jurisdictional features to below a level of
23 significance.

24 Project impacts to sensitive vegetation communities on site would be fully mitigated through
25 compliance with the MSHCP and payment of required MSHCP fees, and would therefore
26 be less-than-cumulatively considerable. (FEIR p. 4.3-40)

27 Aside from the MSHCP which is addressed above, Ordinance No. 559 is not applicable to
28 the Project, and thus the Project has no potential to conflict with this ordinance. The Project

1 site is not targeted for conservation under the SKR HCP; thus, the Project Applicant would
2 be subject only to fees pursuant to County Ordinance No. 663. Other cumulative
3 developments within the SKR HCP area similarly would be required to pay fees or otherwise
4 would be required to comply with the provisions of the SKR HCP. Additionally, the Project
5 site contains no oak trees and therefore the Project has no potential to conflict with the
6 Riverside County Oak Tree Management Guidelines. Accordingly, cumulatively-
7 considerable impacts due to a conflict with a policy or ordinances protecting biological
8 resources would be less than significant. (FEIR p. 4.3-41)

9 The evidence supporting these conclusions includes, without limitation, the discussion of
10 these impacts in Subsection 4.3 of the FEIR and the citations noted therein, FEIR Technical
11 Appendices C1, C2, and C3, and Responses to Comment Letter D (Comments D-1 through
12 D-2 on FEIR pp. F-16 through F-19).

13 **D. Energy Cumulative Impacts**

14 **Cumulative Impact Finding: Not Cumulatively Considerable**

15 There are no components of the proposed Project that would result in the wasteful,
16 inefficient, or unnecessary consumption of energy resources. The Project proposes to
17 expand an existing mining operation, and the proposed expansion would not be associated
18 with the intensive use of energy resources. Although it is possible other cumulative
19 developments could result in the wasteful, inefficient, or unnecessary consumption of energy
20 resources, the Project's projected energy demand during operations would be less-than-
21 cumulatively considerable with mandatory compliance with applicable regulations. (FEIR
22 p. 4.4-16)

23 The Project would not conflict with or obstruct a State or local plan for renewable energy or
24 energy efficiency. As such, the Project has no potential to result in cumulatively-
25 considerable impacts due to a conflict with or obstruction of such plans. (FEIR p. 4.4-16)

26 The evidence supporting these conclusions includes, without limitation, the discussion of
27 these impacts in Subsection 4.4 of the FEIR and the citations noted therein, and FEIR
28 Technical Appendix K.

1 **E. Geology and Soils Cumulative Impacts**

2 **Cumulative Impact Finding: Not Cumulatively Considerable**

3 With the exception of erosion hazards, potential geologic and soils effects are inherently
4 restricted to the areas proposed for mining and would not contribute to cumulative impacts
5 associated with other existing, planned, or proposed development. That is, issues involving
6 fault rupture, seismic ground shaking, liquefaction, landslides, and expansive soils would
7 involve effects to (and not from) the proposed mining activities and are specific to on-site
8 conditions. Accordingly, addressing these potential hazards for the proposed mining on the
9 Project site have no relationship to, or impact on, off-site areas. Due to the site-specific
10 nature of these potential hazards and the measures to address them, there would be no
11 connection to similar potential issues or cumulative effects to or from other properties.
12 Cumulatively-considerable impacts would not occur. (FEIR p. 4.5-18)

13 During both mining and after mining has completed, measures would be incorporated into
14 the Project's design (such as soil stabilization and detaining all water on-site during mining
15 activities, and revegetation of the site) to ensure that substantial erosion hazards do not occur.
16 Development projects within the cumulative study area would be required to comply with
17 regulatory requirements, such as the need to obtain a national Pollutant Discharge
18 Elimination system (NPDES) permit and mandatory compliance with Storm Water Pollution
19 Prevention Plans (SWPPPs) and Water Quality Management Plans (WQMPs). All projects
20 involving earth movement in the cumulative study area also would be required to comply
21 with SCAQMD Rule 403 and grading requirements of the local governing body, which
22 would preclude wind-related erosion hazards during construction. Development projects
23 within the cumulative study area would be subject to mandatory regulatory requirements to
24 control erosion hazards during construction and long-term operation; therefore, cumulative
25 impacts associated with wind and water erosion hazards would be less than significant and
26 the Project's contribution would be less than cumulatively considerable. (FEIR p. 4.5-18)

27 The evidence supporting these conclusions includes, without limitation, the discussion of
28 these impacts in Subsection 4.5 of the FEIR and the citations noted therein, and FEIR

1 Technical Appendix D.

2 **F. Greenhouse Gas Emissions Cumulative Impacts**

3 **Cumulative Impact Finding:** Cumulatively Considerable after the incorporation of
4 Mitigation Measures and Applicable County Regulations and Design Requirements.

5 There is no evidence at this time that would indicate that the emissions from a project the
6 size of the proposed Project would directly or indirectly affect the global climate. As such,
7 Project impacts due to GHG emissions are inherently cumulative in nature and the Project's
8 potential impacts would occur within the global context. (FEIR 4.6-29)

9 The Project would result in annual emissions of 4,975.49 MTCO₂e/yr. Although the
10 Project's level of GHG emissions would be below the SCAQMD's Tier 3 industrial
11 screening threshold of 10,000 MTCO₂e/yr, for purposes of analysis herein it is
12 conservatively assumed that emissions of more than 3,000 MTCO₂e/yr would represent a
13 significant impact pursuant to SCAQMD's Tier 3 screening threshold for mixed uses and
14 the Riverside County CAP update screening threshold for all developments. Therefore,
15 because the Project would emit more than 3,000 MTCO₂e/yr of GHGs, Project impacts due
16 to GHG emissions would be significant on a cumulatively-considerable basis. Although
17 Mitigation Measures and CRDRs have been identified, the Mitigation Measures and CRDRs
18 are not sufficient to reduce Project-related emissions to below 3,000 MTCO₂e/yr. Thus,
19 impacts would be cumulatively considerable and unavoidable. (FEIR 4.6-31)

20 The Riverside County CAP is not applicable to non-traditional projects such as the mining
21 activities as proposed by the Project. It would not be possible for the Project to achieve a
22 minimum of 100 points pursuant to the CAP Screening Tables because the measures
23 included in the Screening Tables apply primarily to new buildings, while no new buildings
24 or structures are proposed as part of the Project. As such, the Project would conflict with
25 the Riverside County CAP. Although unlikely, it is possible that other non-traditional
26 developments may be proposed within Riverside County that also would not be able to
27 achieve 100 points pursuant to the CAP Screening Tables. Therefore, Project impacts due
28 to a conflict with the Riverside County CAP would be cumulatively considerable. Although

1 Mitigation Measures and CRDRs have been identified, the Mitigation Measures and CRDRs
2 are not sufficient to ensure Project compliance with the County's CAP; therefore, impacts
3 would be significant and unavoidable. (FEIR 4.6-31)

4 The evidence supporting these conclusions includes, without limitation, the discussion of
5 these impacts in Subsection 4.6 of the FEIR and the citations noted therein, and FEIR
6 Technical Appendices B2 and E.

7 **G. Historical and Archeological Cumulative Impacts**

8 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
9 Mitigation Measures and Applicable County Regulations and Design Requirements.

10 The cumulative impact analysis considers development of the proposed Project in
11 conjunction with other development Projects and planned development within the vicinity
12 of the Project site, including buildout of the Riverside County General Plan Land Use Plan
13 and buildout of nearby portions of the City of Moreno Valley and the City of San Jacinto.
14 This cumulative study area is appropriate because areas within western Riverside County
15 are similar in terms of climate, plant and animal resources, geology, and topography. (FEIR
16 4.7-15)

17 The Project site does not contain any historical resources and it is unlikely that any historical
18 resources would be located within the Project's proposed EDA. As such, the Project's
19 impacts to historic resources would be less-than-cumulatively-considerable. (FEIR 4.7-15)

20 The Project site does not contain any archeological resources and it is unlikely that any
21 archeological resources would be located within the Project's proposed EDA. As such, the
22 Project's impacts to archeological resources would be less-than-cumulatively-considerable.
23 (FEIR 4.7-15)

24 Although the Project would be subject to compliance with the provisions of California
25 Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq., there is
26 a potential that buried human remains could be uncovered during mining operations. Other
27 cumulative developments similarly would have the potential to uncover buried human
28 remains. Accordingly, the Project's potential impacts to human remains would be

1 cumulatively considerable prior to mitigation. Impacts due to the potential discovery of
2 human remains would be reduced to less-than-significant levels with implementation of
3 Mitigation Measure MM 4.7-1 and CRDR 4.7-1. (FEIR pp. 4.7-16, -17)

4 The evidence supporting these conclusions includes, without limitation, the discussion of
5 these impacts in Subsection 4.7 of the FEIR and the citations noted therein, and FEIR
6 Technical Appendix F.

7 **H. Hydrology and Water Quality Cumulative Impacts**

8 **Cumulative Impact Finding: Not Cumulatively Considerable**

9 The cumulative impact analysis considers development of the proposed Project in
10 conjunction with other development projects and planned development within the Santa Ana
11 River watershed. This study area was determined to be appropriate for the Project because
12 all runoff associated with the Project would ultimately be conveyed to the Santa Ana River,
13 and the Project only has the potential to result in cumulatively-considerable impacts when
14 considered in conjunction with other development within the Santa Ana River watershed.
15 (FEIR 4.8-22)

16 Under on-going mining activities under the Project, all runoff from disturbed areas would
17 be conveyed to retention/sedimentation basins prior to discharge from the site, which would
18 preclude cumulatively-considerable impacts to water quality. Under post-reclamation
19 conditions, runoff from the northern portions of the Mine that are subject to mining activities
20 would be fully detained on site, while remaining areas on site that are subject to disturbance
21 associated with processing activities would be conveyed to a retention/sedimentation basin
22 prior to discharge from the site. Thus, because all runoff would be treated to remove
23 sediments under both interim and long-term conditions, the Project would not violate water
24 quality standards or waste discharge requirements and would not otherwise result in
25 substantial impacts to water quality on either a direct or cumulative basis. As such, impacts
26 would be less-than-cumulatively considerable. (FEIR pp. 4.8-22, -23)

27 Under interim conditions all runoff from the site would be treated by sedimentation basins
28 prior to discharging a portion of the runoff from the site to downstream areas, where

1 infiltration into the groundwater table would continue to occur as it does under existing
2 conditions. Following reclamation, a portion of the runoff within the active mined areas
3 would be fully detained on site and allowed to infiltrate into the groundwater table, with the
4 remaining runoff from the site being discharged at the Mine's southern boundary following
5 water quality treatment. Additionally, the Project would result in a reduction of groundwater
6 used at the site by 16.1% as compared to existing conditions. Thus, the Project would not
7 substantially deplete groundwater supplies, nor would the Project impede sustainable
8 groundwater management of the basin. As such, the Project would result in a less-than-
9 cumulatively considerable impact to groundwater supplies and groundwater recharge. (FEIR
10 p. 4.8-23)

11 Under on-going mining activities associated with the Project, the total rate and amount of
12 runoff from the site would be similar to existing conditions; thus, the Project would not
13 increase the rate or amount of surface runoff in a manner that would result in flooding on-
14 or off-site. Additionally, under interim conditions the Project has no potential to
15 cumulatively contribute to runoff that could exceed the capacity of downstream facilities or
16 that could provide substantial additional sources of polluted runoff. Furthermore, because
17 there would be no change under interim conditions, runoff from the site would not alter the
18 existing drainage pattern of the site or downstream areas. Under post-reclamation
19 conditions, the total rate and volume of runoff would be slightly reduced as compared to
20 existing conditions; thus, under post-reclamation conditions, the Project would not result in
21 flood hazards on- or off-site, would not contribute runoff that would exceed the capacity of
22 existing or planned stormwater drainage systems, and would not result in changes to the
23 drainage pattern of the site or downstream areas on either a direct or cumulatively-
24 considerable basis. Additionally, under both interim and post-reclamation conditions, all
25 runoff would be fully detained on site or would be conveyed to retention/sedimentation
26 basins prior to discharge from the site, which would preclude potential cumulatively-
27 considerable impacts to water quality. Thus, impacts would be less-than-cumulatively
28 considerable. (FEIR p. 4.8-23)

1 Under both interim and post-reclamation conditions, all runoff on the Project site would be
2 fully detained on site or would be treated by sediment basins that would remove sediments
3 in runoff prior to discharge from the site. Exposed areas of soil also would be subject to dust
4 control measures during interim conditions. Additionally, the Project would not result in a
5 substantial increase in the rate or amount of runoff that could result in increased erosion
6 hazards downstream. As such, the Project would result in less-than-cumulatively
7 considerable impacts due to erosion and siltation. (FEIR p. 4.8-23)

8 The Project site is not located within a 100-year flood hazard area, and the Project does not
9 propose any structures or housing. Accordingly, the Project would not impede or redirect
10 flood flows, and a cumulatively-considerable impact would not occur. (FEIR p. 4.8-24)

11 The Project site is not located within or adjacent to any flood hazard areas, is not subject to
12 tsunami hazards, and is located too far away from Lake Perris to be subject to impacts due
13 to seiches. The Project also has no potential to cumulatively contribute to increased risks
14 due to flood hazards, tsunamis, or seiches. Thus, a cumulatively-considerable impact would
15 not occur. (FEIR p. 4.8-24)

16 The Project would not conflict with the Santa Ana River Basin Plan or the West San Jacinto
17 Groundwater Management Plan (GMP). Other developments within the purview of these
18 documents would similarly be required to comply with the requirements set forth in the
19 Basin Plan and West San Jacinto GMP. As such, cumulatively-considerable impacts would
20 be less than significant. (FEIR p. 4.8-24)

21 The evidence supporting these conclusions includes, without limitation, the discussion of
22 these impacts in Subsection 4.8 of the FEIR and the citations noted therein, and FEIR
23 Technical Appendices G1 and G2.

24 **I. Noise Cumulative Impacts**

25 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
26 Mitigation Measures and Applicable County Regulations and Design Requirements.

27 The cumulative impact analysis considers operation of the proposed Project in conjunction
28 with other development projects in the vicinity of the Project site resulting from buildout of

1 the applicable General Plans, except for the analysis of potential traffic-related noise
2 impacts, which relies instead on the list of projects approach as described in FEIR Subsection
3 4.0.2.

4 The Project site is not located within two miles of any active public airports or private
5 airstrips and does not propose any noise sensitive land uses. Thus, the Project has no
6 potential to result in cumulatively-considerable noise impacts associated with public or
7 private airport operations. (FEIR pp. 4.9-39)

8 Project operations would not expose nearby sensitive receptors to noise levels exceeding the
9 County's daytime or nighttime thresholds. There are no other active operations in close
10 proximity to the Mine that could create cumulatively-considerable operational noise
11 impacts; thus, cumulatively-considerable impacts due to operational noise would be less than
12 significant. (FEIR pp. 4.9-39)

13 As shown in FEIR Table 4.9-12, with consideration of traffic for cumulative developments
14 Project-related traffic would not expose sensitive receptors to traffic-related noise increases
15 that exceed the County's standards. As such, cumulatively-considerable traffic-related noise
16 impacts would be less than significant. (FEIR pp. 4.9-39, -40)

17 The Project would not result in significant operational noise impacts associated with
18 blasting. As there are no other land uses in the Project's immediate vicinity that could
19 contribute to blasting-related impacts, cumulatively-considerable impacts would not occur.
20 (FEIR pp. 4.9-40)

21 Blasting activities associated with the Project would not exceed the airblast and vibration
22 level thresholds of 129 dB (L) and 0.75 in/sec PPV, respectively. There are no other known
23 sources of blasting or other periodic noise in the Project vicinity; thus, impacts due to
24 temporary or periodic noise would be less-than-cumulatively considerable. (FEIR p. 4.9-40)

25 The evidence supporting these conclusions includes, without limitation, the discussion of
26 these impacts in Subsection 4.9 of the FEIR and the citations noted therein, and FEIR
27 Technical Appendices H1 and H2.

28 **J. Paleontological Cumulative Impacts**

1 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
2 Mitigation Measures and Applicable County Regulations and Design Requirements.

3 The cumulative impact analysis considers development of the proposed Project in
4 conjunction with other development projects and planned development projects and planned
5 development in the vicinity of the Project Site, including buildout of the Riverside County
6 General Plan Land Use Plan, buildout of nearby portions of the City of Moreno Valley, and
7 buildout portions of the City of San Jacinto. These areas were selected for the cumulative
8 impact analysis because these areas are similar geographically and topographically to the
9 Project site. (FEIR p. 4.10-7)

10 The proposed Project has the potential to impact paleontological resources that may be
11 buried beneath the ground surface of the Project site in the northern and northeastern portions
12 of the proposed EDA identified as having a “High” paleontological sensitivity. As other
13 developments in the Project region occur, it is possible that these projects may result in
14 impacts to paleontological resources if found buried beneath the ground surface. Thus, the
15 Project’s potential impacts to subsurface paleontological resources are cumulatively
16 significant and require mitigation. With implementation of Mitigation Measures MM 4.10-
17 1 through MM 4.10-4, cumulatively-considerable impacts would be reduced to less-than-
18 significant levels. (FEIR pp. 4.10-7 through -9)

19 The evidence supporting these conclusions includes, without limitation, the discussion of
20 these impacts in Subsection 4.10 of the FEIR and the citations noted therein, and FEIR
21 Technical Appendix I.

22 **K. Transportation and Traffic Cumulative Impacts**

23 **Cumulative Impact Finding:** Cumulatively Considerable after the incorporation of
24 Mitigation Measures and County Regulations and Design Requirements

25 For purposes of evaluating the Project’s cumulatively-considerable impacts to traffic, the
26 analysis relies on the list approach, which includes present, and reasonably foreseeable
27 projects known to the Lead Agency (Riverside County), the City of Moreno Valley, the City
28 of San Jacinto, and the City of Beaumont at the time the Project’s Notice of Preparation

1 (NOP) was distributed for public review on May 16, 2018. This approach was determined
2 to be appropriate because the comprehensive list of cumulative projects provides a sufficient
3 amount of information to enable an analysis of near-term cumulative effects on
4 transportation/traffic. Refer to FEIR Table 4.0-1 for a list of cumulative projects considered
5 in the analysis. Additionally, an ambient growth factor of 2% has been applied to Existing
6 traffic counts to account for ambient growth that would occur between the date the Project's
7 NOP was circulated for public review (May 16, 2018) and when operations under the Project
8 would commence in 2019. (FEIR p. 4.11-45)

9 Under EAP (2019) conditions, the Project would result in cumulatively-considerable
10 impacts to the following intersections: (FEIR p. 4.11-45)

- 11 • Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- 12 • Gilman Springs Rd. & Driveway (#5) – LOS F AM and peak hours
- 13 • SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

14 The Project also would result in cumulatively-considerable impacts due to traffic signal
15 warrants under EAP (2019) conditions at the following study area intersections (FEIR p.
16 4.11-45):

- 17 • Gilman Springs Rd. & Alessandro Bl. (#2)
- 18 • Bridge St. & Gilman Springs Rd. (#4)
- 19 • SR-79 NB Ramps & Gilman Springs Rd. (#7)

20 As shown in FEIR Table 4.11-30, *Intersection Analysis for EAP (2019) Conditions with*
21 *Improvements*, recommended improvements would alleviate all projected LOS deficiencies
22 at intersections in the Project study area under EAP (2019) conditions. However, several of
23 the improvements identified in FEIR Table 4.11-30 are either funded by an existing
24 mitigation funding program (i.e., TUMF) with no timetable for construction (meaning the
25 necessary improvements may not be in place when the Project becomes operational and
26 starts to contribute traffic to the facilities, applicable to Intersections #4 and #7), or the
27 improvements are not included in any existing program that would ensure timely
28 construction of required improvements (such as Intersection #5). Accordingly, the Project's

1 cumulatively-considerable impacts to the intersections listed above would be significant and
2 unavoidable under EAP (2019) traffic conditions. No other feasible mitigation measures for
3 these impacts are available to the Project that would have a proportional nexus to the
4 Project's traffic impact to these facilities. (FEIR pp. 4.11-51 through -54)

5 The Project would not result in any off-ramp queuing analysis impacts under EAP (2019)
6 conditions. (FEIR p. 4.11-45)

7 Although FEIR Table 4.11-22 shows that the following freeway segments would operate at
8 a deficient LOS under EAP (2019) conditions, the Project would contribute fewer than 25
9 peak hour trips to these freeway segments, which is below the threshold at which Caltrans
10 normally requires analysis of potential impacts to Caltrans' facilities. Accordingly, Project
11 impacts to the following segments of SR-60 would be less than significant under EAP (2019)
12 conditions. (FEIR pp. 4.11-45, -46)

- 13 • SR-60 Freeway Westbound – West of Gilman Springs Road (#1) – LOS E AM and
14 PM peak hours
- 15 • SR-60 Freeway Eastbound – West of Gilman Springs Road (#3) – LOS F PM peak
16 hour only

17 Although FEIR Table 4.11-23 shows that the following freeway merge/diverge locations
18 would operate at a deficient LOS under EAP (2019) conditions, the Project would contribute
19 fewer than 25 peak hour trips to these locations, which is below the threshold at which
20 Caltrans normally requires analysis of potential impacts to Caltrans' facilities. Thus, Project
21 impacts to the following merge/diverge locations would be less than significant under EAP
22 (2019) conditions. (FEIR p. 4.11-46)

- 23 • SR-60 Freeway – Westbound On-Ramp at Gilman Springs Road (#1) – LOS E AM
24 and PM peak hours
- 25 • SR-60 Freeway – Westbound Off-Ramp at Gilman Springs Road (#2) – LOS E PM
26 peak hour only
- 27 • SR-60 Freeway – Eastbound Off-Ramp at Gilman Springs Road (#3)- LOS E AM
28 peak hour; LOS F PM peak hour

- SR-60 Freeway – Eastbound, On-Ramp at Gilman Springs Road (#4) – LOS E PM peak hour only

Under EAPC (2019) conditions the Project would result in cumulatively-considerable impacts to the following intersections (FEIR p. 4.11-46):

- Gilman Springs Rd. & Alessandro Bl. (#2) – LOS E PM peak hour only
- Jack Rabbit Trail & Gilman Springs Rd. (#3) – LOS E PM peak hour only
- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS E AM peak hour; LOS F PM peak hour
- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

The following intersections warrant a traffic signal under EAPC (2019) conditions; therefore, Project impacts to the following intersections would be cumulatively considerable (FEIR p. 4.11-46).

- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

As shown in FEIR Table 4.11-31, *Intersection Analysis for EAPC (2019) Conditions with Improvements*, recommended improvements would alleviate all projected LOS deficiencies at intersections in the Project study area to which the Project would contribute more than 25 peak hour trips under EAPC (2019) conditions. However, several of the improvements identified in FEIR Table 4.11-31 are either funded by an existing mitigation funding program (i.e., TUMF) with no timetable for construction (meaning the necessary improvements may not be in place when the Project becomes operational and starts to contribute traffic to the facilities, applicable to Intersections #2, #4, and #7), or the improvements are not included in any existing program that would ensure timely construction of required improvements (such as Intersections #3 and #5). Accordingly, the Project’s cumulatively-considerable impacts to the intersections listed above would be significant and unavoidable under EAPC (2019) traffic conditions. No other feasible mitigation measures for these impacts are available to the Project that would have a proportional nexus to the Project’s traffic impact

1 to these facilities. (FEIR p. 4.11-52 through -53)

2 The Project would not result in any direct or cumulatively-considerable impacts due to
3 queuing issues at off-ramps at the SR-79 Freeway and Gilman Springs interchange under
4 EAPC (2019) conditions (FEIR p. 4.11-46).

5 Although FEIR Table 4.11-26 shows that the following freeway segments would operate at
6 a deficient LOS under EAPC (2019) conditions, the Project would contribute fewer than 25
7 peak hour trips to these freeway segments, which is below the threshold at which Caltrans
8 normally requires analysis of potential impacts to Caltrans' facilities. Accordingly, Project
9 impacts to the following segments of SR-60 would be less-than-cumulatively considerable.
10 (FEIR pp. 4.11-46, -47)

- 11 • SR-60 Freeway Westbound – West of Gilman Springs Road (#1)
- 12 • SR-60 Freeway Eastbound – West of Gilman Springs Road (#3)

13 Additionally, although FEIR Table 4.11-27 shows that the following freeway merge/diverge
14 locations would operate at a deficient LOS under EAPC (2019) conditions, the Project would
15 contribute fewer than 25 peak hour trips to these locations, which is below the threshold at
16 which Caltrans normally requires analysis of potential impacts to Caltrans' facilities. Thus,
17 Project impacts to the following merge/diverge locations would be less-than-cumulatively
18 considerable. (FEIR p. 4.11-47)

- 19 • SR-60 Freeway – On-Ramp at Gilman Springs Road (#1)
- 20 • SR-60 Freeway – Off-Ramp at Gilman Springs Road (#2)
- 21 • SR-60 Freeway – Off-Ramp at Gilman Springs Road (#3)

22 There are two Congestion Management Program (CMP) facilities in the Project's study area:
23 SR-60 and SR-79. However, the Project would contribute fewer than 25 peak hour trips to
24 these facilities, which is below the threshold at which Caltrans normally requires analysis of
25 potential impacts to Caltrans' facilities. Thus, the Project has no potential to result in
26 cumulatively-considerable impacts to CMP facilities within the Project's study area.
27 Accordingly, the Project would not conflict with an applicable congestion management
28 program, including, but not limited to level of service standards and travel demand measures,

1 or other standards established by the county congestion management agency for designated
2 roads or highways, and impacts would be less-than-cumulatively considerable. (FEIR p.
3 4.11-47)

4 The Project does not propose any improvements to roadways or intersections. Traffic signals
5 would improve intersections operations, and thus the Project would not increase hazards due
6 to a design feature. The Project site occurs in a rural area with agricultural uses occurring
7 to the southwest of the Mine. Traffic generated by the Project primarily would consist of
8 haul truck trips, which would not conflict with existing traffic along Gilman Springs Road,
9 including traffic associated with existing agricultural uses. Accordingly, the Project would
10 not substantially increase hazards due to a design feature or incompatible uses, and impacts
11 would be less-than-cumulatively considerable. (FEIR 4.11-47)

12 The Project does not propose to construct or alter any existing roadways or intersections.
13 While new roads may be constructed on site as part of on-going mining operations, such on-
14 site roadways would be privately maintained and thus would not result in or require
15 maintenance of new roadways by the County. Although the Project would increase the
16 number of truck trips to and from the site and would extend the life of mining operations at
17 the site, any incremental increase in the need to maintain public roadway facilities resulting
18 from Project-related traffic would be offset by tax revenue generated by the expanded mining
19 activities. There are no components of the proposed Project that would result in or require
20 a substantial increase in expenditures by Riverside County for public road maintenance such
21 that environmental impacts would result on either a direct or cumulative basis. As such,
22 Project impacts would be less-than-cumulatively considerable. (FEIR pp. 4.11-47, -48)

23 The Project proposes to expand areas approved for mining on site, and the Project does not
24 propose any roadway or intersection improvements and the Project would not involve a
25 construction phase. As such, the Project would not cause an effect upon circulation during
26 the Project's construction, and cumulatively-considerable impacts would not occur. (FEIR
27 p. 4.11-48)

28 The Project consists of a proposal to expand areas subject to mining activities within an

1 existing active mine site; thus, the Project would have no impact on emergency access to
2 nearby uses. Within the Project site, paved and unpaved roadways would be maintained to
3 provide access, including emergency access, to all active mining areas within the site. As
4 such, the Project would not contribute to inadequate emergency access or access to nearby
5 uses, and impacts would be less-than-cumulatively considerable. (FEIR p. 4.11-48)

6 The only planned trail or bikeway in the Project area is an "Open Space Trail," which is
7 planned in the northern portions of the 1,021.4-acre Mine, but well to the north of existing
8 and proposed mining activities. The Project would not interfere with the County's ability to
9 establish an "Open Space Trail." There are no other adopted policies, plans, or programs
10 regarding bike systems or bike lanes applicable to the Project area. No expansion or
11 construction of bike systems or bike lanes is proposed as part of the Project, and impacts
12 would be less-than-cumulatively considerable. (FEIR p. 4.11-48)

13 **L. Tribal Cultural Resources Cumulative Impacts**

14 **Cumulative Impact Finding: Not Cumulatively Considerable**

15 The cumulative impact analysis considers development of the proposed Project in
16 conjunction with other development Projects and planned development within the vicinity
17 of the Project site, including buildout of the Riverside County General Plan Land Use Plan
18 and buildout of nearby portions of the City of Moreno Valley and the City of San Jacinto.
19 This cumulative study area is appropriate because areas within western Riverside County
20 are similar in terms of climate, plant and animal resources, geology, and topography. (FEIR
21 p. 4.12-13)

22 As indicated in FEIR subsection 4.12, the County conducted consultation with local tribes
23 in conformance with AB 52. No tribal cultural resources were identified on site as part of
24 the consultation efforts. Other developments within the region would similarly be required
25 to comply with the provisions of AB 52, and would be required to incorporate mitigation
26 measures to reduce potential impacts to tribal cultural resources to less-than-significant
27 levels. Accordingly, Project impacts to tribal cultural resources would be less-than-
28 cumulatively considerable. (FEIR p. 4.12-13)

1 **M. Utility and Service Systems Resources Cumulative Impacts**

2 **Cumulative Impact Finding: Not Cumulatively Considerable**

3 The cumulative impact analysis considers development of the proposed Project in
4 conjunction with other development projects and planned development in the vicinity of the
5 Project site, including buildout of the Riverside County General Plan Land Use Plan. This
6 study area was selected because utilities and service systems are provided to all the existing
7 and planned developments in the surrounding areas by the same service providers. (FEIR p.
8 4.13-19)

9 The proposed Project would result in a reduction in the demand for water at the Mine by
10 approximately 16.1% as compared to baseline conditions. Water used at the Mine for dust
11 control purposes is obtained from existing wells on site. Furthermore, the Project does not
12 require treated (potable) water, as groundwater is sufficient for dust control purposes. While
13 other developments in the cumulative study area have the potential to result in the need for
14 relocating or constructing new or expanded water treatment facilities, the Project would not
15 contribute to the need for such new or expanded facilities. Therefore, the Project would
16 result in a less-than-cumulatively considerable impact to water treatment facilities. (FEIR
17 p. 4.13-19)

18 The proposed Project would result in a reduction in the demand for water at the Mine by
19 approximately 16.1% as compared to baseline conditions. Although other development in
20 the cumulative study area would result in a net increase in demand for water supplies from
21 EMWD, the Project would not contribute to such a need because the Mine site already is
22 adequately served by groundwater resources. The Project's impact to water supplies would
23 therefore be less-than-cumulatively-considerable. (FEIR p. 4.13-19)

24 The Project would result in an increase in employees on-site from seven (7) to 15 employees,
25 which would not result in a substantial increase in demand for wastewater treatment. All
26 wastewater generated by the Project would be handled via portable toilets would be disposed
27 of by the rental service company in accordance with all applicable regulatory requirements.
28 The Project has no potential to result in or require the construction of new wastewater

1 treatment facilities. Additionally, in the event that the rental service company seeks to
2 dispose of wastewater at a facility that is over capacity, the rental service company would
3 be required to utilize a different wastewater treatment facility. Thus, the Project would result
4 in no cumulatively-considerable impacts to wastewater treatment facilities and wastewater
5 treatment capacity. (FEIR p. 4.13-19)

6 Cumulative impacts associated with the provision of storm water drainage facilities are
7 evaluated throughout the appropriate issue areas in the FEIR. In all cases, where
8 cumulatively-considerable impacts associated with any Project component are identified,
9 mitigation measures have been imposed to reduce such impacts to the maximum feasible
10 extent. Accordingly, impacts associated with the provision of stormwater drainage facilities
11 to serve the proposed Project would be less-than-cumulatively considerable. (FEIR pp. 4.13-
12 19, -20)

13 Solid waste generated by construction and operation of the Project would represent nominal
14 proportions of the daily disposal capacity at the potential transfer station (MVTTS) and
15 landfills (El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill). The
16 transfer station and landfills are currently projected to remain open until as far into the future
17 as 2045 (El Sobrante Landfill) and have sufficient daily capacity to handle solid waste
18 generated by the Project and other cumulative developments both during construction and
19 long-term operation. The proposed Project would not directly result in the need for expanded
20 solid waste disposal facilities, as the El Sobrante Landfill, Lamb Canyon Landfill, and
21 Badlands Landfill have sufficient existing capacity to handle solid waste generated by the
22 proposed Project. Rather, the Project's incremental contribution to solid waste generation
23 may contribute to an ultimate need for expanding the solid waste disposal facilities that
24 would serve the Project and/or the construction of additional solid waste disposal facilities.
25 Moreover, it is possible that as other developments in the region are proposed, the RCDWR
26 and WMIE may opt to construct new solid waste disposal facilities to serve those
27 developments, and such facilities may or may not receive solid waste generated by the
28 proposed Project. Although the Project has the potential to cumulatively contribute to the

1 demand for new/expanded solid waste disposal facilities, the construction of which could
2 significantly impact the environment, it is too speculative for evaluation in the absence of a
3 proposed expansion or development plan (CEQA Guidelines § 15145). Therefore, the
4 Project's cumulative impacts to solid waste disposal facilities are evaluated as less than
5 significant. (FEIR p. 4.13-20)

6 The proposed Project would adhere to regulations set forth by local and State regulations
7 (including AB 341 and AB 939). Other cumulative developments would also be required to
8 comply with such regulations. As such, the Project as well as other cumulative
9 developments in the area would not result in cumulative impacts with respect to compliance
10 with federal, State, and local statutes and regulations related to solid wastes. Impacts would
11 be less-than-cumulatively-considerable. (FEIR p. 4.13-20)

12 The proposed Project would involve the continuation and expansion of an existing mining
13 operation and would not result in a substantial increase in daily operational characteristics
14 at the site. All utilities needed to serve the Mine are currently in place. Specifically,
15 electricity would continue to be provided via existing connections to the existing mining
16 processing equipment. No new natural gas would be required for the Project; thus, no new
17 natural gas facilities would be constructed for the Project. There would be no need for new
18 or expanded communication systems, as all such systems already are in place. The Project
19 does not propose nor require installation of new street lighting, and thus no impacts would
20 occur associated with street lighting. Accordingly, Project impacts due to the construction
21 or expansion of electricity, natural gas, communication systems, and street lighting would
22 be less-than-cumulatively considerable. (FEIR p. 4.13-20)

23 The Project would extend the duration (i.e., years) over which mining activities would occur
24 on site and would therefore cumulatively contribute to the need for road maintenance in the
25 long term. However, the Project's incremental demand for roadway maintenance would not
26 result in the County's inability to provide funding for programs or improvements needed to
27 protect the environment. Thus, the Project's cumulative contribution to the need for roadway
28 maintenance would be less than significant. (FEIR p. 4.13-21)

1 There are no other governmental services or facilities that would be impacted by the Project,
2 and the Project would not result in or require the construction or expansion of any facilities;
3 thus, impacts would be less-than-cumulatively considerable. (FEIR 4.13-21)

4 The Project would result in an increase in demand for electricity by approximately 55.98%
5 as compared to baseline conditions (refer to FEIR subsection 3.3.2.G). However, there are
6 no adopted energy conservation plans that are applicable to the proposed Project.
7 Nonetheless, the Project would not result in the wasteful or inefficient of electricity. New
8 or expanded mining operations do not significantly increase the demand for construction
9 materials in the region, but rather reduce the distance that aggregate materials are
10 transported. As such, if the proposed Project is not approved, then electricity consumption
11 would occur at a different aggregate mine site to meet the local area demand for aggregate
12 resources. If an increase in electricity consumption did not occur on site, it would occur off-
13 site in another location to meet the local area's demand for aggregate resources. Thus,
14 because there is no adopted energy conservation plan and because the Project would not
15 result in the inefficient or wasteful use of energy resources, Project impacts would be less-
16 than-cumulatively considerable. (FEIR 4.13-21)

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
18 alternatives identified in the FEIR in light of the environmental impacts which cannot be avoided or
19 substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives,
20 as failing to reduce or avoid the Project's significant impacts, and/or or as infeasible for the reasons
21 hereinafter stated:

- 22 A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section
23 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or
24 location. Section 15126.6(a) places special emphasis on focusing the discussion on
25 alternatives which provide opportunities for eliminating any significant adverse
26 environmental impacts, or reducing them to a level of insignificance, even if the alternative
27 would impede to some degree the attainment of the project objectives, or would be costlier.
28 In this regard, the EIR must identify an environmentally superior alternative among the other

1 alternatives. As with cumulative impacts, the discussion of alternatives is governed by the
2 "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably
3 ascertained or does not contribute to an informed decision-making and public participation
4 process. The range of alternatives is defined by those alternatives, which could feasibly
5 attain the objectives of the project. As directed by State CEQA Guidelines section
6 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish
7 most of the basic objectives of the Project.

8 **B.** The Project has been developed to achieve the following objectives:

9 The Project's fundamental purpose is to increase the availability of high-quality aggregate
10 resources within the local area in order to help meet the regional demand for aggregate
11 material. The primary objective of the proposed Project is to expand areas for mining by
12 adding approximately 54.5 acres to the currently approved 150.4 acres of mining area and
13 to adjust the operational restrictions at the Mine. The following is a list of specific objectives
14 that the proposed Project is intended to achieve.

- 15 A. To increase the availability of high-quality aggregate reserves within the local area
16 in order to help meet the regional demand for aggregate material and make the best
17 use of the Mine's aggregate resources by revising approved SMP 159R1 to
18 accommodate an expansion of the approved limits of aggregate mining activities.
- 19 B. To facilitate more efficient export processing of aggregate materials from the Mine
20 site by altering the days and hours of operation within 300 feet of the Mine site's
21 boundary.
- 22 C. To establish an annual tonnage limit on import and export of materials to and from
23 the Mine site that is reflective of the Mine site's mining capacity.
- 24 D. To reclaim the 204.9 acres subject to mining activities to a suitable condition by
25 revising SMP 159 to identify ultimate site elevations in conformance with SMARA
26 and the regulations and requirements of Riverside County.
- 27 E. To assist Riverside County in achieving the conservation objectives of the Western
28 Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

1 F. To establish updated standards for operational mining activities at the Gilman
2 Springs Mine site that provide flexibility in mining operations in order to facilitate
3 the efficient production of aggregate material that would help meet local market
4 demands.

5 C. Alternatives

6 As directed in State CEQA Guidelines § 15126.6(a), an EIR shall include alternatives to the
7 project that could avoid or substantially reduce one or more of the significant effects.
8 Because not all significant effects can be substantially reduced to a less-than-significant
9 level, either by adoption of mitigation measures, County regulations and design
10 requirements, existing regulations, or by standard conditions of approval, the following
11 section considers the feasibility of the Project alternatives as compared to the proposed
12 Project. As explained below, these findings describe and reject, for reasons documented in
13 the Final EIR and summarized below, each one of the Project alternatives. The evidence
14 supporting these findings is presented in Section 6.0, *Alternatives*, of the FEIR and elsewhere
15 in the administrative record as a whole.

16 1. No Project Alternative

17 The No Project Alternative (herein, "NPA") considers no mining activities within
18 the Expanded Disturbance Area (EDA). Mining would be allowed to continue within
19 the approximately 150.4 acres of the approximately 1,021.4-acre Mine property that
20 are permitted for mining activities under the existing Amendment No. 1 to Surface
21 Mining Permit No. 159 (SMP 159R1). This alternative was selected by the Lead
22 Agency for the purpose of conducting a comparative analysis of the environmental
23 effects of the proposed Project to the environmental effects of the NPA which would
24 leave the EDA in its existing condition. If the Project were not approved, it is
25 reasonable to expect that the EDA's undeveloped property would remain vacant and
26 no mining would occur within the EDA. (FEIR p. 6-4)

27 Because this alternative would avoid all of the Project's impacts, it warrants
28 consideration as the "environmentally superior alternative." However, pursuant to

1 CEQA Guidelines Section 15126.6(e)(2), if a no project alternative is identified as
2 the “environmentally superior alternative” then the EIR shall also identify an
3 environmentally superior alternative among the other alternatives. The Historical
4 Baseline Alternative (HBA) is identified as the “environmentally superior
5 alternative.” (FEIR pp. 6-3, -4)

6 The NPA would result in no physical environmental impacts to the Project site
7 beyond those that have already occurred on the property and ongoing mining
8 activities. All significant effects of the Project would be avoided or lessened by the
9 selection of the NPA. The NPA would fail to meet all of the Project’s objectives, as
10 indicated in FEIR Table 6-3, *Alternatives to the Proposed Project – Comparison of*
11 *Environmental Impacts*. (FEIR p. 6-35)

12 2. Historical Baseline Alternative (HBA)

13 The Historical Baseline Alternative (HBA) considers a scenario where the approved
14 mining limits would be expanded by 54.5 acres, consistent with the proposed Project,
15 but with a reduced limit on annual tonnage that is commensurate with the historical
16 baseline average tonnage produced at the Mine. As indicated in EIR Table 2-1,
17 between 2003 and 2017 the Mine produced an average of 377,675 tons per year (tpy).
18 Thus, under the HBA, while the mining limits would increase by 54.5 acres, the
19 annual tonnage would be capped at 377,675 tpy, rather than the 1,000,000 tpy
20 proposed by the Project. All other components of the HBA would be identical to the
21 proposed Project. This alternative was selected by the Lead Agency to compare the
22 environmental effects of the proposed Project with an alternative that would not
23 result in any new air quality emissions or traffic as compared to existing conditions.
24 This alternative also serves as the Environmentally Superior Alternative for the
25 Project, pursuant to CEQA Guidelines § 15126.6(e)(2). (FEIR p. 6-4)

26 As compared to the proposed Project, the HBA would result in reduced impacts to
27 air quality, energy, greenhouse gas emissions, noise, transportation/traffic, and
28 utilities/service systems. The HBA would result in increased impacts to aesthetics

1 due to the extended period of mining that would occur under the HBA as compared
2 to the Project. The Project and the HBA would result in the same or similar impacts
3 to biological resources, geology/soils, historic/archaeological resources,
4 hydrology/water quality, paleontological resources, and tribal cultural resources.
5 Notably, the HBA would avoid the Project's significant and unavoidable impacts to
6 air quality, due to greenhouse gas emissions, and to transportation/traffic. (FEIR p.
7 6-24)

8 The HBA generally would meet the Project's objectives, but less effectively than the
9 proposed Project due to the reduction in annual (and daily) tonnage limits. The HBA
10 would meet the objective to increase the availability of high-quality aggregate
11 reserves within the local area, however, less aggregate material would be produced
12 on an annual basis. The HBA would meet the Project's objective to facilitate more
13 efficient export processing of aggregate materials from the Mine site by altering the
14 days and hours of operation within 300 feet of the Mine site's boundary. The HBA
15 would not meet the objective to establish an annual tonnage limit on import and
16 export of materials to and from the Mine site that is reflective of the Mine site's
17 mining capacity, as annual tonnage limits would be restricted under the HBA as
18 compared to the proposed Project. The HBA would meet the Project's objective to
19 reclaim the 204.9 acres subject to mining activities to a suitable condition by revising
20 SMP 159 to identify ultimate site elevations in conformance with SMARA and the
21 regulations and requirements of Riverside County. The HBA would meet the
22 Project's objective to assist Riverside County in achieving the conservation
23 objectives of the Western Riverside County MSHCP. The HBA would not be as
24 effective as the proposed Project, however, in providing flexibility in mining
25 operations in order to facilitate the efficient production of aggregate material that
26 would help meet local market demands, as the annual tonnage limit would restrict
27 the Mine operator's ability to meet market demands in the local area. (FEIR p. 6-24,
28 -25) The Historical Baseline Alternative (HBA) is considered the Environmentally

1 Superior Alternative pursuant to CEQA Guidelines § 15126.6 because it would
2 completely avoid the Project's significant and unavoidable impacts (FEIR p. 6-4).

3 3. Reduced Mining Alternative (RMA)

4 The Reduced Mining Alternative (RMA) considers an expansion of mining activities
5 similar to the proposed Project, but with a reduced annual tonnage limit that still
6 exceeds the historical baseline average for aggregate material produced at the site
7 but that is less than the annual tonnage proposed as part of the Project. Specifically,
8 under the RMA a maximum of 688,838 tpy would be allowed to be mined at the site,
9 or approximately half of the increase in annual tonnage proposed by the Project.
10 Thus, under the RMA there would be an increase of 311,163 tpy as compared to the
11 historical baseline average of 377,765 tpy. As with the proposed Project, the areas
12 subject to mining would be increased under the RMA by 54.5 acres. All other
13 components of the RMA would be similar to the proposed Project. This alternative
14 was selected for consideration to compare the environmental effects of the proposed
15 Project with an alternative that would result in reduced tonnage, and thus reduced
16 operational impacts to air quality or traffic. (FEIR p. 6-4)

17 As compared to the proposed Project, the RMA would result in reduced impacts to
18 air quality, energy, greenhouse gas emissions, noise, transportation/traffic, and
19 utilities/service systems. The RMA would result in increased impacts to aesthetics
20 due to the extended period of mining that would occur under the RMA as compared
21 to the Project. The Project and the RMA would result in the same or similar impacts
22 to biological resources, geology/soils, historic/archaeological resources,
23 hydrology/water quality, paleontological resources, and tribal cultural resources.
24 Notably, the RMA would avoid the Project's significant and unavoidable impacts to
25 air quality and due to greenhouse gas emissions, although cumulatively-considerable
26 impacts to transportation/traffic would remain significant and unavoidable under the
27 RMA. (FEIR p. 6-33)

28 The RMA generally would meet the Project's objectives, but less effectively than the

1 proposed Project due to the reduction in annual (and daily) tonnage limits. The RMA
2 would meet the objective to increase the availability of high-quality aggregate
3 reserves within the local area, however, less aggregate material would be produced
4 on an annual basis. The RMA would meet the Project's objective to facilitate more
5 efficient export processing of aggregate materials from the Mine site by altering the
6 days and hours of operation within 300 feet of the Mine site's boundary. The RMA
7 would not meet the objective to establish an annual tonnage limit on import and
8 export of materials to and from the Mine site that is reflective of the Mine site's
9 mining capacity, as annual tonnage limits would be restricted under the RMA as
10 compared to the proposed Project. The RMA would meet the Project's objective to
11 reclaim the 204.9 acres subject to mining activities to a suitable condition by revising
12 SMP 159 to identify ultimate site elevations in conformance with SMARA and the
13 regulations and requirements of Riverside County. The RMA would meet the
14 Project's objective to assist Riverside County in achieving the conservation
15 objectives of the Western Riverside County MSHCP. However, the RMA would
16 less effective in meeting the Project's objective to provide flexibility in mining
17 operations in order to facilitate the efficient production of aggregate material that
18 would help meet local market demands, as the annual tonnage limit would restrict
19 the Mine operator's ability to meet market demands in the local area. (FEIR p. 6-33)
20 Because this alternative would reduce operational-related impacts as compared to the
21 Project, it is considered to be environmentally superior to the proposed Project.
22 (FEIR p. 6-33)

23 4. Environmentally Superior Alternative

24 Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of
25 alternatives to a proposed Project shall identify an environmentally superior
26 alternative among the alternatives evaluated in an EIR. This issue is evaluated in
27 FEIR Section 6.0, *Alternatives to the Proposed Project*, of the FEIR. Here, the
28 "Historical Baseline Alternative (HBA)" is the environmentally superior alternative.

1 5. Alternatives Considered but Rejected

2 Based on a review of aerial photography, the County of Riverside General Plan Land
3 Use Map, and a list of approved/pending development proposals within nearby
4 portions of the County of Riverside, City of Beaumont, the City of San Jacinto, and
5 the City of Moreno Valley that are included in the Project's Traffic Impact Analysis
6 (EIR Technical Appendix J1; refer to EIR Table 4.0-1 for a list of cumulative
7 developments), there are no other available properties under the control of the Project
8 Applicant that are designated for surface mining operations that have the potential
9 for expansion to encompass areas that would provide for an additional approximately
10 30,000,000 tons of aggregate material. All lands within the Project vicinity that are
11 already being mined are under ownership of other parties and are being mined in
12 accordance with existing vested and/or approved mining operations. (FEIR p. 6-5)
13 If alternative sites located within the Project vicinity not zoned for mining are
14 considered, it is unlikely that the impacts of such a new mining operation on lands
15 not previously subject to mining activities would reduce or avoid any of the Project's
16 significant environmental effects. The Project's significant air quality impacts are
17 associated with regional emissions of NO_x, and mining on another property likely
18 would have similar daily emissions of NO_x as compared to the proposed Project
19 because it would require similar mining equipment and haul trucks. With respect to
20 traffic impacts, all of the Project's significant and unavoidable impacts are due to the
21 fact that the timing of regionally-funded improvements cannot be assured and
22 required improvements may not be in place at the time mining activities under the
23 Project commence. Development of a new mine on an alternative site location is
24 likely to have similar if not more severe cumulatively-considerable traffic impacts
25 because it would not be possible to establish a new mine that contains approximately
26 30,000,000 tons of available aggregate material reserves without resulting in
27 cumulatively-considerable traffic impacts that would similarly be significant and
28 unavoidable. (FEIR pp. 6-5, -6)

1 For these reasons, an alternative sites analysis is not required for the proposed Project
2 pursuant to CEQA Guidelines § 15126.6(f). (FEIR p. 6-6)

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA
4 Guidelines Section 15093, balanced the "economic, legal, social, technological, and other benefits" of the
5 Project, against the unavoidable adverse environmental effects described herein, and has determined that
6 each and every one of the following benefits individually outweigh and render acceptable each and every
7 one of those environmental effects:

8 **A. The proposed Project will expand the availability of aggregate resources in the local**
9 **area, thereby reducing Vehicle Miles Travelled (VMTs).**

10 The Project is anticipated to serve a regional need and likely would reduce VMTs in the long
11 term by diverting trips that would otherwise travel to other aggregate facilities in the region.

12 The fact is that aggregate will be consumed with or without the proposed Project. The
13 Project would not have an effect on demand for aggregate but would have an effect on the
14 distance that aggregates travel within the region in the long term. Project aggregate made
15 available by the proposed expansion area would replace materials hauled from farther
16 distances in the long term and supply new demand for aggregate that will occur in the
17 Riverside County region. This rationale is supported by Dr. Peter Berk's "Working Paper
18 No. 994 – A Note on the Environmental Costs of Aggregate" (Department of Agricultural
19 and Resource Economics and Policy, Division of Agricultural and Natural Resources,
20 University of California Berkley, January 2005). Dr. Berck states that:

21 "The opening of a new quarry for aggregates will change the pattern of transportation of
22 aggregates in the area served by the quarry. In this note, we will show that, so long as
23 aggregate producers are cost minimizing, the new pattern of transportation requires less truck
24 transport than the pattern of transportation that existed before the opening of the new quarry.
25 Since the costs of providing aggregates falls, it is reasonable to assume that the price of
26 delivered aggregates also will fall. This note also shows that the demand expansion effect is
27 of very small magnitude. Since the demand increase from a new quarry is quite small, the
28 dominant effect is that the quarries are on average closer to the users of aggregates and, as a

1 result, the truck mileage for aggregate hauling decreases. To summarize the effects of a new
2 quarry project:

- 3 a) The project in itself will not significantly increase the demand for
4 construction materials in the region through market forces, which include the
5 downward pressure on pricing.
6 b) Truck traffic (i.e. vehicle miles traveled) in the region will not increase and
7 may decrease as a result of the project.”

8 In its guidance document CEQA and Climate Change, CAPCOA lists various mitigation
9 measures that can be implemented to reduce air quality and GHG emissions for various
10 projects. One particular mitigation measure for reducing air quality and greenhouse gas
11 emissions during construction activity is Mitigation Measure C-5 “Use of Local Building
12 Materials.” The Project would provide local building materials to serve the demand for
13 aggregate resources in the local area, thus resulting in a reduction in emissions associated
14 with transport of materials from sources of aggregate products located further away.

15 **B. The Project would assist Riverside Conservation Authority (RCA) in assembling the**
16 **Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).**

17 As a result of the Project’s Habitat Acquisition and Negotiation Strategy (HANS), which
18 was conducted as required by the MSHCP, the Project Applicant proposes to convey to the
19 Riverside Conservation Authority (RCA) 184.73 acres of the Mine located within MSHCP
20 Cell Group B, 230.47 acres of the Mine located within MSHCP Cell Group C, and 14.81
21 acres of the Mine located within MSHCP Cell Group D. The required dedications, all of
22 which occur outside of the existing mining limits and the proposed EDA, would assist the
23 RCA in achieving the conservation objectives for Cell Groups B, C, and D.

24 **C. The Project would create new jobs.**

25 The Project is estimated to result in the creation of up to eight (8) new, recurring jobs within
26 the County, and would assist the County in improving its jobs-housing balance. (FEIR p. 3-
27 9)

28 **D. The Project will implement the intent of Riverside County’s General Plan for mining**

1 projects and would locate mining activities away from incompatible land uses.

2 The Riverside General Plan and the San Jacinto Valley Area Plan land use designations for
3 the Mine's property is "Open Space – Rural (OS-RUR)" and "Open Space – Mineral
4 Resource (OS-MR)." Both of these land use designations allow for mineral extraction with
5 approval of a Surface Mining Permit. Additionally, the Project area contains very few land
6 uses that are incompatible with mining activities, and the expansion of mining activities on
7 site would therefore reduce the need to establish or expand other mines in the County that
8 are located in areas with a higher proportion of incompatible uses. (FEIR Figure 2-6 and p.
9 2-8)

10 E. The Project will result in reduced groundwater consumption as compared to existing
11 conditions.

12 All water used on site consists of groundwater pumped from on-site wells. FEIR Figure 3-
13 5, Dust Control Measures, shows areas currently subject to watering for dust control, and
14 also shows the Project's proposed dust control measures. As shown, under existing
15 conditions approximately 44.65 acres of the Project site are subject to watering for dust
16 control. Under the proposed Project, the Mine's access road would be paved to reduce areas
17 subject to watering by 0.84 acre. Additionally, the Project proposes to use gravel
18 stabilization over approximately 10.59 acres of the existing disturbed areas at the Mine,
19 which would preclude the need for watering for dust control purposes. Thus, with the
20 proposed Project, areas subject to watering for dust control would be reduced by 7.21 acres,
21 from 44.65 acres under existing conditions to 37.44 under the proposed Project, thereby
22 reducing the total areas subject to watering for dust control from 44.65 acres to
23 approximately 37.44 acres. Thus, total water usage for dust control purposes would be
24 reduced by approximately 16.1% as compared to baseline conditions. (FEIR pp. 3-12
25 through -14)

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
27 section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to
28 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to

1 growth, taxes, community service facilities, or encourages other activities which cause significant
2 environmental effect. The discussion is as follows:

- 3 A. CEQA requires a discussion of the ways in which the proposed Project could be growth
4 inducing. The CEQA Guidelines identify a project as growth inducing if it would foster
5 economic or population growth or the construction of additional housing, either directly or
6 indirectly, in the surrounding environment (CEQA Guidelines § 15126.2(d)). New
7 employees and new residential populations represent direct forms of growth. These direct
8 forms of growth have a secondary effect of expanding the size of local markets and inducing
9 additional economic activity in the area. (FEIR p. 5-4)
- 10 B. A project could indirectly induce growth at the local level by increasing the demand for
11 additional goods and services associated with an increase in population or employment and
12 thus reducing or removing the barriers to growth. This typically occurs in suburban or rural
13 environs where population growth results in increased demand for service and commodity
14 markets responding to the new population. Because the Project proposes to expand existing
15 mining operations at the Gilman Springs Mine, the Project would not involve the expansion
16 of existing utilities or facilities and would not entail the development of buildings or housing
17 that could induce growth. (FEIR p. 5-4)
- 18 C. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or
19 of little significance to the environment. Typically, growth-inducing potential of a project
20 would be considered significant if it fosters growth or a concentration of population in excess
21 of what is assumed in pertinent master plans, land use plans, or in projections made by
22 regional planning agencies such as the Southern California Association of Governments
23 (SCAG). Significant growth impacts could also occur if the project provides infrastructure
24 or service capacity to accommodate growth beyond the levels currently permitted by local
25 or regional plans and policies. In general, growth induced by a project is considered a
26 significant impact if it directly or indirectly affects the ability of agencies to provide needed
27 public services, or if it can be demonstrated that the potential growth significantly affects
28 the environment in some other way. (FEIR p. 5-4)

- 1 D. The expansion of existing mining activities proposed would not directly promote growth or
2 development on adjacent and surrounding properties. Because development on nearby
3 parcels would be consistent with the County's General Plan, growth-inducing impacts of the
4 Project would be less than significant. Furthermore, continued aggregate processing would
5 fill a market demand for aggregate materials within the region, and would not result in an
6 increase in demand for aggregate materials. The fact is that aggregate will be consumed
7 with or without the proposed Project. The Project would not have an effect on demand for
8 aggregate but would have an effect on the distance that aggregates travel within the region.
9 Project aggregate would replace materials hauled from farther distances and supply new
10 demand for aggregate that will occur in the Riverside County region. (FEIR p. 5-5)
- 11 E. Furthermore, a study prepared by the San Diego Association of Governments (SANDAG)
12 found that when aggregate is transported by truck to the point of use, the price of the material
13 increases about 15 cents per ton for every mile hauled, and concluded that "...the point of
14 diminishing marginal benefit -- that is, where the largest number of projects can be served
15 with the least additional distance -- occurs at the 20- to 25-mile driveshed" (SANDAG, 2011,
16 pp. ES-4 and 3-9). Thus, because the Project would not increase the demand for aggregate
17 resources but would rather reduce the distance that such materials must travel, the Project
18 would not result in growth-inducing impacts associated with the mining of aggregate
19 resources. (FEIR pp. 5-5, -6)
- 20 F. Indirect growth-inducing impacts at the local level result from a demand for additional goods
21 and services associated with the increase in people in the area, including employees. This
22 occurs in suburban or rural environments where population growth results in increased
23 demand for service and commodity markets responding to the new population. This type of
24 growth is, however, a regional phenomenon resulting from introduction of a major
25 employment center or regionally significant housing project. The implementation of the
26 proposed Project would not result in indirect growth-inducing impacts of the region because
27 the Project proposes expansion of existing mining activities and would only result in the
28 introduction of eight new employees on-site. The introduction of eight new employees

1 would not be growth inducing. (FEIR p. 5-6)

2 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project would implement
3 applicable elements of the Riverside County General Plan as follows:

4 **A. Land Use Element**

5 The Land Use Element designates the general distribution, general location, and extent of
6 land uses, such as housing, business, industry, open space, agriculture, natural resources,
7 recreation, and public-quasi-public uses. The Land Use Element also discusses the standards
8 of residential and non-residential density intensity for the various land use designations. The
9 Land Use Element also provides development standards related to each land use category,
10 and general plan policy level direction for an array of land-use related issues. Under existing
11 conditions, the Project site is designated by the Riverside County General Plan and San
12 Jacinto Valley Area Plan for “Open Space – Rural (OS-RUR)” and “Open Space – Mineral
13 Resource (OS-MR).” The OS-RUR land use designation allows for one single-family
14 residence and/or for extraction of mineral resources subject to a Surface Mining Permit
15 (SMP) provided that scenic resources and views are protected. The OS-MR land use
16 designation allows for mineral extraction and processing facilities. No changes to the site’s
17 General Plan land use designations are proposed. As such, the Project would be fully
18 consistent with the General Plan Land Use Element. (FEIR p. 2-8)

19 **B. Circulation Element**

20 The Riverside County General Plan includes a Circulation Element, which designates future
21 road improvements and extensions, addresses non-motorized transportation alternatives, and
22 identifies funding options. The Circulation Element also identifies transportation routes,
23 terminals, and facilities. Circulation Element Policy C 2.1 states that the County will
24 maintain the following County-wide target LOS: LOS C on all County-maintained roads and
25 conventional State Highways. As an exception, LOS D may be allowed in Community
26 Development areas at intersections of any combination of Secondary Highways, Major
27 Highways, Arterial Highways, Urban Arterial Highways, Expressways, or conventional
28 State Highways. LOS E may be allowed in designated Community Centers to the extent

1 that it would support transit-oriented development and pedestrian communities (FEIR p.
2 4.11-21). The Project would implement mitigation measures that address the Project's
3 cumulatively-considerable transportation and traffic impacts, and based thereon, the Board
4 of Supervisors finds that the Project would is consistent with the General Plan Circulation
5 Element. After the implementation of Applicable County Regulations and Design
6 Requirements (CRDRs) and feasible Mitigation Measures (MMs), there would still be
7 significant and unavoidable cumulatively-considerable traffic impacts, although mitigation
8 is provided to reduce impacts to the maximum feasible extent. The proposed Project is
9 consistent with the General Plan Circulation Element and is therefore consistent with the
10 General Plan.

11 **C. Multipurpose Open Space Element**

12 The Multipurpose Open Space Element addresses the conservation, development, and use
13 of natural resources, including water, soils, rivers, and mineral deposits. The Multipurpose
14 Open Space Element details plans and measures for preserving open space for protection of
15 natural resources such as wildlife habitat; the managed availability of space for parks, trails,
16 and scenic vistas; and protection of public health and safety through protection of areas
17 subject to geologic hazards, flooding and fires.

18 The Western Riverside County MSHCP is a comprehensive habitat conservation/planning
19 program for western Riverside County that is intended to preserve native vegetation and
20 meet the habitat needs of multiple species, rather than focusing preservation efforts on one
21 species at a time. The MSHCP provides coverage (including take authorization for listed
22 species) for special-status plant and animal species, as well as mitigation for impacts to
23 special-status species and associated native habitats. As discussed in subsection 4.3.3.C.1,
24 the Survey Area is located within the San Jacinto Valley Area Plan of the Western Riverside
25 County MSHCP and is located within Subunit 1, Gilman Springs/Southern Badlands, in the
26 San Jacinto Valley Area Plan of the MSHCP. The conservation consideration related to the
27 Criteria Cells in Subunit 1 is that Subunit 1 contains a portion of Proposed Core 3. The
28 Criteria Cells and Cell Groups affecting the Mine are presented on FEIR Figure 4.3-3. FEIR

1 Table 4.3-4, *Conservation Criteria for MSHCP Cell Groups*, presents an analysis of the
2 Project's consistency with the conservation criteria for the Cell Groups that would be
3 affected by mining activities within the proposed 54.5-acre EDA. As shown, the Project
4 would not conflict with the conservation criteria specified for Cell Groups B, C, or D. (FEIR
5 p. 4.3-25)

6 The proposed Project was subject to the Joint Project Review (JPR) process with Riverside
7 County (JPRT 19-03-15-01), pursuant to the HANS process as established by the MSHCP,
8 and the Project's design reflects the results of the HANS process. Based on the proposed
9 design of the EDA and the conservation areas agreed to as part of the JPR and HANS
10 processes, the Project Applicant would preserve 184.73 acres within the southern half of
11 Cell Group B, and an additional 245.28 acres in adjacent Cell Groups C (230.47 acres) and
12 D (14.81 acres), for a combined conservation total of 430.01 acres. As shown in Table 4.3-
13 4, the Project would be fully consistent with the conservation criteria for MSHCP Cell
14 Groups B, C, and D. (FEIR p. 4.3-28). As discussed above, Mitigation Measures MM 4.3-1
15 through MM 4.3-8 would ensure that impacts relating to protections in place by the MSHCP
16 would be mitigated to a less-than-significant level. As such, the Project would be fully
17 consistent with the MSHCP.

18 With the implementation of Applicable County Regulations and Design Requirements
19 (CRDRs) and feasible Mitigation Measures (MMs), the Project would have a less than
20 significant impact on cultural resources as disclosed in FEIR Subsection 4.7, *Historical*
21 *Archeological Resources*, and FEIR Subsection 4.12, *Tribal Cultural Resources*. MM 4.7-1
22 would ensure that if human remains are discovered during mining activities, the Project
23 Applicant would be required to comply with the applicable provisions of California Health
24 and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. Mandatory
25 compliance with Mitigation Measure MM 4.7-1, State law, and applicable regulatory
26 requirements would reduce the Project's potential impacts to buried human remains to less-
27 than-significant-levels. (FEIR p. 4.7-17)

28 As disclosed in Subsection 4.1.16, *Recreation*, of the Project's Initial Study (FEIR Technical

1 Appendix A), the Project does not involve or propose any recreational facilities.
2 Additionally, the Project does not propose to construct any residential structures on site, and
3 therefore would not generate a demand for recreational facilities. Furthermore, the Mine is
4 located within the Valley-Wide Recreation & Parks District, which does not identify any the
5 need for parkland resources or in-lieu fees associated with non-residential development.
6 Therefore, the Project would be fully consistent with the General Plan Multipurpose Open
7 Space Element.

8 **D. Safety Element**

9 The Safety Element establishes policies and programs to protect the community from risks
10 associated with seismic, geologic, flood, and wildfire hazards. The Safety Element serves
11 the following functions: develops a framework by which safety considerations are
12 introduced into the land use planning process; facilitates identification and mitigation of
13 hazards for new development and thus strengthens existing codes; project review, and
14 permitting processes; presents policies directed at identifying and reducing hazards in
15 existing development; and strengthens earthquake, flood, inundation, and wildland fire
16 preparedness planning and post-related reconstruction policies. The Project complies with
17 all applicable building codes, County Ordinances, and State and federal laws. The proposed
18 Project is consistent with the General Plan Safety Element and is therefore consistent with
19 the General Plan.

20 As indicated in FEIR Subsection 4.6, *Geology and Soils*, the proposed EDA is not located
21 within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ)
22 designated by the State of California or fault hazard zones designated by the County of
23 Riverside to include traces of suspected active faulting. The Project is subject to seismic
24 ground shaking associated with earthquakes. With implementation of the recommendations
25 contained in the Project's Slope Stability Investigation (Technical Appendix D), as would
26 be required through standard conditions of Project approval, impacts associated with ground-
27 shaking would be further reduced to a less-than-significant level. Based on the presence of
28 non-liquefiable bedrock, that the potential for liquefaction and other shallow groundwater-

1 related hazards at the site is considered to be very low. The County of Riverside would
2 impose the recommendations of the site-specific slope stability investigation (FEIR
3 Technical Appendix D) as a standard condition of Project approval to further reduce the risk
4 associated with seismic-related ground failure, including liquefaction. With implementation
5 of the site-specific slope stability investigation (FEIR Technical Appendix D) as a standard
6 condition of Project approval, the Project would not result in adverse effects associated with
7 on- or off-site landslide, lateral spreading, collapse, rockfall hazards, or ground subsidence.
8 Mudflow hazards also are not likely to occur on site due to the shallow depth to bedrock and
9 the nature of on-site soils. Additionally, as recommended in the Project's site-specific Slope
10 Stability Investigation (Technical Appendix D), slopes and benches would be protected with
11 perimeter berms and/or levees as necessary to prevent slope erosion and surface flow
12 incursion in the areas where natural slopes drain toward mining and/or reclaimed slopes.
13 The County of Riverside would impose the recommendations of the site-specific Slope
14 Stability Investigation (Technical Appendix D) as a standard condition of Project approval
15 to further reduce the risk associated with mudflow. Additionally, with mandatory
16 compliance to the site-specific Slope Stability Investigation, impacts due to changes in
17 topography or ground surface features, as well as impacts associated with cut slopes steeper
18 than 2:1 and higher than 10 feet in height, would be less than significant. Under existing
19 conditions there are no existing subsurface sewage disposal systems on the property, as all
20 wastewater is handled via portable toilets. The Project would not result in substantial soil
21 erosion or the loss of topsoil. The Project Applicant is required to obtain a National Pollutant
22 Discharge Elimination System (NPDES) permit, as well as adhere to a Water Quality
23 Management Plan (WQMP) and South Coast Air Quality Management District (SCAQMD)
24 Rule 403. With mandatory compliance to these regulatory requirements, the potential for
25 soil erosion impacts would be less than significant. The Project consists of a proposed
26 expansion to an existing aggregate quarry. No buildings or permanent structures are
27 proposed as part of the Project. Additionally, slopes created as part of the Project would
28 consist of bedrock materials suitable for aggregate mining, and no expansive soils are

1 anticipated. As such, no impacts due to expansive soils would occur. (FEIR pp. 4.5-18
2 through 4.5-19)

3 As indicated in IS subsection 4.1.7, *Hazards and Hazardous Materials* (refer to FEIR
4 Technical Appendix A), the only hazardous materials associated with existing and planned
5 operations of the Project are associated with oils and fuels for mining-related equipment.
6 However, no such fuels or oils are stored on-site, as fuel is delivered to the Mine on an as-
7 needed basis. The proposed Project would therefore result in an incremental increase in the
8 need for fuel and oil deliveries to the Mine. However, it is not expected that the increased
9 fuel deliveries to the Mine would substantially increase hazards to the public or the
10 environment as compared to existing conditions. In addition, the routine transport of
11 aggregate materials would not result in any significant hazards to the public or the
12 environment. Waste generated on-site is limited to non-hazardous waste piles and refuse
13 from site workers. On-site waste piles ultimately would be graded in accordance with the
14 SMP 159R2 reclamation plan, while refuse would be disposed of in accordance with County
15 waste requirements. The Project is not identified along an emergency access route on any
16 local or regional plans. Although Gilman Springs Road could serve as an emergency access
17 route in the Mine's vicinity, there are no components of the Project that would obstruct
18 access along Gilman Springs Road. The Project also has no potential to emit hazardous
19 emissions or handle hazardous or acutely hazardous materials, substances, or waste within
20 one-quarter mile of an existing or proposed school. The General Plan Update EIR lists the
21 Lockheed Propulsion Site No. 1 and Site No. 2 as known Major Hazardous Material Sites in
22 Riverside County. These sites are located immediately to the north of the Mine's property,
23 approximately 0.33 mile from the Project's proposed EDA. However, no hazardous
24 materials sites are identified on the Project site, including within the proposed EDA. A site-
25 specific Phase 1 Environmental Site Assessment (ESA) has been prepared for the property,
26 which identifies the Lockheed property as a Recognized Environmental Concern (REC) but
27 notes that a Remedial Action Plan (RAP) has been approved for implementation by the
28 Department of Toxic Substances Control (DTSC). Due to remediation, the Phase 1 ESA

1 concludes that magnitude of this REC is low. The Phase 1 ESA also notes that the storage
2 of petroleum products on site is considered an REC, the magnitude of which is considered
3 “low” based on the relatively limited and localized aerial extent of observed impact and the
4 low cost of remediation. The Phase 1 ESA does not identify any hazardous materials sites
5 on the property that have been identified on lists of hazardous materials sites compiled
6 pursuant to Government Code Section 65962.5. (IS pp. 4-24 through 4-25)

7 As disclosed in FEIR Subsection 4.11, *Transportation and Traffic*, the Project would not
8 conflict with an applicable congestion management program, including, but not limited to
9 level of service standards and travel demand measures, or other standards established by the
10 county congestion management agency for designated roads or highways, and impacts
11 would be less than significant. The Project would not substantially increase hazards due to
12 a design feature or incompatible uses, and impacts would be less than significant. There are
13 no components of the proposed Project that would result in or require a substantial increase
14 in expenditures by Riverside County for public road maintenance such that environmental
15 impacts would result. As such, Project impacts would be less than significant. The Project
16 proposes to expand areas approved for mining on site, and the Project does not propose any
17 roadway or intersection improvements and the Project would not involve a construction
18 phase. As such, the Project would not cause an effect upon circulation during the Project’s
19 construction, and no impact would occur. The Project would not result in inadequate
20 emergency access or access to nearby uses, and impacts would be less than significant. The
21 Project does not propose nor require the construction or expansion of a bike system or bike
22 lanes. (FEIR pp. 4.11-49 through 4.11-50)

23 **E. Noise Element**

24 The Noise Element identifies and appraises noise problems and includes policies to protect
25 the County from excessive noise. The County of Riverside has adopted a Noise Element of
26 the General Plan to control and abate environmental noise, and to protect the citizens of the
27 County from excessive exposure to noise. The Noise Element identifies two separate types
28 of noise sources: 1) transportation and 2) stationary, and establishes guidelines for acceptable

1 transportation and stationary community noise levels. With implementation of the
2 recommendations provided in the noise impact analysis and the required mitigation
3 measures, the Project would be consistent with the General Plan Noise Element and is
4 therefore consistent with the General Plan.

5 As disclosed in FEIR Subsection 4.9, *Noise*, the Project would not expose people residing
6 or working in the area to excessive noise levels associated with public or private airports, as
7 there are no airports within two miles of the Project site. The Project would not result in the
8 generation of a substantial temporary or permanent increase in ambient noise levels in the
9 vicinity of the Project in excess of standards established in the local general plan, noise
10 ordinance, or applicable standards of other agencies. Impacts associated with site operations,
11 Project-related traffic, and blasting activities would be less than significant. Vibration levels
12 associated with Project-related blasting and truck haul trips would be below applicable
13 thresholds of significance. Thus, the Project would not cause the exposure of persons to or
14 generation of excessive ground-borne vibration or ground-borne noise levels, and impacts
15 would be less than significant. (FEIR pp. 4.9-40) Therefore, the Project is consistent with
16 the General Plan Noise Element.

17 **F. Housing Element**

18 The 2013-2021 Housing Element identifies and establishes County policies intended to
19 fulfill the housing needs of existing and future residents in Riverside County. The Element
20 establishes policies that guide County decision-making and set forth an action plan to
21 implement its housing goals.

22 As disclosed in IS Subsection 4.1.14, *Population and Housing* (FEIR Technical Appendix
23 A), the Project does not contain any residential structures under existing conditions and
24 contains no residents. As such, the expansion of mining operations on-site would not result
25 in the displacement of substantial numbers of existing housing, which could necessitate the
26 construction of replacement housing elsewhere. Accordingly, no impact would occur. The
27 proposed Project would expand an existing mining operation and would result in up to eight
28 (8) new employees on-site. Although increased employment opportunities would occur on-

1 site, the relatively minor increase in employment on-site would not create a demand for
2 additional housing, particularly housing affordable to households earning 80% or less of the
3 County's median income. The Project site is not located within or near a County
4 Redevelopment Area. Thus, no impact would occur. The Project site does not contain any
5 residential structures under existing conditions. Additionally, the Project does not propose
6 to build any residential structures on-site. Although the proposed Project would expand an
7 existing mining operation and would result in up to eight (8) new employees on-site, the
8 relatively minor increase in employment likely would be accommodated by the County's
9 existing workforce. As such, the expansion of mining operations on-site would not
10 cumulatively exceed official regional or local population projections. Although increased
11 employment opportunities would occur on-site, the relatively minor increase in employment
12 on-site would not induce substantial population growth. In addition, the Project does not
13 involve the construction of any infrastructure that could otherwise induce substantial
14 population growth. Accordingly, the Project is consistent with the General Plan Housing
15 Element. (IS pp. 4-46 through 4-48)

16 **G. Air Quality Element**

17 As disclosed in FEIR Subsection 4.2, *Air Quality*, although compliance with regulatory
18 requirements and Mitigation Measure MM 4.2-1 would reduce the Project's air pollutant
19 impacts and thus its inconsistency with SCAQMD's 2016 AQMP, the Project's
20 inconsistency with the AQMP would remain significant and unavoidable. Operational-
21 source emissions with implementation of Mitigation Measures MM 4.2-1 and MM 4.2-1
22 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and PM_{2.5}. No
23 other mitigation is available for NO_x, PM₁₀, or PM_{2.5} emissions that is feasible for the Project
24 Applicant to implement and the County of Riverside to enforce that would have a
25 proportional nexus to the Project's level of impact. Although the required mitigation would
26 reduce the Project's impacts, it is important to note that more than 50 percent of the Project's
27 NO_x emissions would be derived from vehicular activity and more than 95 percent of the
28 Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate

1 processing and handling. Further, the Project already implements best management
2 practices to reduce fugitive dust-related emissions. Accordingly, because mitigation is not
3 available to reduce the Project's operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the
4 SCAQMD regional thresholds, the Project would result in a conflict with the SCAQMD
5 AQMP and would result in a cumulatively considerable net increase of any criteria pollutant
6 for which the project region is non-attainment under an applicable federal or state ambient
7 air quality standard. Implementation of the mitigation measures and regulatory requirements
8 listed in FEIR Subsection 4.2 would ensure that the proposed Project would be consistent
9 with the Air Quality Element and General Plan by reducing potential air emissions to the
10 lowest feasible level. (FEIR pp. 4.2-27 through -45)

11 **H. Healthy Communities Element**

12 The Healthy Communities Element establishes policies to address primary health issues that
13 may address County residents, such as high rates of obesity, chronic illness, air pollution,
14 lack of access to healthy foods, unsafe environments, and lack of access to health care and
15 mental health services. The Project would be consistent with the applicable Healthy
16 Communities Element policies governing Countywide Land Uses and non-Motorized
17 Transportation, as the Project would help to achieve the purposes of the General Plan through
18 compliance with applicable General Plan policies.

19 **I. Administration Element**

20 The Administration Element focuses on the administration of the General Plan, which is the
21 sole responsibility of the County of Riverside, under the authority of the Board of
22 Supervisors. This Element details the vision for Riverside County, General Planning
23 Principals, Countywide Elements and Planning Policies/Area Plan, Appendices of the
24 General Plan, and other administrative topics. The General Plan Amendments proposed by
25 the Project would not conflict with any Administrative Element policies.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses,
27 pursuant to State CEQA Guidelines Sections 15126(c) and 15126.2(c), significant irreversible
28 environmental changes and provides in the FEIR Section 5.0, *Other CEQA Considerations*, the following

1 findings:

- 2 A. Natural resources in the form of energy resources would be used during the proposed Project,
3 but mining of the Project site as proposed is not expected to negatively affect the availability
4 of such resources, including resources that may be non-renewable (e.g., fossil fuels). (FEIR
5 p. 5-3
- 6 B. The Project would allow continued use of the property's aggregate resources, which are of
7 value to the State and the region. The proposed Project would not involve the use of large
8 sums or sources of non-renewable energy. (FEIR pp. 5-3, -4)
- 9 C. The Project would be required to comply with federal, State, and local regulations related to
10 hazardous materials, which would ensure that continued mining activities at the Mine as a
11 result of the proposed Project would not have the potential to cause significant irreversible
12 damage to the environment, including damage that may result from upset or accident
13 conditions. (FEIR p. 5-4)
- 14 D. As evaluated in the FEIR, the Project would result in an increase in demand for electricity
15 by approximately 55.98% as compared to baseline conditions (refer to FEIR subsection
16 3.3.2.G). All of the increase in demand is associated with the mining processing equipment.
17 The Project also would result in an increase in demand for fossil fuels associated with
18 employee vehicular trips, haul truck trips to and from the site, and on-site mobile mining
19 equipment. However, as noted in FEIR Subsection 4.2 (refer to the analysis of Thresholds
20 b. and c.), new or expanded mining operations do not significantly increase the demand for
21 construction materials in the region, but rather reduce the distance that aggregate materials
22 are transported. As such, if the proposed Project is not approved, then electricity and fossil
23 fuel consumption would occur in association with a different aggregate mine site to meet the
24 local area demand for aggregate resources. Therefore, the proposed Project would not result
25 in the wasteful use of energy or the consumption of resources that are not justified based on
26 the scale of the proposed Project. (FEIR p. 5-4)

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR proposing the
28 Second Revision to SMP 159 (SMP 159R2) is consistent with the Riverside County General Plan.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
2 the Final EIR in evaluating the Second Revision to SMP 159 (SMP 159R2), and that the Final EIR is an
3 accurate and objective statement that complies with the California Environmental Quality Act (CEQA) and
4 reflects the County's independent judgment, and that SMP 159R2 is incorporated by this reference.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of
6 overriding consideration, **CERTIFIES** Final EIR and **ADOPTS** the Mitigation Monitoring and Reporting
7 Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between the
8 mitigation measures as set forth in the Final EIR, and those set forth in the Mitigation Monitoring and
9 Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR addressing the
11 Second Revision to SMP 159 (SMP 159R2) is on file with the Clerk of the Board, including the final
12 exhibits and related cases, are hereby approved for the real property described and shown on the final
13 exhibits, and mining activities on said real property shall occur substantially in accordance with SMP
14 159R2, unless it is amended by the Board of Supervisors.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Final EIR proposing
16 the Second Revision to SMP 159 (SMP 159R2) shall be placed in the Office of Clerk of the Board, in the
17 Office of County Planning Department, and the Office of the Building and Safety Director.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
19 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
20 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

21
22
23
24
25
26
27
28

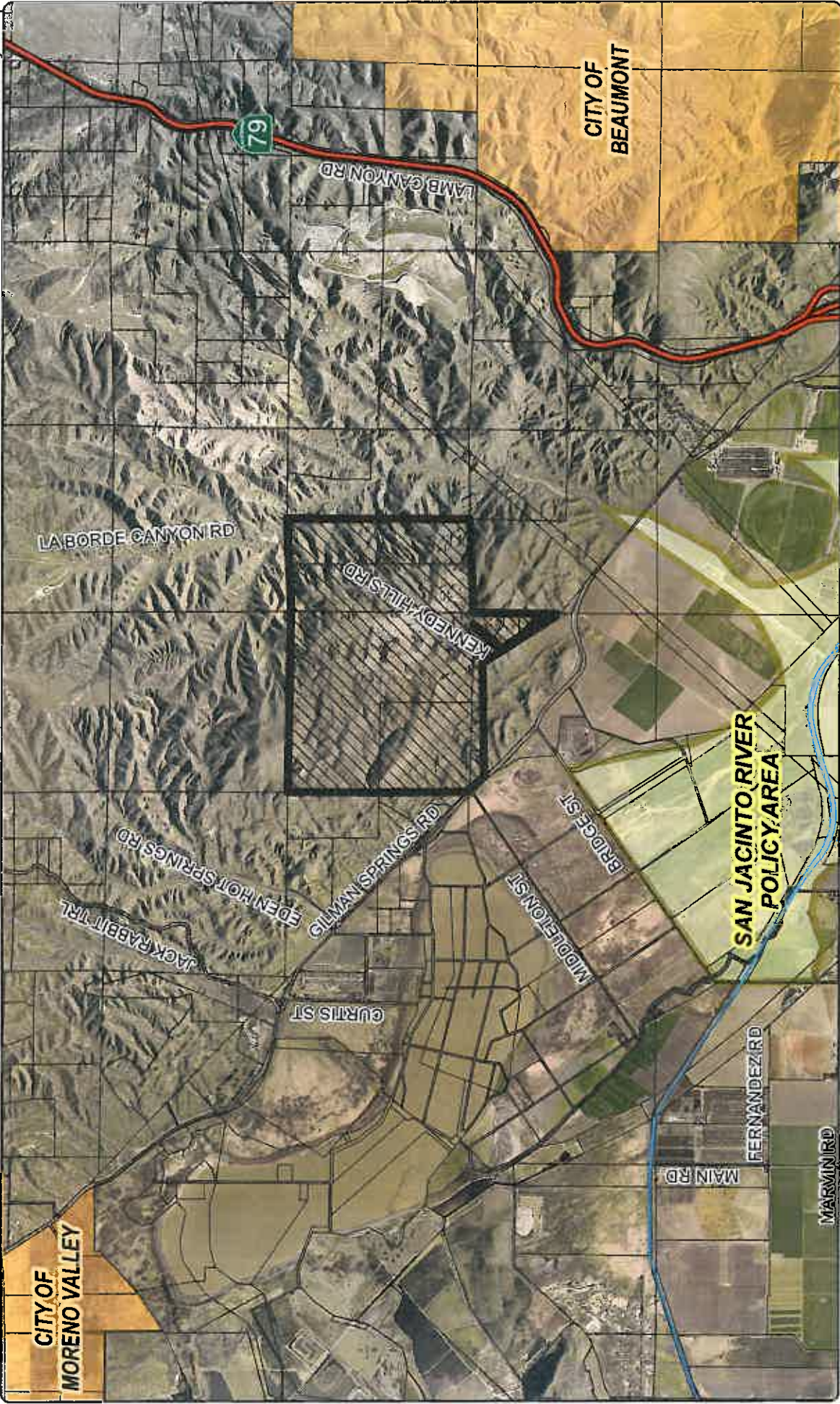
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ATTACHMENT "A"
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

**RIVERSIDE COUNTY PLANNING DEPARTMENT
SMP00159R2
VICINITY/POLICY AREAS**

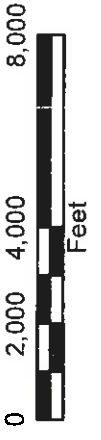
Supervisor: Hewitt
District 5

Date Drawn: 03/03/2020
Vicinity Map



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of data than is provided for under existing statute. For further information, please contact the Riverside County Planning Department either in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)420-5477 (Eastern County) or via email: GIS@co.riverside.ca.us

RIVERSIDE COUNTY PLANNING DEPARTMENT

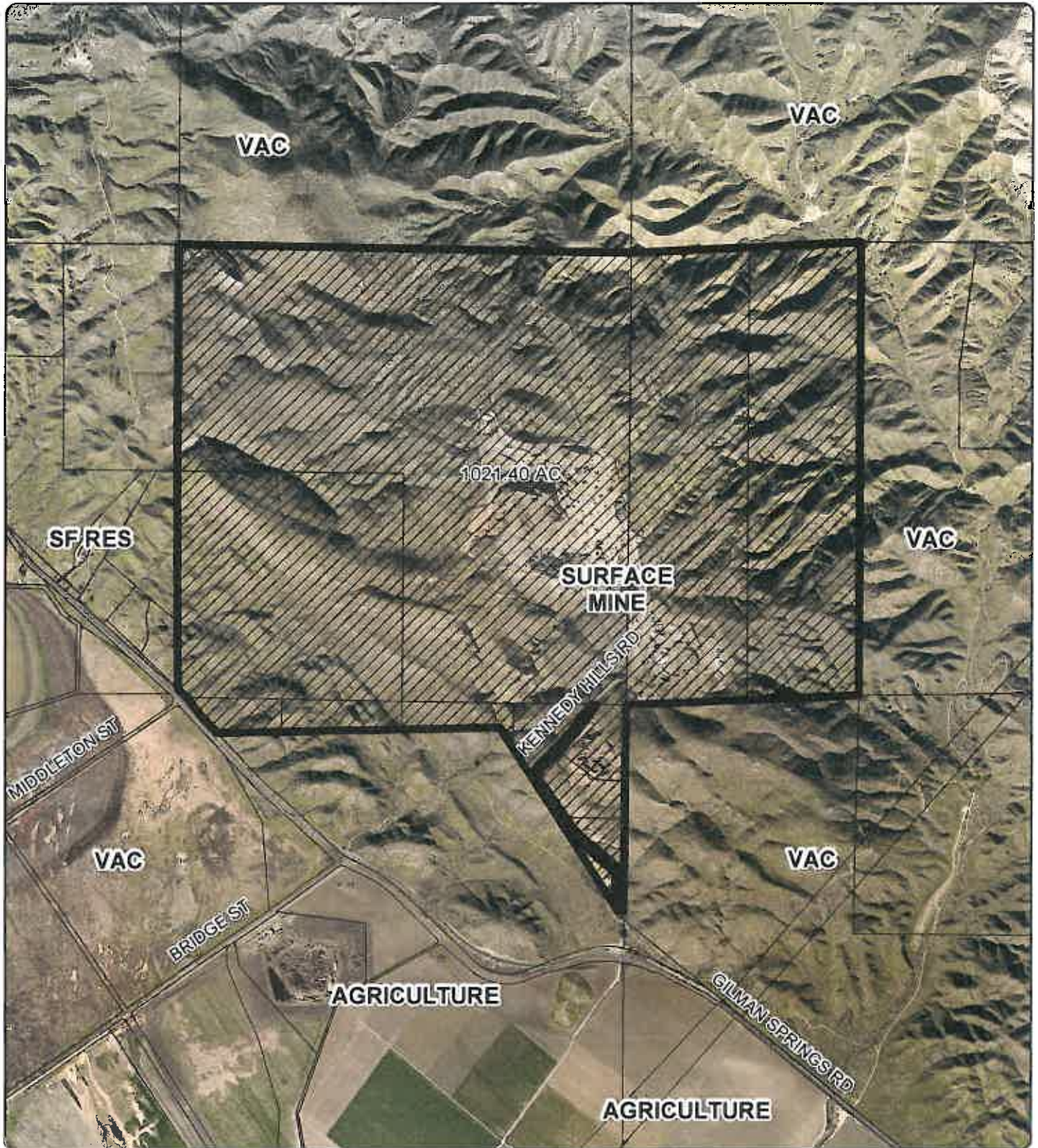
SMP00159R2

LAND USE

Supervisor: Hewitt
District 5

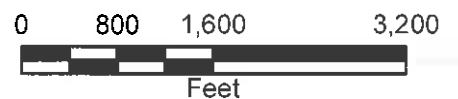
Date Drawn: 03/09/2020

Exhibit 1



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

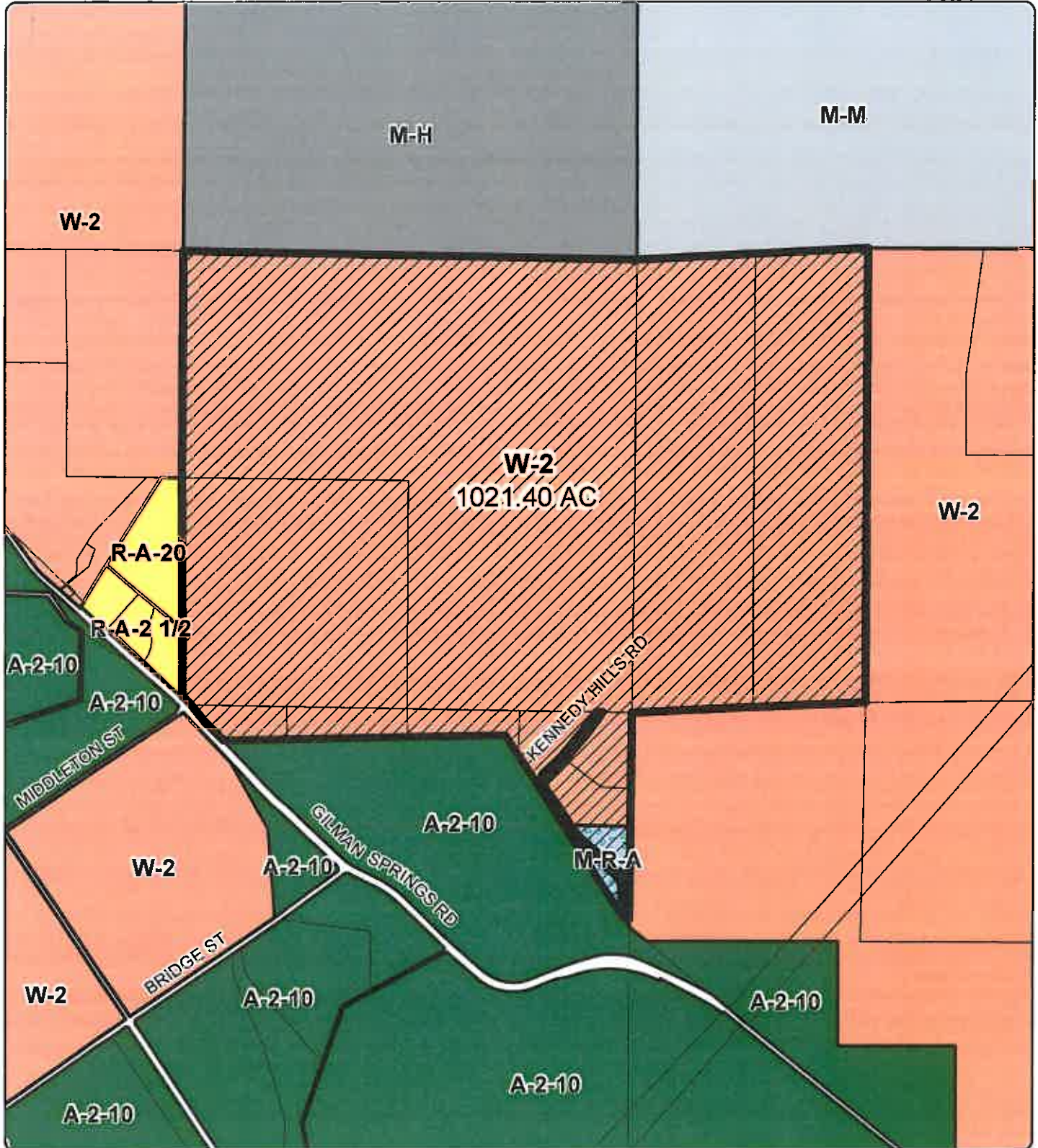
SMP00159R2

EXISTING ZONING

Supervisor: Hewitt
District 5

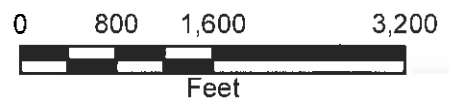
Date Drawn: 03/09/2020

Exhibit 2



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>

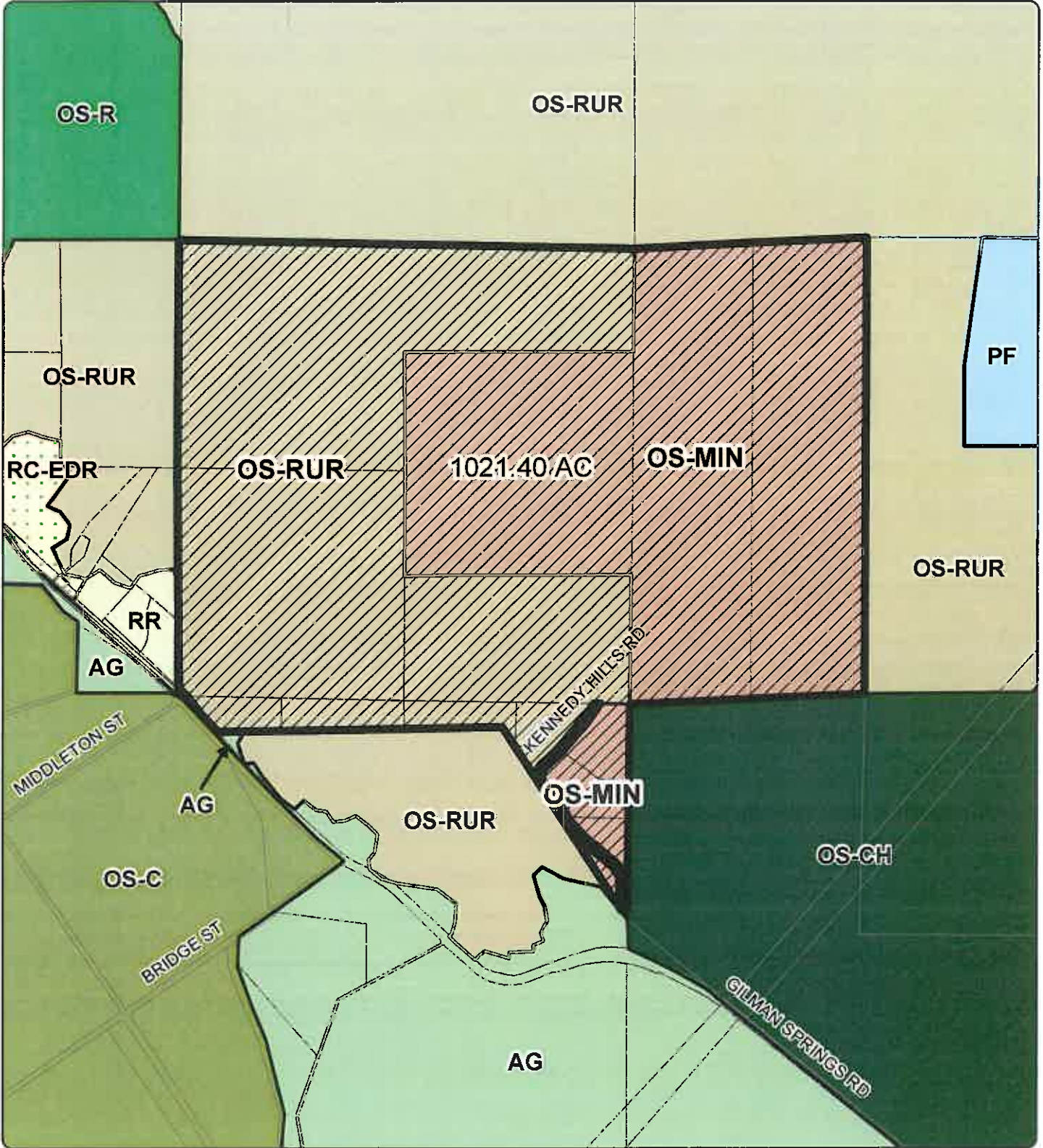
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00159R2

EXISTING GENERAL PLAN

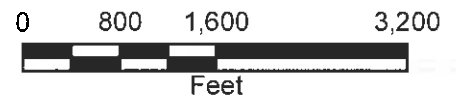
Supervisor: Hewitt
District 5

Date Drawn: 03/09/2020
Exhibit 5



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen

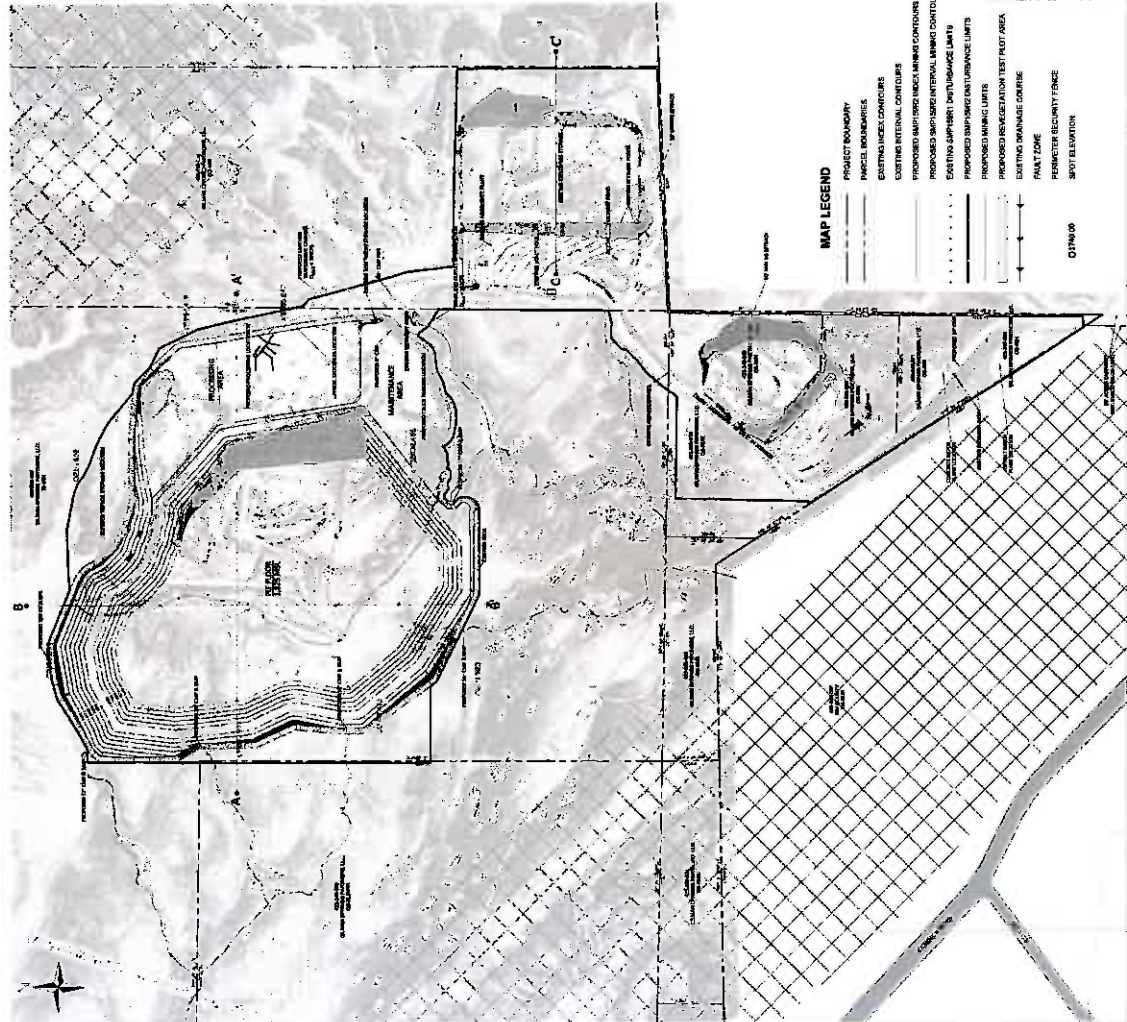


DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land uses than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

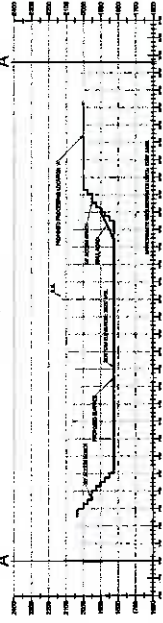
REVISED SURFACE MINING PLAN, SMP 159R2 CHANDLER AGGREGATES, INC. GILMAN SPRINGS MINE - EXHIBIT "A" RIVERSIDE COUNTY, CALIFORNIA

TABLE 1 - SURFACE MINING PLAN

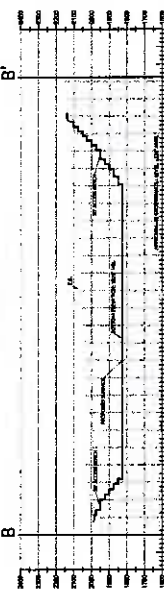
PARCEL #	AREA (ACRES)	CONTRACT NO.	OWNER	ADJACENT PARCELS
1	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
2	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
3	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
4	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
5	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
6	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
7	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
8	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
9	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001
10	10.00	1000000000	CHANDLER AGGREGATES, INC.	1000000000, 1000000001



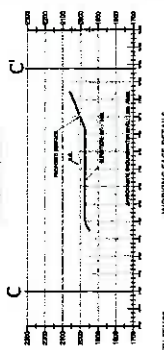
Section A-A'



Section B-B'



Section C-C'



PROJECT PROPERTY BOUNDARY

PROJECT INFORMATION

1. NAME OF PROJECT: CHANDLER AGGREGATES, INC.
2. ADDRESS: 1000000000, RIVERSIDE COUNTY, CALIFORNIA
3. CONTACT: CHANDLER AGGREGATES, INC.
4. DATE OF PREPARATION: 10/15/2010
5. PROJECT LOCATION: GILMAN SPRINGS MINE, RIVERSIDE COUNTY, CALIFORNIA
6. PROJECT AREA: 100.00 ACRES
7. PROJECT PURPOSE: SURFACE MINING AND AGGREGATION
8. PROJECT OWNER: CHANDLER AGGREGATES, INC.
9. PROJECT ENGINEER: CHANDLER AGGREGATES, INC.
10. PROJECT PERMIT: SMP 159R2
11. PROJECT PHASE: PHASE 1 & 2
12. PROJECT STATUS: UNDER REVIEW
13. PROJECT CONTACT: CHANDLER AGGREGATES, INC.
14. PROJECT LOCATION: GILMAN SPRINGS MINE, RIVERSIDE COUNTY, CALIFORNIA
15. PROJECT AREA: 100.00 ACRES
16. PROJECT PURPOSE: SURFACE MINING AND AGGREGATION
17. PROJECT OWNER: CHANDLER AGGREGATES, INC.
18. PROJECT ENGINEER: CHANDLER AGGREGATES, INC.
19. PROJECT PERMIT: SMP 159R2
20. PROJECT PHASE: PHASE 1 & 2
21. PROJECT STATUS: UNDER REVIEW
22. PROJECT CONTACT: CHANDLER AGGREGATES, INC.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: CHANDLER AGGREGATES, INC. COUNTY OF RIVERSIDE EXHIBIT A - MINING PLAN

TABLE 2 - PARCEL INFORMATION

PARCEL #	AREA (ACRES)	OWNER	ADJACENT PARCELS
1	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
2	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
3	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
4	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
5	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
6	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
7	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
8	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
9	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
10	10.00	CHANDLER AGGREGATES, INC.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10

DATE: 10/15/2010

SCALE: 1" = 100'

PROJECT: SMP 159R2

OWNER: CHANDLER AGGREGATES, INC.

ENGINEER: CHANDLER AGGREGATES, INC.

PROJECT NO: 159R2

DATE: 10/15/2010

SCALE: 1" = 100'

PROJECT: SMP 159R2

OWNER: CHANDLER AGGREGATES, INC.

ENGINEER: CHANDLER AGGREGATES, INC.

PROJECT NO: 159R2

DATE: 10/15/2010

SCALE: 1" = 100'

PROJECT: SMP 159R2

OWNER: CHANDLER AGGREGATES, INC.

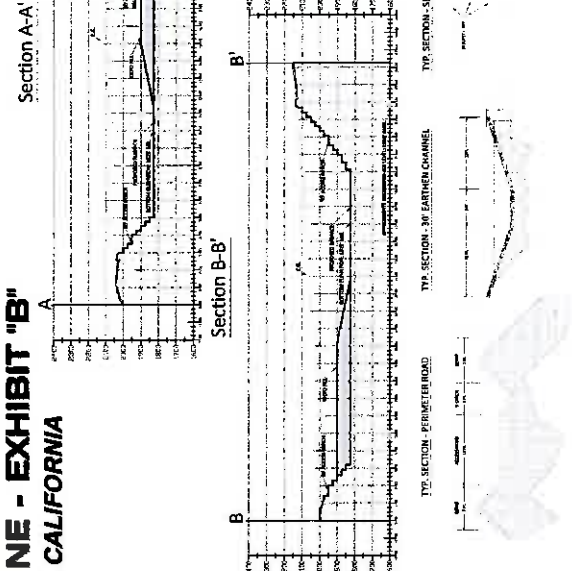
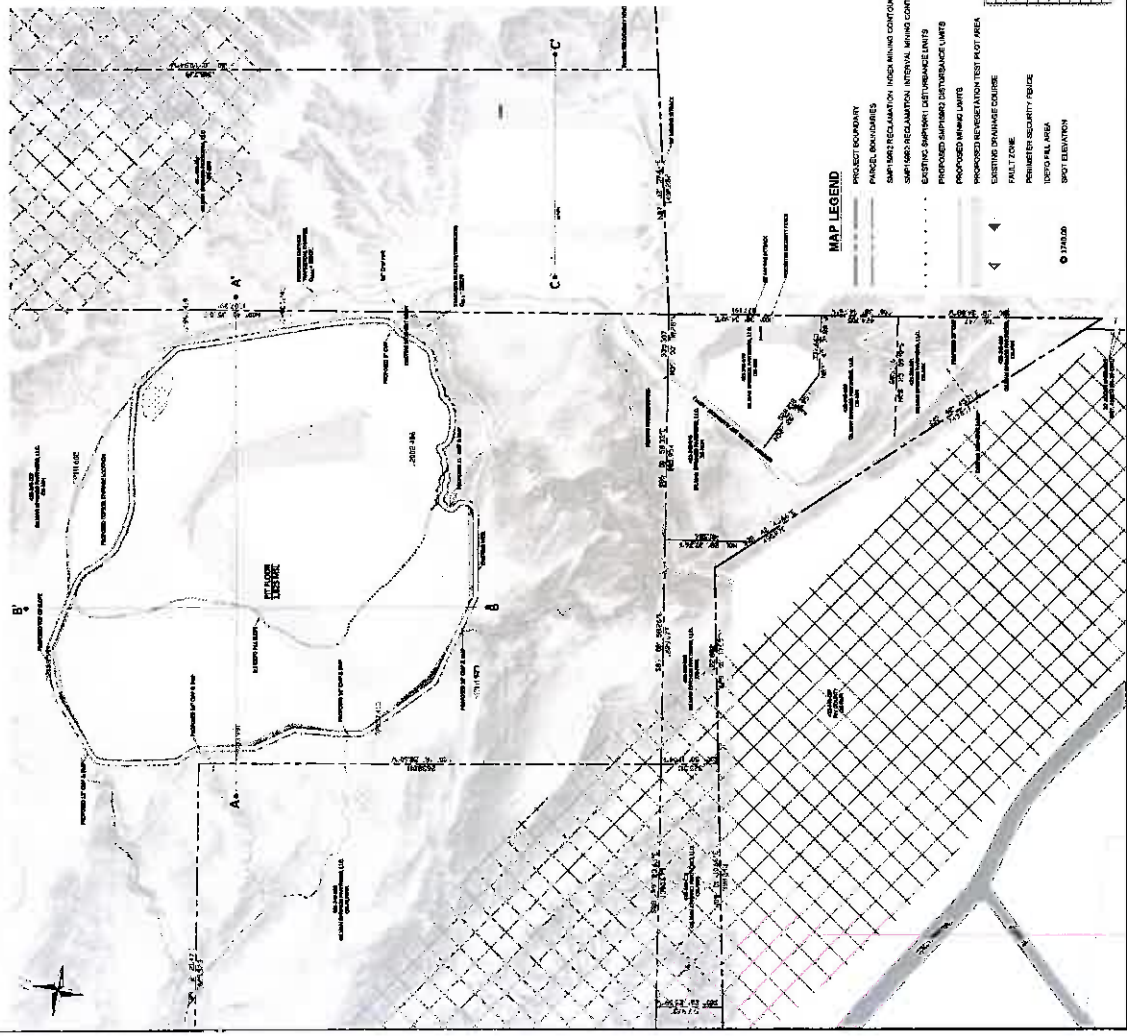
ENGINEER: CHANDLER AGGREGATES, INC.

PROJECT NO: 159R2

REVISED RECLAMATION PLAN, SMP158R2 CHANDLER AGGREGATES, INC. GILMAN SPRINGS MINE - EXHIBIT "B" RIVERSIDE COUNTY, CALIFORNIA

TABLE 1 - PROPERTY USE TABULATION

PARCEL ID	AREA (SQ. FT.)	AREA (ACRES)	APPROXIMATE USE	APPROXIMATE VALUE
1000000001	1,000,000	0.023	AGRICULTURE	100,000
1000000002	2,000,000	0.046	AGRICULTURE	200,000
1000000003	3,000,000	0.069	AGRICULTURE	300,000
1000000004	4,000,000	0.092	AGRICULTURE	400,000
1000000005	5,000,000	0.115	AGRICULTURE	500,000
1000000006	6,000,000	0.138	AGRICULTURE	600,000
1000000007	7,000,000	0.161	AGRICULTURE	700,000
1000000008	8,000,000	0.184	AGRICULTURE	800,000
1000000009	9,000,000	0.207	AGRICULTURE	900,000
1000000010	10,000,000	0.230	AGRICULTURE	1,000,000
1000000011	11,000,000	0.253	AGRICULTURE	1,100,000
1000000012	12,000,000	0.276	AGRICULTURE	1,200,000
1000000013	13,000,000	0.299	AGRICULTURE	1,300,000
1000000014	14,000,000	0.322	AGRICULTURE	1,400,000
1000000015	15,000,000	0.345	AGRICULTURE	1,500,000
1000000016	16,000,000	0.368	AGRICULTURE	1,600,000
1000000017	17,000,000	0.391	AGRICULTURE	1,700,000
1000000018	18,000,000	0.414	AGRICULTURE	1,800,000
1000000019	19,000,000	0.437	AGRICULTURE	1,900,000
1000000020	20,000,000	0.460	AGRICULTURE	2,000,000



PROJECT INFORMATION

1. PROJECT LOCATION: Gilman Springs Mine, Riverside County, California.

2. PROJECT OWNER: Chandler Aggregates, Inc.

3. PROJECT ENGINEER: [Name]

4. PROJECT DATE: [Date]

5. PROJECT PURPOSE: Reclamation of Gilman Springs Mine.

6. PROJECT SCOPE: Reclamation of the mine site, including perimeter road, earthen channels, and security fence.

7. PROJECT BOUNDARIES: [Coordinates]

8. PROJECT AREA: [Area]

9. PROJECT PERMITS: [Permit Numbers]

10. PROJECT REGULATIONS: [Regulatory Framework]

11. PROJECT DESIGN: [Design Details]

12. PROJECT COSTS: [Cost Summary]

13. PROJECT RISK: [Risk Assessment]

14. PROJECT SCHEDULE: [Timeline]

15. PROJECT CONTACTS: [Contact Information]

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: [Detailed legal description of the property, including acreage, location, and ownership details.]

TABLE 2 - PARCEL INFORMATION

PARCEL ID	AREA (SQ. FT.)	AREA (ACRES)	APPROXIMATE USE	APPROXIMATE VALUE
1000000001	1,000,000	0.023	AGRICULTURE	100,000
1000000002	2,000,000	0.046	AGRICULTURE	200,000
1000000003	3,000,000	0.069	AGRICULTURE	300,000
1000000004	4,000,000	0.092	AGRICULTURE	400,000
1000000005	5,000,000	0.115	AGRICULTURE	500,000
1000000006	6,000,000	0.138	AGRICULTURE	600,000
1000000007	7,000,000	0.161	AGRICULTURE	700,000
1000000008	8,000,000	0.184	AGRICULTURE	800,000
1000000009	9,000,000	0.207	AGRICULTURE	900,000
1000000010	10,000,000	0.230	AGRICULTURE	1,000,000
1000000011	11,000,000	0.253	AGRICULTURE	1,100,000
1000000012	12,000,000	0.276	AGRICULTURE	1,200,000
1000000013	13,000,000	0.299	AGRICULTURE	1,300,000
1000000014	14,000,000	0.322	AGRICULTURE	1,400,000
1000000015	15,000,000	0.345	AGRICULTURE	1,500,000
1000000016	16,000,000	0.368	AGRICULTURE	1,600,000
1000000017	17,000,000	0.391	AGRICULTURE	1,700,000
1000000018	18,000,000	0.414	AGRICULTURE	1,800,000
1000000019	19,000,000	0.437	AGRICULTURE	1,900,000
1000000020	20,000,000	0.460	AGRICULTURE	2,000,000

MAP LEGEND

- PROJECT BOUNDARY
- PERIMETER ROAD
- PERIMETER SECURITY FENCE
- 30' EARTHEN CHANNEL
- WORKING FACE
- PHASE 1
- PHASE 2
- PHASE 3
- CONTOUR LINES
- PROPERTY LINES
- ADJACENT PROPERTIES
- ROADS
- RIVERS
- UTILITIES
- STRUCTURES
- VEGETATION
- TOPOGRAPHY

CHANDLER AGGREGATES, INC.
COUNTY OF RIVERSIDE
EXHIBIT B - RECLAMATION PLAN

SCALE: 1" = 100'
DATE: [Date]

CHANDLER AGGREGATES, INC.
COUNTY OF RIVERSIDE
EXHIBIT B - RECLAMATION PLAN

SCALE: 1" = 100'
DATE: [Date]

CHANDLER AGGREGATES, INC.
COUNTY OF RIVERSIDE
EXHIBIT B - RECLAMATION PLAN

SCALE: 1" = 100'
DATE: [Date]

CHANDLER AGGREGATES, INC.
COUNTY OF RIVERSIDE
EXHIBIT B - RECLAMATION PLAN

SCALE: 1" = 100'
DATE: [Date]

CHANDLER AGGREGATES, INC.
COUNTY OF RIVERSIDE
EXHIBIT B - RECLAMATION PLAN

SCALE: 1" = 100'
DATE: [Date]

CHANDLER AGGREGATES, INC.
COUNTY OF RIVERSIDE
EXHIBIT B - RECLAMATION PLAN

SCALE: 1" = 100'
DATE: [Date]



Amended Mining and Reclamation Plan for the Gilman Springs Mine

SMP159R2

Chandler Aggregates

Exhibit C — Project Description

March 2019

Introduction

Originally known as the Mt. Eden Project, the Gilman Springs Mine initially garnered interest after the discovery of limestone outcrops in 1910. However, the mine's remote location, lack of water, and limited railroad access dissuaded people from mining the property. California Portland Cement Company purchased the site in 1927, and then idled the property for competitive reasons, until selling to CalMat in 1986. Market conditions had changed, and in 1987 the project was approved for mining and formally assigned the designation of SMP159 by the County of Riverside. After the adoption of Surface Mining and Reclamation Act (SMARA), the mine was registered with the California Department of Conservation as CA Mine ID: 91-33-0019. Chandler Aggregates, Inc became the operator in the spring of 2017, and is looking to extend the life of the operation as part of this application.

The original SMP159 entitlement included 85 acres for mining and related operations. SMP159R1 added 65 acres in 1999, bringing the currently permitted acreage to 150. Mining at the project site has been conducted in phases, with phases one through four active since 1987, and an additional phase initiated in 1999. The projected quantity of aggregate from the SMP159R1 permit was 20,590,000 tons, and production was capped at 1,000,000 tons per year (TPY). Actual production during the last 15 years of the SMP159R1 permit has averaged 377,675 TPY, and had totaled 5,747,426 tons as of January 1, 2017.

Under existing conditions, the Gilman Springs Mine encompasses stockpiles, excavated mining pits, interior unpaved roads, an aggregate processing plant, and support equipment for the mining operations. Mining on the site is complimented with existing approvals for an Asphalt Batch Plant and a Concrete Batch Plant, which were included as part of SMP159. The SMP159R2 entitlement will further enhance the site's utility by including the recycling of broken concrete and asphalt, and will use an Inert Debris Engineered Fill Operation (IDEFO) as a primary means of reclaiming the site. Tonnages of both the recycling activities and the IDEFO will be included as part of the site's 1,000,000 ton annual limit.

SMP159R2 will increase areas for mining by adding 54.5 acres to the 150 currently permitted acres, resulting in a total permitted acreage of 204.9 acres. The proposed expansion area is a continuation of current operations, thereby expanding the mine's access to limestone deposits. Aggregates reserves made possible by the 54.5 acres of expansion area are approximately 30,000,000 tons, and will bring the mine's total remaining reserves to approximately 44,000,000 tons. Mineral deposits on site consist of primarily of limestone and granite, which are sold as construction grade aggregate. The site is ideally located between the Temescal Valley–Orange County and the San Bernardino Production–Consumption Regions (Figure 3), as classified by the California Division of Mines and Geology.

At the conclusion of mining activities, the site will continue IDEFO operations. The surrounding land uses and constraints of the Gilman Springs Mine include the San Jacinto Fault Zone to the south, Riverside County's Lamb Canyon Landfill to the east, and the Laborde Canyon / Lockheed Propulsion Environmental Restoration site immediately north. In order to achieve final reclamation of the property, Chandler Aggregates Inc. will contour the site as shown in the reclamation plan (Exhibit B) utilizing an IDEFO to help establish final topography. Revegetation of the mine will utilize the seed mix and performance criteria established for the site as part of the Biological Technical Report. Reclamation will be finished five years after mining ends.

In summary, the proposed SMP 159R2 includes:

- The authority to conduct mining operations in the 54.5 acre expansion area, which will bring the total mining acreage of the property to 205 acres.
- Mining operations and associated activities will be conducted seven days per week/ twenty-four hours per day, with the following exception: *"All uses shall confine operations on the property, other than maintenance, to the hours between 6:00 a.m. to 10:00 p.m. of any day, except those operations that are located not less than 300 feet from the outer boundary of such a property."* Operations will remain in strict compliance with Riverside County Noise and Lighting Standards, as well as Riverside County Ordinances 555 and 348.
- A total permitted tonnage of 44,000,000 tons (14 million remaining, and 30 million additional).
- A maximum annual mining tonnage of 1,000,000 tons per year.
- A mining duration of 45 years with an additional 5 years for reclamation.

Site and Area Characteristics

Project Location

The Gilman Springs Mine encompasses approximately 1,021.3 acres, and consists of Assessor Parcel Numbers (APNs) 422-240-(007, 008), 423-240-(001, 018, 019, 020, 021, 022, 023, 024), and 424-190-(001, 002). The Mine is located in the northwestern portion of unincorporated Riverside County (see Figure 1, *Site Aerial*). From a regional perspective, the Mine is southeast of the City of Moreno Valley, southwest of the City of Beaumont, and north of the City of San Jacinto. The Mine is approximately 3.0 miles south of SR-60, approximately 11.5 miles east of I-215, and approximately 5.9 miles east of the Lake Perris State Recreation Area. Specifically, the Mine is located to the northeast of the intersection of Gilman Springs Road at Bridge Street, as depicted in Figure 2, *USGS Topographic Map*.

Mining operations are currently permitted by Surface Mining Permit No. 159, Revision No. 1 (SMP 159R1) on approximately 150.4 acres of the approximately 1,021.3 acres of the property. As shown in Exhibit A, *Mining Plan*, under existing conditions, the Mine primarily consists of stockpiles, excavated mining pits, interior unpaved roads, and support equipment for aggregate mining operations, with a drainage basin located in the southern portion of the site. The remaining approximately 887.1 acres of the property consist of undeveloped property. To the north of Mine is open space; to the east is open space and the Lamb Canyon Landfill; immediately to the south is Gilman Springs Road and agricultural uses; and to the west is open space, a single-family residence, and Gilman Springs Road, beyond which are agricultural uses and open space. (Google Earth, 2016)

Access

The entrance to the Project site occurs approximately 0.6 mile southeast of the intersection of Bridge Street and Gilman Springs Road, by way of an access easement and lockable gates. Customers and employees commuting to the site will typically arrive at Gilman Springs Road via Interstate 10 and Highway 79, or via Highway 60. Traffic exiting the site will use this same Gilman Springs Road access, with deliveries continuing throughout the County via local highways and freeways.

The existing mining site and associated uses will continue to access to the site by way of the private paved roadway, after passing though the entrance and exit gates. Security and public safety will be enhanced through the use of this controlled access, with security during off-hours.

Utilities

The following purveyors provide utilities to the site:

- Electrical Power: Southern California Edison Company
- Gas: SoCal Gas
- Telephone: Frontier
- Water: Private Wells
- Sewer: Private Septic System



PROJECT SITE

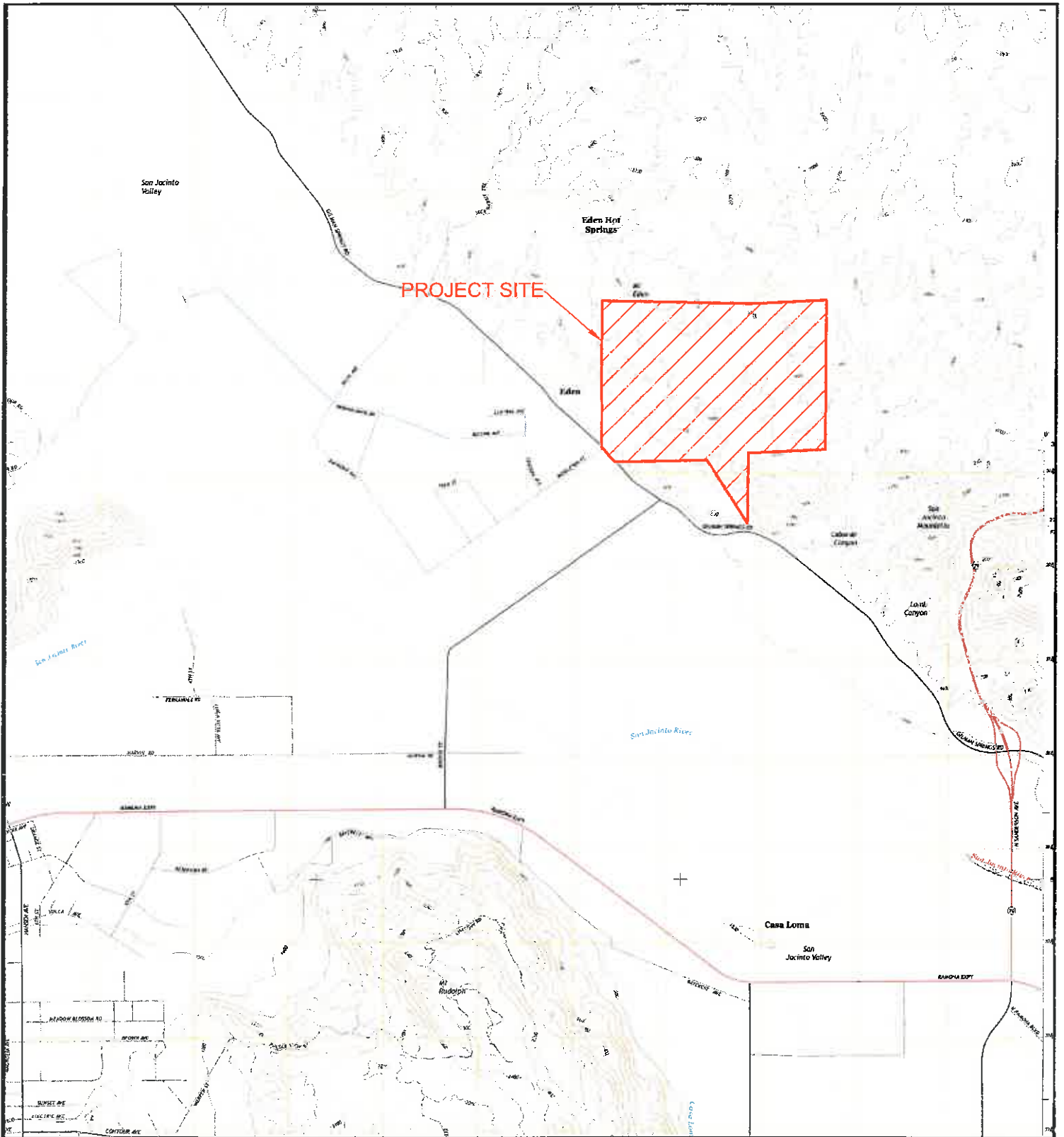


**CHANDLER
AGGREGATES INC.**

24867 Maitri Rd.
Temescal Valley, CA 92883
Office: (951) 277-9110 Fax: (951) 277-1341

**FIGURE 1
SITE AERIAL EXHIBIT**

SMP159R2
COUNTY OF RIVERSIDE



**FIGURE 2
USGS QUADRANGLE MAP**

25K/7.5 MINUTE US TOPO
SMP159R2
COUNTY OF RIVERSIDE
QUADRANGLES: LAKEVIEW AND EL CASCO



**CHANDLER
AGGREGATES INC.**

24867 Maitri Rd.
Temescal Valley, CA 92883
Office: (951) 277-9110 Fax: (951) 277-1341

CALIFORNIA GEOLOGICAL SURVEY

AGGREGATE SUSTAINABILITY IN CALIFORNIA

Fifty-Year Aggregate Demand Compared to Permitted Aggregate Reserves

By
John P. Clinkenbeard (PG #4731)
2012

Contributions By:
Joanna Smith and John Church
GIS Design and Map Layout By:
Milton Fonseca



LEGEND

- 50-year demand that will not be met by existing permitted reserves.
 - Permitted aggregate reserves.
 - 50-year demand is 25 to 200 million tons.
 - 50-year demand is > 200 to 500 million tons.
 - 50-year demand is > 500 to 800 million tons.
 - 50-year demand is more than 800 million tons.
- Examples
- 50-year demand for aggregate is 100 million tons; permitted reserves total 25 million tons of the 50-year demand.
 - 25/100 Million Tons (permitted reserves/ 50-year demand) 17 to 20 Years (years of permitted reserves remaining)
 - 50-year demand for aggregate is 510 million tons, permitted reserves are greater than or equal to the 50-year demand.
 - 500/10 Million Tons (permitted reserves/ 50-year demand) More Than 50 Years (Years of permitted reserves remaining)

Area With Short Term Aggregate Supply

- < 10 years of permitted reserves remaining in the study area.

Aggregate Production Areas

(Symbols represent one or more aggregate mines, tonnage represents 2010 annual production)

- < 0.5 Million Tons per Year
- > 0.5 - 1.5 Million Tons per Year
- > 1.5 - 3 Million Tons per Year
- > 3 - 5 Million Tons per Year
- > 5 Million Tons per Year

Population

- 1 Dot = 100 Persons (based on 2010 Census Data)



Scale: 1:1,000,000
Projection: State Plane
Datum: NAD 83

Map Usage and Limitations

This map is intended to provide general information and is not intended to be used as a legal document. It is not intended to be used as a basis for any legal action. The map is based on the best available data and is subject to change without notice. The map is not intended to be used as a basis for any legal action. The map is not intended to be used as a basis for any legal action.

Fifty-Year Aggregate Demand Compared to Permitted Aggregate Reserves*
The pie charts show the projected 50-year demand for aggregate as of January 2011 compared to currently permitted aggregate reserves (in short tons). The 50-year demand for a particular study area is proportionally represented by one of four pie diagram sizes. Study area boundaries are shown on the index map of aggregate studies (lower left).

*PERMITTED RESERVES: MINERAL RESERVE ACT OF 1925. RESERVES ARE THE QUANTITIES OF MINERAL RESOURCES WHICH HAVE BEEN SET ASIDE BY THE STATE AND WHICH ARE AVAILABLE FOR THE PRODUCTION OF A PARTICULAR PRODUCT. RESERVES ARE NOT NECESSARILY AVAILABLE FOR PRODUCTION AT ALL TIMES. RESERVES ARE NOT NECESSARILY AVAILABLE FOR PRODUCTION AT ALL TIMES. RESERVES ARE NOT NECESSARILY AVAILABLE FOR PRODUCTION AT ALL TIMES.



FIGURE 3
AGGREGATE SUSTAINABILITY
IN CALIFORNIA

SMP159R2



CHANDLER
AGGREGATES INC.

24867 Maitri Rd.
Temescal Valley, CA 92883
Office: (951) 277-9110 | Fax: (951) 277-1341

Map obtained from the "Aggregate Sustainability in California" Report - Published in 2012 by the California Geological Survey

Adequate capacity currently exists in the site utilities to serve the existing approved permit and the expansion area.

Land Use

Under existing conditions, the Project site has a primary crushing and crushed aggregate production location in the northern portion of the site, capable of making both crushed aggregates and aggregate base. A secondary location occurs in the southeastern portion of the site, and contains processing equipment for crushing, washing, and sizing of aggregate material. Under the proposed Project, these two locations would eventually be consolidated near the existing northern processing area, as shown on Exhibit A (Mining Plan). The operational characteristics of the two existing processing areas on site would not immediately change upon Project approval, and would continue to operate as they do under existing conditions until a new PTO is obtained from SCAQMD to relocate and consolidate both facilities to a single site location.

Relocation of the processing equipment on site is expected to have a beneficial effect on surrounding land uses in proximity to the site. Potential impacts to surrounding land uses are evaluated based on the land use's proximity to the component of the Project which would impact the land use. The distances of the various components of the Project and the distance to surrounding land uses is shown in the Project's Environmental Impact Report (EIR). The closest residence to the mining and processing areas is located .6 miles to the west.

SMP159, SMP159R1, and the Expanded Disturbance Area (EDA), are currently made up of ridges and hillsides. The site is within the San Jacinto Valley Area Plan and is designated as "Mountainous" by the Open Space and Conservation Map of the Riverside County General Plan. Zoning is M-R-A (Mineral Resources and Related Manufacturing) and W-2 (Controlled Development Areas), which allows surface mining provided a permit is obtained pursuant of County Ordinance 555.

The Fire Hazard Classification (Ord. 787) shows that the majority of the project lies in "Very High Fire Danger" (as evidenced by the Eden Hot Spring Fire in 1998), with the exception of "Moderate Fire Danger" in the Southwestern portion of the site.

Visibility

The southern slope of the mountainous property is visible from across the San Jacinto Valley, about three to more than five miles away. Most of this land is presently agricultural. Along Gilman Springs Road, which is an "Eligible County Scenic Highway" (Riverside County Planning Department, 1983), the southern slope of the property can only be seen for a distance of about half a mile directly in front of the property, as it is screened by the ridge of hills southwest of the property on the east and by the projection of the mountainous ridge east of the property. The south slope is also visible from two gaps, less than 1/10 of a mile long, in the ridge of hills southwest of the property. The mining operation will be conducted mostly on the flat tops of the hills, and these areas will not be visible from the road and from most areas across the San Jacinto Valley. Therefore, mitigation is not anticipated, but the final determination will be determined in the EIR.

Panoramic Photographs



Site entrance, looking southeast



Current SMP159R1 active mining area, looking east



View of Expanded Disturbance Area (EDA) from the south

Geology

Regional Geology

The site includes approximately 1,000 acres of rugged bedrock highland within the badlands of Riverside County, California. The San Timoteo Badlands is an elevated region of rugged topography formed in non-marine sediments that extends from the San Jacinto Mountains to Loma Linda. In the area of the site, the badlands expose a contact between overlying Mt. Eden beds and underlying crystalline rock types that include granites, metasedimentary rocks and limestones. Bedrock mountains/hills with locally steep relief are formed in a sequence of limestone, quartzite, marble, and granitic rocks in the site region.

Site Geology

The site is situated in an elevated and dissected badlands terrain in the northern Peninsular Ranges geomorphic province. The Peninsular Ranges include plutonic and metamorphic crystalline rocks of Cretaceous and older age. The crystalline basement rocks are locally mantled by residual soils and capped by isolated alluvial/sedimentary remnants.

The geologic structure of the expansion area is defined by northwest-trending foliation/bedding visible in aerial imagery as resistant ridges, outcrop alignment and primary bedding in steeply northeast-dipping metasediments and marble. The metasediments are bounded by and locally invaded by an intrusive igneous body near the south boundary of the expansion area. Cross joints oriented normal to bedding/foliation form blocky structure within the marble and metasediments. The granitic units tend toward more random joint orientations. Matti and Morton (2015) indicate north to northeast-dipping foliation in the metasedimentary units of the expansion area. Stereonet plots of bedding/foliation data support a bias toward north and northeast-dipping beds in the expansion area. Folding in the metasediments result in more easterly dips locally. Cross joints are more randomly oriented discontinuities that cut bedding and form block fabric in outcrop and excavation in rock material.

Geologic Units (Described below youngest to oldest)

Fill (f): Fill associated with disturbed areas and stockpile material is present along roads and in the active mine area. Fill includes loose material on slopes and benches. Significant fill does not occur within the expansion area.

Old Alluvium (Qofu): Old alluvial-fan deposits are depicted by Matti and Morton (2015) as a mantle on underlying bedrock units in the southwestern portion of the expansion area. These materials include sand, silt, and gravelly sediments derived from local bedrock areas. These deposits are not included in Exhibit B since they will be removed from the expansion area as overburden or soil stockpile.

Mt. Eden Formation (Tmea): Arkosic sandstone and silty sandstone of the Mt. Eden formation forms a sedimentary cover along the northern boundary of the expansion area. This unit is described as homogeneous, consolidated to lithified, well-bedded gray and brown sandstone. This unit is recessive and slope forming. Areas of Tmea appear to occur within the proposed slope boundary along the northern side of the proposed expansion area.

Granitic and Gneissic Bedrock (gr): Bedrock of intrusive origin and mixed gneissic textures crops out south of the expansion area and as localized dikes and screens in the limestone as metasedimentary units (ls, mss, sch). This unit is described by Matti and Morton (2015) as “very pale-brown, texturally massive to foliated, inequigranular to coarse-grained muscovite-garnet monzogranite. Grain sizes range from fine to coarse, with grain size varying on a small scale.” Outcrops of granite tend toward rounded forms that protrude through a grassy soil cover.

Metasedimentary Rocks (ms): Metamorphic sedimentary rocks of mixed composition include schist, quartzite and foliated gneiss that include thin layers of limestone (marble) forming recessive landforms. Matti and Morton (2015) describe these as “layered and foliated biotite-intermingled with unmapped dikes and sills of Granite of Mr. Eden (gr).”

Marble (m): Marble beds crop out along resistant northwest-trending ridges that form the high ground within the expansion area. The marble is white and varies in texture from medium-to very coarse-grained and rough. Solution weathering has formed localized voids and pockets visible at the ground surface in some outcrops.

Structural Geology

Regional-scale and/or large faults were not observed in the existing mine exposures.

The site is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ) designed by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The closest APZ boundary, designated for the San Jacinto fault, is located approximately two-tenths of a mile southwest of the expansion area boundary. Active or potentially active faults are not shown on or in the immediate vicinity of the site on published geologic maps.

The San Jacinto Fault zone is a system of northwest-trending, right-lateral, strike-slip faults approximately ¼ mile southwest of the site. More large historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California. From a ground-shaking standpoint the most significant fault for the site is the San Jacinto Fault.

Fault scarps and other lineaments associated with the Beaumont Plain Fault Zone have been mapped approximately 3 miles northeast of the site. The Beaumont Plain Fault Zone is a system of north- and northwest-trending normal faults that are the result of local extensional strain.

Geologic hazards associated with the San Jacinto fault zone in this area consists of fault rupture, liquefaction, strong ground motion, and landslides. Based on the presence of non-liquefiable bedrock, the potential for liquefaction and other groundwater-related hazards is considered to be very low. Of these hazards, ground shaking is the most likely to be experienced on the subject property.

Hydrology/Surface Water

Historical (Pre-Development) Conditions

Per the USGS quadrangles for the study watershed, offsite flows within Laborde Canyon (2,855.4 acres) originate approximately 1.5 miles north of the project's northern boundary and flow southerly through relatively steep canyons as an identified blue line stream, before flowing through a small portion of the project site's northeastern corner. The majority of the remaining watershed flows are on-site, originating near the center of the project site and breaking to the east, west, and south before discharging off-site. On-site slopes are shown as moderate to relatively steep.

The USGS quadrangle indicates five additional blue line streams traversing the site. The most significant of these is shown as draining southerly and southwesterly through the approximate middle of the site.

Existing Conditions

Refer to Exhibit "G" of the *Preliminary Hydrology & Hydraulics Report* (Bonadiman, 2019) for the existing conditions study map. The existing project site is partially developed as a surface mining operation/quarry. The majority of land disturbance is located at the approximate center of the site. Flows associated with the blue line stream discussed above (historical conditions) have been routed around the existing operation to the west side of the existing paved access road. These flows then continue in a manner substantially identical to historical conditions prior to discharge off of the site. The remaining five blue line streams (including Laborde Canyon) have not been disturbed by the existing mining operation and associated improvements.

Developed Conditions

Refer to Exhibit "H" *Preliminary Hydrology & Hydraulics Report* (Bonadiman, 2019) for the developed conditions study map, which shows the final permitted extents of SMP 159R2 and the associated aggregate processing plant areas. Flows associated with the blue line stream discussed above will be maintained, and the other blue line streams (including Laborde Canyon) will remain undisturbed. All other drainage areas will remain effectively unchanged from existing conditions. The proposed excavation will have a capacity of 8,559 a.f., which will retain and infiltrate the calculated 100-year, 5-day runoff volume of 63.92 a.f. at a depth of 6.8 ft. The proposed aggregate processing plant area will be able to retain and infiltrate the calculated 100-year, 5-day runoff volume.

The quarry bottom may be exposed to periodic ponding of surface water after locally heavy precipitation. However, such ponding is anticipated to be shallow and short-lived, lasting only as long as evaporation/infiltration occurs; therefore, this transient water is not considered in slope stability calculations. Groundwater is not anticipated to significantly affect the stability of the proposed slopes; therefore, the evaluation considered dry conditions in the slope stability calculations.

Groundwater

Two wells are located on site, and provide information on the depth of groundwater. Information reported for Well "KM Shallow" indicates that it is situated at an elevation of 1,933 feet amsl and had a static water level of 397 feet below the existing ground surface (bgs) when drilled in 2000. A depth of water of 522 feet bgs is also reported for this well. These data indicate that groundwater occurs below the proposed bottom elevation of the expansion pit.

Groundwater will not occur within the lowest proposed elevation of the final pit bottom (1,825 feet amsl). Wells on site are monitored annually for potential contamination from the adjacent Laborde Canyon cleanup site. Groundwater extracted from the site will be done at or below existing amounts, due to expanded dust control measures.

Soils

The General Soil Map of Western Riverside Area identifies the soil as primarily Rocky Fine Sandy Loam (FyE2 and FyF2), San Timoteo Loam (SmE2), Badland (BaG) and Rockland (RtF) (Table 1,). Additional soils and characteristics are listed in Table 1, and the locations of these soils in the project ownership boundary is shown in Figure 1.

In order to preserve naturally deposited seeds, the Reclamation Plan calls for the top 6'' to 12'' of existing soil to be stripped and stockpiled prior to mining. When operation is completed, the stockpiled soils will be redistributed on the finished grade.

Table 1: Soil descriptions for the Gilman Mine property ownership boundary. Primary soils in the property ownership boundary are included.

Map Unit (USDA Soil Map)	Name	Percent Slopes	Erodibility	Natural Drainage Class	Runoff Class	Capacity of Most Limiting Layer to Transmit Water	Parent Material	Typical Profile	Hydrologic Soil Group
BaG	Badland	30-70%	Not Specified	Not Specified	Very High	Not Specified	Not Specified	H1-0 to 60 inches: unweathered bedrock	Not Specified
FyE2	Friant rocky fine sandy loam	8-25 %	Eroded	Well drained	Low	Very low to moderately low (0.00 to 0.06 in/hr)	Residuum weathered from schist, mica	H1 - 0 to 13 inches: fine sandy loam H2 - 13 to 17 inches: unweathered bedrock	D
FyF2	Friant rocky fine sandy loam	25-50 %	Eroded	Well drained	Medium	Very low to moderately low (0.0 to 0.06 in/hr)	Residuum weathered from mica schist	H1 - 0 to 13 inches: fine sandy loam H2 - 13 to 17 inches: unweathered bedrock	D
RTF	Rockland	Not Included (N/I)	N/I	N/I	N/I	N/I	N/I	N/I	N/I
SmE2	San Timoteo loam	8-25%	Eroded	Well drained	Low	Moderately high (0.20 to 0.57 in/hr)	Marine deposits derived from mixed and/or residuum weathered from sandstone	H1 - 0 to 9 inches: loam H2 - 9 to 22 inches: loam H3 - 22 to 28 inches: weathered bedrock	B

Vegetation

Vegetation on the property mainly consists of a coastal sage scrub community; however, portions of the property also contained chaparral and native grasses four to 16 inches in height. During the prehistoric period, vegetation in the general area of the project provided sufficient food resources to support prehistoric human occupants. The natural setting of the locale during prehistoric occupation offered a rich nutritional resource base.

The project, and survey area, are not within a Narrow Endemic Plant Species Survey Area (NEPSSA); therefore, no survey for Narrow Endemic plant species was conducted. Additionally, the survey area is not within a Criteria Area Species Survey Area (CASSA); therefore, no survey for Criteria Area species was required.

Mule Fat Scrub

Mule fat scrub is a depauperate, shrubby riparian scrub community dominated by mule fat and interspersed with shrubby willows. This habitat occurs along intermittent stream channels with a fairly coarse substrate and moderate depth to the water table (Holland 1986). Mule fat scrub in the survey area, however, only supports mule fat; there are no willows.

Chaparral

This habitat in the survey area is represented by: 1) two types of chamise chaparral, 2) one ecotone between chamise chaparral and Riversidean sage scrub, 3) two types of scrub oak chaparral, and 4) two types of southern mixed chaparral. Chaparral generally consists of broad-leaved sclerophyll shrubs usually between one to three meters tall with occasional patches of bare soil or sage scrub, often with an accumulation of litter. Chaparral is well adapted to repeated fires as many species respond by stump sprouting. Where chaparral has been disturbed, it contains a preponderance of non-native, weedy species. Chamise chaparral in the survey area is dominated by chamise (*Adenostoma fasciculatum*). Chamise chaparral/Riversidean sage scrub in the survey area is dominated by chamise and brittlebush (*Encelia farinosa*), the latter of which is a dominant species in the Riversidean sage scrub. Scrub oak chaparral in the survey area is dominated by scrub oak (*Quercus berberidifolia*), and southern mixed chaparral in the survey area is co-dominated by a mix of chaparral species including chamise, brittlebush, and ceanothus (*Ceanothus* sp.).

Coastal Sage Scrub

Riversidean sage scrub is a subcategory of coastal sage scrub, a dominant shrub community of California. In the survey area, Riversidean sage scrub is dominated by a mix of low-growing shrubs such as buckwheat (*Eriogonum* spp.), California sagebrush (*Artemisia californica*), and brittlebush. In some locations in the survey area, however, Riversidean sage scrub is dominated by just one species such as California sagebrush or brittlebush. Where Riversidean sage scrub that is dominated by brittlebush has been disturbed, the vegetation community also contains a preponderance of non-native, weedy species.

Non-native Grassland

Non-native grassland is a dense to sparse cover of annual grasses, often associated with numerous species of showy-flowered, native, annual forbs. Characteristic species often include oats (*Avena* spp.), red brome (*Bromus madritensis*), ripgut (*B. diandrus*), short-pod mustard (*Hirschfeldia incana*), and other mustards (*Brassica* spp.). Non-native grassland in the survey area occurs in small patches in a mosaic with sage scrub and chaparral.

Disturbed Habitat

Disturbed habitat is generally made up of areas that exhibit signs of recent disturbance. They usually support little vegetation; however, when there is vegetation present it consists of mostly non-native, weedy species. Disturbed habitat in the survey area includes dirt roads and areas adjacent to dirt roads.

Proposed Vegetation Mitigation

The proposed mitigation for Riparian/Riverine resources is also the proposed mitigation for the impacts to 0.21 acre of CDFW jurisdiction. This mitigation will also cover the impacts to 0.21 acre of Corps non-wetland WUS that overlap with CDFW jurisdiction. The final mitigation for impacts to waters of the State and WUS will be determined by the appropriate agencies during the permitting process.

The Riverine resources (ephemeral streambed) are proposed to be mitigated at a 1:1 ratio. A total of 0.21 acre of mitigation is proposed to occur via off-site purchase of credits from an approved Mitigation Bank(s), off-site habitat restoration, or other mitigation method as approved by the County and resource agencies. Mitigation for the unavoidable impacts to Riparian/Riverine resources will be at least biologically equivalent to the resources being impacted by the proposed project. Refer to the Project's EIR for a complete discussion of proposed mitigation.

Wildlife

Eight sensitive animal species were observed in the expanded survey area, but not within the project boundary itself. The coast horned lizard (*Phrynosoma blainvillii*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), red-diamond rattlesnake (*Crotalus ruber*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), northern harrier (*Circus cyaneus*), California horned lark (*Eremophila alpestris actia*), coastal California gnatcatcher (*Polioptila californica californica*), and San Diego desert woodrat (*Neotoma lepida intermedia*). The Bell's sage sparrow, Loggerhead shrike, and San Diego black-tailed jackrabbit were observed in the expansion area. All of these species are covered under the MSHCP and do not require species-specific mitigation. The MSHCP does not, however, cover impacts to nesting birds that are protected under the MBTA and/or California Fish and Game Code.

Proposed Wildlife Mitigation

The clearing of vegetation shall occur outside of the bird breeding season (February 15 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete, through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of vegetation outside of the avian breeding season will not require a Nesting Bird Clearance Survey. Refer to the Project's EIR for a complete discussion of proposed mitigation.

Mining

Mineral Commodity

Metasedimentary and granitic rocks that are evident within the project are suitable for a range of processed and unprocessed concrete, asphalt, decorative, and fill material products. Some areas within the mining area contain sand that, when washed, will be suitable for use in high strength concrete and plaster. Additionally, marbleized limestone or crushed aggregate provides the ability to produce a variety of higher quality processed or unprocessed aggregate products. The resulting products will be usable in a variety of construction materials including hot mix asphalt, high-strength ready mix concrete, crushed aggregate fill materials, roadway base, and miscellaneous fill material. The expanded disturbance area primarily consists of marbleized limestone and material suitable for crushed aggregate. It is anticipated that material extracted from the expanded disturbance area will be combined with material taken from other mining phases to yield the exact products demanded by customers.

Mining Operation

The mining sequence will be approximately as follows

1. Overburden, including topsoil (native soils from 6" to 12" thick), is removed and stockpiled for later use in reclamation.
2. Rock is blasted, then stockpiled, ripped, or excavated by mining equipment.
3. Excavated material is transferred by loaders and haul trucks to the primary crusher.
4. Crushed material is transported to secondary crushing and screening equipment by conveyors.
5. Final products are sorted, washed if necessary, and stockpiled by conveyor.
6. Finished materials are sold to customers, placed in trucks by loaders, and transported for use in construction products, such as asphalt, concrete, and roadway base.

Project Life

The anticipated starting project starting date is 2019-20, depending on approvals, and the expected ending date would be 2069-70. The first, second, and third phases are estimated to range from 2019-2029, 2034-2064, and 2064-2069, respectively. The first two phases are primarily focused on mining, and the last phase is designated for reclamation. Overall project life is expected to be 50 years, with the first 45 predominantly mining, and the last 5 focused on reclamation.

Phase 1

Phase 1 will be initiated after project approval, and will include overburden removal in the expansion area. Also included in this phase will be a continuation of existing and currently approved mining operations. This phase is expected to last 10 years, but the actual timing will be dependent upon on market conditions and progression of mining.

Estimated SMP159R2 Phasing Schedule

Phase	Estimated Duration*	Phase Description	Cumulative Total (tons)
1	10	Overburden Removal / Initial Mining Activities	8,500,000
2a	**	Main Excavations, Mining and Processing	22,100,000
2b	***	Concurrent Mining and Reclamation	7,650,000
3	5	Final Reclamation and Monitoring	850,000
All	50		39,100,000

*For ** and ***, duration will be dependent on market conditions and demand.*

Phase 2

Primary mining and extractive activities will take place on site during Phase 2. The duration of Phase 2 will depend on market conditions, will result in the extraction of approximately 22,100,000 tons of material, and will result in the creation of final slopes and benches. Activities from Phase 1 may carry over into this phase, depending on market conditions and processing capabilities of the site.

Phase 3

Phase 3 will be the final phase, resulting in a reclaimed site. Final sloping and revegetation activities will occur during this phase, including the later years of the IDEFO operation as currently planned. Pad and access road areas will receive an erosion control mix, while the benches will be treated and planted in accordance with the reclamation plan. Revegetation monitoring will also occur in this phase, including 5 years of monitoring for the slopes and benches. Areas receiving the erosion control mix will not be subject to the same monitoring requirements and performance standards as the benches.

The total reserves in this application are approximately 44,000,000 tons, and will all be included as part of the SMP159R2 entitlement. By maintaining, and not increasing production levels, the mining operation will be extended to complete mining and reclamation, at a pace dependent on a combination of current levels and demand forecasts.

Size

The total acreage of property at the project site is approximately 1,021 acres. The current permitted acreage under SMP159R1 is 150.44 acres. The Expanded Disturbance Area (EDA) will add 54.5 acres, bringing the total permitted acreage for mining to 204.9 acres. Maximum slope height will be approximately 376 feet high, with slope benching proposed at 25-foot-wide with 25-foot-high inter-bench verticals (faces), resulting in a maximum slope ratio of 1 horizontal to 1 vertical (45 degrees). There will be 35' wide maintenance benches, and a 50' wide service bench near the bottom of the pit, resulting in an overall slope angle of 37 degrees.

Excavations

Reclamation of the project is expected to be phased with mining, where possible. Mining is proposed to expand the existing Gilman Springs Pit to include the EDA to the area west of the existing pit and to deepen the existing pit. The mine is formed in crystalline bedrock that includes granitics, metasedimentary rocks and marble, and overlying sandstone of the Mt. Eden Formation (Matti and Morton, 2015). Older alluvial fan deposits locally mantle the bedrock areas. A roughly rectangular pit is proposed with local bends in the finished walls. The deeper portion is proposed with a bottom at elevation 1,825 feet above mean sea level (amsl) at the west side.

The reclamation slope plan depicts a benched configuration using 25-foot-tall by 25-foot-wide benches with locally wider (35-foot-wide benches) forming a slope inclined at approximately 1 horizontal to 1 vertical (45 degrees). The stated angle for overall slopes is 37 degrees. Bench face angles are proposed at approximately 88 degrees with allowance for back break to about 80 degrees. The stated angle for the upper and lower portions of the overall slope is 43 degrees. The *Slope Stability Investigation Report* (Terracon, 2019) evaluated slightly steeper angles for both overall slopes and the upper/lower slopes.

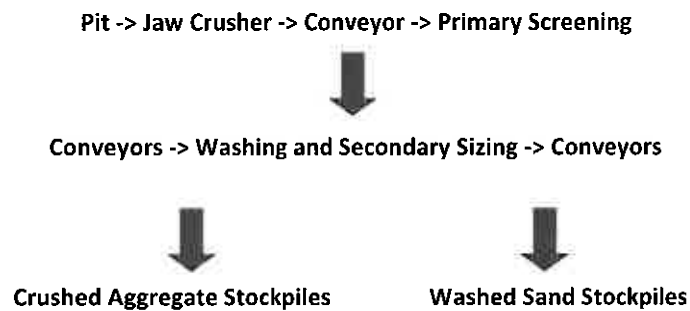
Maximum slope height will be approximately 376 feet high, with slope benching proposed at 25-foot-wide with 25-foot-high inter-bench verticals (faces), resulting in a maximum slope ratio of 1 horizontal to 1 vertical (45 degrees). There will be 35' wide maintenance benches, and a 50' wide service bench near the bottom of the pit, resulting in an overall slope angle of 37 degrees.

Anticipated Production of Commodity

Annually, the mine is projected to produce an average of 531,250 cubic yards (CY) or 850,000 tons of material and 39,844 CY or 63,750 tons of waste (topsoil, overburden, and wash fines, collectively). At the end of the permit, the mine is expected to produce a cumulative total of 24,437,500 CY or 39,100,000 tons of material and 1,832,824 CY or 2,932,500 tons of waste.

Planned Ore Processing Methods on Site

Processing methods on site will remain essentially the same, with the existing wash and screening plants continuing to produce aggregates. Mining on the pit benches begins with a licensed and approved blasting contractor to loosen the rock, followed by front-end loaders and haul trucks delivering the material loosened by blasting to the primary crushing station. Once initially stockpiled, the sand and rock are then sized, sorted, and washed to construction specifications. Sands are produced for use in concrete, asphalt, plaster, and block production. Washed products are then stockpiled in the yard and allowed to de-water prior to shipment. Shipping utilizes another front-end loader to load customer trucks. A simplified flow diagram might look similar to:



Production Water Data

The Chandler Aggregates Gilman Springs site is serviced by two wells on the property, having a combined capacity of 340 GPM. There is limited washing activities on site, and the site does not discharge any process water. On site ponds and cyclones are utilized to reclaim and recycle process water. Evaporation of water used for dust control is the primary source of water leaving the site. As shown in the Project's EIR, water consumption will be reduced as a result of this application, through the use of additional pavement and gravel stabilization.

Mine Waste

The mine waste to be produced on site consists of topsoil, overburden, and washed sediment (silt and clay), all of which will be stockpiled and used for revegetation. The silt and clay produced on-site will also be used as a component of the Inert Debris Engineered Fill Operation (IDEFO). Overburden will be stockpiled and used for backfill. The average waste is projected to be 39,844 CY/Year or 63,750 Tons/Year which includes overburden and silt and clay.

Imported Wastes

There will be no importation of domestic garbage, chemicals, oil, or other waste into the project site. Waste in the form of domestic garbage generated by the mining employees and the on-site office (i.e. small amounts of paper, food scraps, containers, etc.) will be disposed of by a licensed municipal waste hauler on a weekly basis.

Asphalt and concrete will be imported into the site for recycling and use in the IDEFO. Quantities of the imported construction materials are included in the 1,000,000 tons per year annual limit.

Erosion and Sedimentation Control

The site is designed to capture all surface flows resulting from excavations, and retain them on-site. Pit walls are sloped and hydroseeded as excavations reach the outer boundary of the mining area, to prevent rilling and to control erosion from impacting off-site property. The *Hydrology Study and Preliminary Water*

Quality Management Plan (Bonadiman, 2018) both show that on-site drainages will not leave the site untreated, eliminating concerns about sediment-laden water leaving the property.

Stockpiles of finish materials are washed, and contain sufficient moisture to prevent wind erosion. Stockpiles that meet the criteria for preventative erosion measures pursuant to AQMD rules will be treated or covered, in compliance with Rule 403.

Mine slopes and benches will be protected with perimeter berms as necessary to prevent slope erosion or surface flow incursion in the area where natural slopes drain toward the mining and/or reclaimed slopes.

Blasting

The mine will conduct approximately 12-15 blasts per year. 24 hours prior to blasting, the sheriff, fire department, and any residents within half a mile will be notified. To mitigate any potential effects on offsite structures and residents seismic monitoring will take place. Blasting agents and materials will be stored on site in approved containers. All blasting on site will be performed by licensed professionals. Additionally, few structures and residents reside in the vicinity of the project.

Truck Traffic

The historic average tonnage of the mine is 377,675 tons per year (TPY) or 1,668 TPD based on a 15-year average of historical data. The project is proposing to expand this level to 1,000,000 TPY, or a net increase of 629,386.6 TPY. As such, the high-end estimate of the daily tonnage is 4,500 tons per day (TPD). After factoring in the mine's existing operations of 1,668 TPD, the Project is projected to increase by 2,832 TPD. At 25 tons of aggregate per truck, this results in an increase of 227 daily truck trips above the historical baseline.

While annual tonnage limits for the mine are remaining constant at 1,000,000 tons per year, for CEQA purposes, traffic impacts over the Project's baseline will be considered and evaluated. The increase in annual production attributed to the project would increase truck trips to and from the Mine. Additionally, the Project would result in an increase of up to eight (8) employees, which also would generate traffic. The increase in traffic from the Mine would contribute an increased volume of vehicular traffic to the local roadway network and has the potential to adversely affect the performance of the local circulation system, on both a direct and cumulatively-considerable basis. A traffic study shall be prepared for the Project according to the California Department of Transportation (Caltrans) *Guide for the Preparation of Traffic Impact Studies* (December 2002) and the *Riverside County Transportation Department's Traffic Impact Analysis Preparation Guide* (April 2008). The study shall quantify the volume of vehicular traffic anticipated to travel to and from the Mine. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

Scoping for the Traffic Study has been completed, and actual traffic counts were conducted in February, 2018. An updated study was completed in April, 2019.

Reclamation

Subsequent Uses

Reclamation on the site will result in approximately 205 acres of reclaimed property. The reclamation process will include the operation of an Inert Debris Engineered Fill Operation (IDEFO) to achieve reclaimed topography and to facilitate site reclamation. The ultimate use of the site will be a continuation of the IDEFO used in reclamation. When reclamation for SMP159R2 is deemed complete by the California Division of Mine Reclamation (DMR), a separate Condition Use Permit (CUP) will be filed for the stand alone IDEFO operation, if required. The IDEFO is anticipated to be a complimentary counterpart to Riverside County's Lamb Canyon landfill operation.

Reclamation Schedule

Reclamation will be concurrent with mining activities on site and is proposed to be completed by December 31, 2069. The last five years (2064-2069) are designated primarily to reclamation, with the mining activity winding down beginning in the five year period preceding final reclamation.

Reclamation of slopes and the pit areas may progress at differing rates, depending on market demand for the aggregates, the progression of mining, and success of the IDEFO. Once a bench is completed, a layer of topsoil will be placed, and then re-vegetated utilizing the site's reclamation seed mix. Financial Assurances for the site are currently in-place, and have been prepared in accordance with the Surface Mining and Reclamation Act (SMARA). Reclamation activities are not expected to take place during Phase 1 of mining operations. Phase 2 of mining operations are expected to see initial reclamation activities, including revegetation of the upper bench and the initiation of IDEFO activities. Phase 3, expected to start in 2064 and continue for 5 years, is dedicated primarily to reclamation.

Future Mining

Upon completion of mining in accordance with Exhibit "A", no further mining is proposed. Other areas within the property hold similar resources, and if market conditions are favorable, those areas may be proposed for mining. In that event, an additional application and analysis will be submitted in accordance with Riverside County Ordinance 555.

Public Safety

Public safety is a major consideration in the mining process and therefore is incorporated in this Mining and Reclamation Plan. The following is a brief outline of pre-reclamation and post-reclamation safety measures to be utilized by Chandler Aggregates:

- The property will be secured by fencing and "Surface Mining - No Trespassing" signage, in accordance with County Ordinance 555. Access to the site will be restricted by locked gates and fencing.

- Excavation and processing will be accomplished in accordance with rules and regulations of Occupational Safety Hazard Administration (OSHA), Mine Safety Hazard Administration (MSHA), Federal Bureau of Alcohol, Tobacco, and Firearms, Cal-OSHA, Riverside County Fire Department, Riverside County Environmental Health Department, South Coast Air Quality Management District, and other responsible or interested agencies.
- Storage, handling and removal of fuels, solvents, lubricants, and explosives will be accomplished in accordance with the permit conditions, rules, and regulations of responsible or advising agencies. Safety measures will include, but not be limited to double walled tanks, spill containment structures and impervious surfaces to prevent infiltration.
- Development of a Hazardous Materials Business Plan, in accordance with agency requirements.
- Slopes and stockpiles will be stabilized at safe slope ratios, in accordance with the recommendations of a qualified consulting geologist. A review of finished slopes will be accomplished by a qualified geologist on at least an annual basis.

Post Reclamation

Following the completion of IDEFO activities and grading/contouring of the site, including revegetation where applicable, the site will be evaluated and prepared for its ultimate use. Revegetation will consist of the native seed mix shown in the reclamation plan. On the top or surface of the IDEFO, soil stabilizers will be utilized for dust control as necessary.

The ultimate use of the site will be consistent with the County of Riverside's General Plan for the region. The needs of the community, with respect to open space, residential, commercial development, recreational areas, and infrastructure will be addressed near the completion of the project, and will factor in to any future use of the property. The planned post-reclamation use is to continue the IDEFO operation.

Drainage and Erosion Controls

Historical Conditions

The existing project site is partially developed as a surface mining operation/quarry. The majority of land disturbance is located at the approximate center of the site. Flows associated with the blue line stream discussed above (historical conditions) have been routed around the existing operation to the west side of the existing paved access road. These flows then continue in a manner substantially identical to historical conditions prior to discharge off of the site. The remaining five blue line streams (including Laborde Canyon) have not been disturbed by the existing mining operation and associated improvements.

Proposed Conditions

The site is graded to capture all surface flows falling on or near the main pit area, and retain them on-site. Pit walls are benched and sloped to retain and direct rainfall and storm flows into on-site drainage basins.

The site is designed to accommodate storm water sedimentation basins as shown in the Hydrology Report and be designed to provide the required capacities as shown in the Hydrology Report. As the basins are

not required to reduce peak flow rates, spillways capable of passing the 1000-year flow rates shall be incorporated in the outlet of the basins. If basin infiltration rates do not allow for percolation of the basin volume within 72 hours an outflow pipe may be required and shall be designed in accordance with CASQA Sedimentation Basin Best Management Practices (BMP's).

V-Ditches, as shown on the Reclamation Plan, will be constructed around the top of the slopes. These V-Ditches will control and direct potential surface flows away from the slope faces, minimizing the potential for erosion and gullying. The drains will be inspected regularly, and any needed maintenance will be performed prior to forecasted rain events.

Slopes and Slope Treatment

Based on the findings contained within *Slope Stability Investigation, Proposed Expansion Area, Chandler Gilman Springs Pit* (Terracon February, 2019), the overall modeled 42-degree mine cut-slopes up to approximately 400 feet in height and upper/lower intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure for the anticipated long-term conditions, including the effects of seismic shaking. Therefore the planned (slightly flatter) slope angles are considered suitably stable against gross failure for the anticipated long-term conditions, including seismic shaking.

Around the perimeter of the mine, minor slopes are anticipated as mining transitions from overburden into material suitable for blasting and processing. In areas where these slopes remain, they will be re-seeded using the Reclamation Seed Mix referenced herein, and will be applied through the use of a hydroseeder. Prior to hydro seeding, the slopes will be prepared and roughened to create an advantageous environment for the seeds and seedlings to take hold. Seeding will be done immediately preceding the wet season when possible, to take advantage of precipitation and normal growth cycles to assist with germination. All slopes, including those 2:1, will be inspected annually by a certified Geologist.

Pit Areas and Excavation

Mining benches in the main pit areas will receive an application of topsoil, and then be seeded according to the approved mix. IDEFO portions of the project will be filled with inert materials and silts/clays from mining activities, and stabilized using AQMD approved methods. Slopes will be revegetated to protect and stabilize the soil surface per the reclamation seed mix and performance standards contained herein.

Reclamation and revegetation will commence as mining progresses to the outer boundary of the mining areas.

Ponds, Reservoirs, Tailings, and Wastes

Any pond areas will be backfilled and/or graded to the elevations specified on the Reclamation Plan. Any overburden piles and stockpiles will also be graded to the specified elevations. Any residual material will be used for contouring and slope enhancement.

All waste piles, tailings, etc. that are not used in revegetation will be incorporated into the IDEFO.

Clean-up

Processing Plant and Equipment

The existing stationary processing plant as well as all ancillary buildings and structures will be dismantled and removed during the final stages of mining, concurrent with reclamation. The material mined during the last stages of the project will be processed using smaller, portable equipment. None of the existing structures from the aggregate plant will remain on site post-reclamation.

Trash and Debris

The entire project site will be monitored and clean-up performed as necessary for trash and debris removal. The trash and debris will be placed in suitable containers and hauled off-site for appropriate disposal.

Contaminants

The extraction and processing of sand, gravel and limestone does not involve the use of chemicals other than fuel and lubricants for mobile equipment, and the associated maintenance materials, as discussed in the Public Safety section. All fuels, lubricants, and other approved materials will be handled and stored per the site's SWPPP and SPCC plans, which are kept on-site. Therefore, the mining operation will not discharge contaminants into the environment.

All facilities and equipment associated with fuels, solvents and lubricants will be removed as a part of the reclamation process.

Prior to final reclamation, a Phase I Environmental Site Assessment will be conducted on the site to certify that the property is environmentally clean and in suitable condition for future use. The purpose of a Phase I Site Assessment is to identify, through research and visual inspection, any environmental problems resulting from the use of hazardous materials, including:

- Evaluating storage, handling, treatment, and disposal of materials and waste.
- Investigating site for evidence of underground storage tanks or spills.
- Researching history of the facility, soil type, and ground and surface water.
- Reviewing the regulatory files on sites surrounding the property and/or properties.

Soils and Fine-Textured Waste

Silts and clays resulting from the washing process will remain on site and be utilized as part of the compacted fill and the reclamation/revegetation requirements. The revegetation plan addresses the requirements for growth of plant species related to the site, and as such discusses the requirements related to proper soil preparation for this area. The mean thickness of topsoil after reclamation is approximately 2-8 inches.

Soil samples will be tested with A05-2 tests Waypoint Analytical in Anaheim. The A05-2 test is a comprehensive analysis that includes agricultural suitability, soil texture, and organic content with amendment recommendations.

Revegetation

The reclamation seed mix consists of the following species and application rates:

UPLAND HABITAT SEED MIX		
SCIENTIFIC NAME	COMMON NAME	POUNDS/ACRE
<i>Acmispon glaber</i>	Deerweed	2
<i>Ambrosia dumosa</i>	Burro bush	3
<i>Artemisia californica</i>	California sage brush	5
<i>Deinandra fasciculata</i>	Fascicled tarweed	2
<i>Baccharis pilularis</i>	Coyote brush	3
<i>Encelia farinosa</i>	Brittlebush	3
<i>Eriogonum fasciculatum</i>	Flat-top buckwheat	5
<i>Eriophyllum confertiflorum</i>	Golden yarrow	3
<i>Gutierrezia californica</i>	California matchweed	3
<i>Lasthenia californica</i>	Goldfields	2
<i>Lupinus bicolor</i>	Lupine	2
<i>Mimulus aurantiacus</i>	Monkey-flower	2
<i>Plantago erecta</i>	Dot-seed plantain	3
<i>Salvia apiana</i>	White sage	3
<i>Salvia mellifera</i>	Black sage	3
<i>Stipa pulchra</i>	Purple needlegrass	5
TOTAL		49

The revegetation seed mix list is based on recommendations contained in the *Biological Resources Assessment* for the project, completed by Alden Environmental in February of 2018.

Roads and compacted surfaces that require revegetation will be scarified to a depth of 6-12 inches to help establish a suitable root zone in preparation for planting. Topsoil and overburden remaining on site will be used in the revegetation process. A soil analysis will be completed prior to the re-vegetation process. Topsoil will be spread to a thickness of 6" and blended into existing subsurface materials.

Seed application will be accomplished with hydroseeding equipment, using both contractors and plant personnel when possible. Seeding will be done in the fall to early winter to maximize the potential benefit of limited Southern California rainfall, and this method has proved successful in revegetation efforts on other mine properties operated by the applicant.

Test plots will be conducted on the upper benches, when accessible, so as not to be disturbed by mining activities. Irrigation is not planned or proposed at this time, but will be incorporated in the future if necessary, as determined by the test plots. If test plots deem it necessary that irrigation is needed, then re-vegetation areas must be self-sustaining for at least two years to be considered successful. The test plots will help evaluate:

- How different species of plants grow and mature at the site.
- How effective seeding methods are, and whether improvements can be incorporated.
- Different soil amendments and fertilizers.
- Irrigation possibilities vs. using rainfall exclusively.
- Plant protection needs and weed control techniques.

Performance Standards

Cover is defined as the downward vertical projection of the crown or shoot area above the ground surface, expressed as a percentage of the reference area. *Density* is defined as the number of individual plants or stems within the reference area, expressed as a number of species per given area (usually a specified transect). *Species richness* is defined as the number of different species within the reference area, again, usually a defined transect. Performance standards for cover, density, and species richness were developed utilizing input from Alden Environmental, who conducted and oversaw all biological studies on-site, and the Division of Mine Reclamation. The standards are outlined in the table below:

Cover	35% cover of native perennials
Density	20 native perennials per 50-meter by 1-meter transect.
Species Richness	5 species of native perennials per 50-meter by 1-meter transect.

Weed Management and Control

If an exotic plant species invades the site, it is often easiest and cheapest to eradicate the species early than to allow it time to take hold and set seed. First it must be determined if the invasive species is a threat to the goals of the project. Many projects experience a population explosion of weeds the first year or two after implementation. In some cases, these weeds naturally die out without causing any adverse effects. In other cases, they take over the site and crowd out the desired species and reduce species richness. The remediation measures in Table 6.6.2 of "*Rehabilitation of Disturbed Lands: A Manual for Decision Making*" will be used as a guideline to address noxious weeds.

Weed control during the first year after implementation of test plots is necessary to inhibit non-native weeds from establishing and to minimize rodent damage to plants by removing non-native potential protective cover. Weed removal will be accomplished through manual, mechanical, or chemical methods depending on the specific circumstances.

A monitoring program, consisting of the continuing management of areas containing noxious weed infestations will be initiated during the year following treatment in order to assess the effectiveness of the treatment, and to determine the need for follow-up treatments. The noxious weed performance standards and threshold levels are outlined in the table below:

Performance Standards and Threshold Level

Noxious Weeds	Noxious weeds, defined as those invasive non-native species that are injurious to agricultural crops, livestock, and natural habitats or ecosystems.
Threshold level	Weed abatement activities will be initiated when noxious weeds represent more than 10% of the cover of a 100 square foot reference area.
Monitoring Program Threshold Level	Additional weed abatement activities will be undertaken when noxious weeds continue to represent more than 10% of the cover of a 100 square foot reference area six months after initial treatment.

Monitoring and Maintenance

One year after seeding, the site will be assessed for success of seeding efforts and erosion control. Remedial actions that may be employed at that time will include removal of non-native species, reseeding if necessary, and replacement of erosion control devices. Monitoring will be performed annually for a period of five years after reclamation, or until the success criteria have been met. Monitoring and sampling methods will follow protocols set forth in Section 6.0 of *"Rehabilitation of Disturbed Lands: A Manual for Decision Making"*, published by the California Geological Survey. Section 6.2.1.4 provides methodology for obtaining an 80% confidence level, and is incorporated here by reference.

The success criteria for the revegetation plan is 35 percent of the cover, density, and diversity of perennial species on-site at the end of reclamation compared to the reference areas on adjacent lands. The *Biological Resources Assessment (Alden Environmental, 2018)*, prepared for the Environmental Impact Report identified Coastal Sage Scrub as the dominant vegetation community on site.

An erosion control mix will be used on pad areas and roadways, and will not be subject to the same performance criteria outlined herein for benches and slopes.

Reclamation Assurance

Financial Assurances for the subject site are currently in-place, and have been prepared in accordance with the Surface Mining and Reclamation Act FINANCIAL ASSURANCE COST ESTIMATE GUIDELINES. The Financial Assurance Cost Estimate (FACE) is updated on an annual basis, and is submitted for review and approval to the Riverside County Building and Safety Department. The amount currently on-file and in-place, in the form of a bond, is currently \$195,000.

Statement of Responsibility

The California Surface Mining and Reclamation Act (SMARA) of 1975, Section 2779 states, "Whenever one operator succeeds to the interest of another in any uncompleted surface mining operation by sale, assignment, transfer, conveyance, exchange, or other means, the successor shall be bound by the provisions of the approved reclamation plan and the provisions of this chapter."

As a representative for **Chandler Aggregates Incorporated**, I certify that the information contained in this Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that **Chandler Aggregates Incorporated** will accept all responsibility for the reclamation of mined lands associated with this site:

Assessor's Parcel Numbers: 422-240-(007, 008), 423-240-(001, 018-024), and 424-190-(001, 002)

Containing approximately 205 acres.

In accordance with the approved Surface Mining and Reclamation Plan and within the time limits of said plan.

Executed on this 30 day of April, 2019



Signature of Company Representative

ERIC WERNER

Print Name



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



09/16/20, 10:56 am

SMP00159R2

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SMP00159R2. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for the mining and processing of aggregate; including blasting, crushing, screening stockpiling and export of aggregate; and related maintenance and office facilities, and Surface Mining Permit No. 159 Revision No. 2 is a revision to the existing mining and reclamation plan to accommodate an expansion in mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site ("Expanded Disturbance Area", or "EDA") of 54.5 acres. The Gilman Springs Mine (herein, "Mine") encompasses approximately 1,021.4 acres. Additionally, SMP 159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site's utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine's aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site's 1,000,000-ton annual limit. Additionally, and in conformance with the Surface Mining and Reclamation Act of 1975 (SMARA) and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of Ordinances, 1995), SMP 159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. . The Project also proposes to revise the Mine's timing restrictions for mining activities within 300-feet of the Mine's boundaries from between between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holiday's, to 24-hours per day, seven days per week including Sundays and federal holidays, within the Controlled Development Areas (W-2) zone. The proposed surface mining revision proposes a 50-year life of permit

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits (cont.)

until December 31, 2070.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

Exhibit A (Mine Plan), Amended No. 2, dated June 25, 2019.

Exhibit B (Reclamation Plan), Amended No. 2, dated June 25, 2019.

Exhibit C (Project Description), Amended No. 2, dated June 25, 2019.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
- Clean Water Act
- Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

• The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 555 (Surface Mining and Reclamation)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 927 (Regulating Short Term Rentals)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 4 AND - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the SMP00159R2, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - HOLD HARMLESS (cont.)

Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 5 AND - Planning Previous Conditions of Approval

The conditions of approval from SMP00159 and SMP00159R1 remain in effect unless specifically amended by the SMP00159R2.

Fire

Fire. 1 Gen - SMP Fire

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards.

General

General. 1 Gen - 90 Days to Protest

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning

Planning. 1 0010-Planning-SMP - ANNUAL REPORT

During the life of this permit, the permittee shall annually prepare and submit a written report to the County Geologist, demonstrating compliance with all the conditions of approval and mitigation measures required for this SMP No. 159R2 and EA No.43079. This report shall be submitted along with the mine operator's annual mining report and annual inspection application package required for this mine's annual SMARA inspection. This package shall be submitted to the County no later than June 30 of each calendar year.

Planning. 2 0010-Planning-SMP - CAUSES FOR REVOCATION

In the event the use hereby permitted under this surface mining permit, a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 23

Gen - Geology Soils (cont.)

SCAQMD guidelines in order to limit fugitive dust emissions.

- The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer's specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
- The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less.

Planning. 24

Gen - Green House Gas Emissions

CRDR 4.6-1 The Project would be required to comply with all mandates imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air quality emissions. Those that are applicable to the Project and that would assist in the reduction of greenhouse gas emissions are listed below:

- Global Warming Solutions Act of 2006 (AB32)
- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.
- Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15.

Planning. 25

Gen - Historical/Archaeological Resources

MM 4.7-1 If human remains are encountered during mining activities on site, compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. shall be required. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this mitigation measure, if human remains are found, shall be provided to Riverside County Planning Department upon the completion of a treatment plan and final report detailing the significance and treatment finding.

CRDR 4.7-1 Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28

Gen - Mitigation Measures Air Quality (cont.)

are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer's specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.

- The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less.

CRDR 4.2-3 The Project shall comply with SCAQMD Rule 1157, as applicable, which requires the following:

- No visible dust more than 100 feet from any activity, equipment, storage pile, or disturbed area anywhere onsite;
- No dust emissions from any source exceeding 20 percent opacity (average of 12 readings);
- Prompt cleanup of any spilled material and stabilization of any spilled material storage piles at a minimum at the end of each workday;
- Dust suppressants or other dust control methods on conveyors, loading, unloading, or transferring activities;
- Baghouse emission controls on screening and crushing activities or other dust control measures to meet the visible emission limits;
- Chemical stabilization and covering storage piles;
- Chemical stabilization of unpaved haul roads;
- Sweeping of paved roads once each shift with SCAQMD-certified sweepers, when required;
- Covered or otherwise stabilized aggregate loads (i.e. loads to remain 6 inches from the upper edge of the container area) to avoid dust emissions from product transport trucks in compliance with California Vehicle Code No. 23114; and
- Wheel washers, rumble grate, and paving of internal plant roads to eliminate track out.

Planning. 29

Gen - Mitigation Measures Biological Resources

MM 4.3-1 To mitigate impacts to 0.36 acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk scrub), the Project Applicant shall mitigate impacts at a minimum 3:1 ratio. A total of 1.08 acres of mitigation shall occur via off-site purchase of credits from the Riverpark Mitigation Bank or other approved bank. Mitigation for the unavoidable impacts to Riparian/Riverine resources shall be at least biologically equivalent to the resources being impacted by the proposed mine expansion. Evidence of that 0.36-acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk scrub) have been appropriately mitigated shall be supplied to the Riverside County Environmental Programs Department (EPD) prior to any mining activities within the portions of the 54.5-acre Expanded Disturbance Area (EDA) that contain Riparian/Riverine resources.

MM 4.3-2 Prior to mining activities within the 54.5-acre Expanded Disturbance Area that affects jurisdictional drainages, the Project Applicant shall obtain a Section 404 Permit from the U.S. Army Corps of Engineers (ACOE) and a Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland Waters of the United States.

MM 4.3-3 Prior to mining activities within the 54.5-acre Expanded Disturbance Area that affects

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

Gen - Mitigation Measures Biological Resources (cont.)

jurisdictional drainages, the Project Applicant shall obtain a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) for impacts to 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat.

MM 4.3-4 All vegetation clearing activities within the 54.5-acre Expanded Disturbance Area (EDA) shall occur outside of the bird breeding season (February 15 through August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. Surveys shall be conducted no more than three (3) days prior to scheduled vegetation clearing activities within the EDA. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (300 feet for the California gnatcatcher and raptors; 100 feet for other non-raptors). The vegetation containing the active nest shall not be removed, and no ground-disturbing activities shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey shall be repeated to confirm the absence of nesting birds. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to any new vegetation clearing and grubbing during the breeding season. Clearing of vegetation outside of the avian breeding season shall not require a Nesting Bird Clearance Survey. The Mine operator shall keep records of: a) all new clearing activities that occur during the general avian breeding season; b) the results of all pre-construction nesting surveys; c) mitigation or avoidance measures that were undertaken during the breeding season; d) areas within the EDA that have been disturbed outside of the general avian breeding season; and e) copies of the approved Nesting Bird Clearance Survey report(s). These records shall be maintained on site at all times and made available for City inspection upon request.

MM 4.3-5 All lighting shall be selectively placed, directed, and shielded away from habitats around the periphery of the active mining areas. In addition, large spotlight-type lighting directed into areas outside the actively-mined areas shall be prohibited. Operational lighting shall be shielded and focused to reduce impacts to wildlife.

MM 4.3-6 Prior to mining activities within the proposed Expanded Disturbance Area (EDA), signs shall be posted along internal roadways restricting speeds to 10 miles per hour or less.

MM 4.3-7 Prior to commencement of mining activities pursuant to SMP 159R2, the Project Applicant shall construct a 765-foot long 12-foot high berm between the proposed MSHCP Conservation Area and the existing mining operations on site, as depicted on EIR Figure 4.3-4, Proposed MSHCP Conservation Area Noise Receiver Locations.

MM 4.3-8 Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to removal of any vegetation within the 54.5-acre Expanded Disturbance Area (EDA), a pre-construction

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

Gen - Mitigation Measures Biological Resources (cont.)

presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the vegetation clearing does not occur within 30 days of the survey, a new survey shall be required. If it is determined that the Project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife (CDFW).

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation of vegetation clearing activities, the Project Proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding (MOU) with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place,
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating borrowing owls, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

CRDR 4.3-1 The Project Applicant shall comply with County of Riverside Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment.

CRDR 4.3-2 The Project Applicant shall comply with County of Riverside Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

Gen - Mitigation Measures Biological Resources (cont.)

CRDR 4.3-3 The Project Applicant shall incorporate measures required through National Pollutant Discharge Elimination System (NPDES). Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area.

CRDR 4.3-4 The Project is required pursuant to Amendment No. 2 to Reclamation Plan No. 159 (SMP 159R2) to implement the approved reclamation seed mix as part of any revegetation or reclamation activities. Only species on the approved reclamation seed mix (refer to EIR Table 3-4) shall be allowed. The reclamation seed mix does not include any plants included on the California Invasive Plant Council's list of invasive species (or in Table 6-2 of the MSHCP).

CRDR 4.3-5 Prior to commencement of mining activities within the proposed EDA, the Project Applicant shall convey to the Riverside Conservation Authority (RCA) 184.73 acres of the Mine located within MSHCP Cell Group B, 230.47 acres of the Mine located within MSHCP Cell Group C, and 14.81 acres of the Mine located within MSHCP Cell Group D. The required dedications, all of which occur outside of the existing mining limits and the proposed EDA, would assist the RCA in achieving the conservation objectives for Cell Groups B, C, and D.

Planning. 30

Gen - Mitigation Measures Energy

CRDR 4.4-1 The following regulations have been adopted to improve energy efficiency, and would serve to reduce the Project's level of energy consumption:

- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Planning. 31

Gen - Mitigation Measures Paleontological Resources

MM 4.10-1 Prior to the commencement of ground-disturbing activities within the EDA, a pre-construction meeting shall be held and attended by the Project Paleontologist, Project Applicant, and a representative of the Lead Agency (County of Riverside). The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials. The Mine Operator shall be responsible for monitoring for compliance with this requirement, and shall document the date, time, location, and attendees who participated at this meeting. Complete grading plans shall be made available to the Project Paleontologist or Paleontological Monitor prior to the start of any earthmoving activities.

MM 4.10-2 Prior to commencement of mining activities within the EDA, the Project Applicant shall provide evidence to Riverside County that mass grading and excavation activities in areas identified as likely to contain paleontological resources will be monitored by a qualified paleontologist or paleontological monitor shall occur. Monitoring shall be conducted full-time in all areas of grading or excavation in undisturbed Mount Eden formation sediments ("Area B" on EIR Figure 4.10-2) located in the northern and northeastern portions of the proposed EDA as well as locations where over-excavation of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31

Gen - Mitigation Measures Paleontological Resources (cont.)

surficial alluvial sediments will encounter these formational sediments in the shallow subsurface. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid operational delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain fossil resources. Evidence of compliance with this mitigation measure shall be provided to Riverside County prior to commencement of mining activities within the EDA.

MM 4.10-3 If a paleontological resource is discovered on the property, discovered fossils or samples of such fossils shall be collected and identified by a qualified paleontologist. Preparation of recovered specimens to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Evaluation and museum-level preparation of discovered fossils shall be overseen by a qualified paleontologist. Any and all fossils encountered during Project grading activities will be deposited at the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the Project Applicant. The Project Applicant shall provide evidence of compliance with this mitigation measure to Riverside County within 60 days of completion of grading activities within the "High" paleontological sensitivity area of the Project site, if such resources are found on-site.

MM 4.10-4 Within 90 days of completion of paleontological monitoring activities within the "High" paleontological sensitivity area of the Project site ("Area B" on EIR Figure 4.10-2), the Project Applicant shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate lead agency (Attn: Riverside County Transportation and Land Management Agency, Planning Department, 4080 Lemon Street, Riverside, California 92502), shall signify satisfactory completion of the Project's monitoring and mitigation program with respect to nonrenewable paleontological resources

Planning. 32

Gen - Mitigation Measures Transportation and Traffic

MM 4.11-1 Prior to commencement of mining activities as authorized under SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the installation of a traffic signal at the intersection of Jack Rabbit Trail. & Gilman Springs Rd. (#3). The Project's fair share of the required improvement is 35.5%.

MM 4.11-2 Prior to commencement of mining activities as authorized under SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the installation of a traffic signal at the intersection of the Project's Driveway & Gilman Springs Rd. (#5). The Project's fair share of the required improvement is 54.7%.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 32

Gen - Mitigation Measures Transportation and Traffic (cont.)

CRDR 4.11-1 Prior to commencement of mining activities as authorized under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 659.

CRDR 4.11-2 Prior to commencement of mining activities as authorized under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the Project Applicant shall pay appropriate Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 824.

Planning. 33

Gen - Mitigation Measures Tribal Cultural Resources

Mitigation Measure MM 4.7-1 shall apply.

City Regulation and Design Requirement CRDR 4.7-1 shall apply.

Planning. 34

Gen - Mitigation Measures Utilities and Service Systems

CRDR 4.13-1 The Project is required to comply with the Riverside Countywide Integrated Waste Management Plan (CIWMP). The CIWMP requires up to 50 percent of its solid waste needs to be diverted from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. The CIWMP outlines goals, policies, and programs that comply with the provisions of AB 939 and its diversion mandates.

CRDR 4.13-2 The Project is required to comply with the provisions of the California Solid Waste Integrated Waste Management Act, (AB 939, 1989) which mandates a reduction of disposed waste throughout California.

CRDR 4.13-3 The Project is required to comply with the provisions of the Mandatory Commercial Recycling Program (AB 341). AB 341 made a legislative declaration that it is the policy goal of the state that not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020, and required the Department of Resources Recycling and Recovery, by January 1, 2014, to provide a report to the Legislature that provides strategies to achieve that policy goal and also includes other specified information and recommendations.

Planning. 35

Gen - Noise Blasting

CRDR 4.9-1 Pursuant to Riverside County Ordinance No. 787, the Project Applicant shall obtain a blasting permit from the Riverside County Sheriff prior to each blasting event.

Planning. 36

Gen - Road Impact Assessment

Prior to issuance of grading permit or surface mining permit annual inspection whichever occurs first, prior to October 1 of each year the Road Impact Assessment shall be paid to the County of Riverside. The assessment shall be calculated in accordance with Board of Supervisor's policy B-35, Guidelines for Processing Surface Mining Permits for New and Significantly Expanded Surface Mining Operation where

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 36

Gen - Road Impact Assessment (cont.)

new and significantly expanded surface mining facilities are required to make payment of a Road Impact Assessment.

For SMP 159 Revised Permit No.1 the applicant agreed to a condition of approval requiring compliance with the Road Impact Assessment as set forth in this policy and Ordinance No. 555.

The Road Impact Assessment depends on the following payment program:

PCC Material: Applicants shall pay to the County a Road Impact Assessment of \$0.05 per ton of Portland cement concrete-grade aggregate material ("PCC Material") extracted from the subject mining site associated with the new Permit, or revised Permit for a Significantly Expanded Surface Mining Operation, and either (i) sold as a finished product and transported off the site, or (ii) transported off the site for further processing and sale off the site.

Non-PCC Material: Applicants shall pay to the County a Road Impact Assessment of \$0.03 per ton of material not suitable for Portland cement concrete use ("Non-PCC Material"), including, without limitation overburden, other waste rock, or topsoil, extracted from the subject mining site associated with the new Permit, or revised Permit for a Significantly Expanded Surface Mining Operation, and either (i) sold as a finished product and transported off the site, or (ii) transported off the site for further processing and sale off the site. If the Road Impact Assessment payment amount would be less than \$25,000, applicants for a new Permit, or a revised Permit for a Significantly Expanded Surface Mining Operation, shall be required to pay a minimum Road Impact Assessment amount of \$25,000 ("Minimum Payment") per year.

CPI Adjustments. The Road Impact Assessment shall be adjusted annually in accordance with the Consumer Price Index for "All Urban Consumers, All Items Less Food and Energy Riverside-San Bernardino-Ontario, CA Area," published by the U.S. Department of Labor Statistics, or, if no longer available, a similarly applicable index. The annual CPI adjustment shall not exceed 4 percent. The \$25,000 minimum annual Road Impact Assessment shall be subject to a 10% adjustment every five years.

Payment Schedule. Applicants electing to be subject to a Road Impact Assessment shall submit payments to the County on an annual basis on October 1 of each year, based on the annual Operator's report required to be submitted on July 1. The first payment for a new Permit shall be paid the first October 1 after approval of the Permit or revised Permit. The first payment for a Significantly Expanded Surface Mining Operation shall be paid the first October 1 after extraction has begun. For both a new Permit and a Significantly Expanded Surface Mining Operation, the Minimum Payment, if applicable, shall be prorated on a daily basis for the first year. Consistent with sections 2207(g) and 2778 of SMARA, the disclosure of the amount of a Road Impact Assessment paid by a party subject to this Board Policy shall be considered proprietary information. However, the total amount of all Road Impact Assessments collectively paid by all parties subject to this Board Policy shall be considered public information, unless the disclosure of such information would result in either the direct or indirect disclosure of information identified as proprietary pursuant to this section, which will be assessed by the County on a case-by-case basis.

Annual Minimum Road Impact Assessment. Except for a prorated amount the first year after approval, Applicants shall pay a Minimum Payment of \$25,000 annually.

Planning. 37

Gen - Signage

No signs are approved pursuant to this use. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Riverside County Planning Department, pursuant to the requirements of Section 18.30.a.(1) of Riverside County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3

Unanticipated Resources (cont.)

Planning-CUL. 3

Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1

GEO180007 (Revised) ACCEPTED

County Geologic Report GEO No. 180007 (Revised), submitted for the project SMP00159R2, APNs 422-240-007, -008; 423-230-008, and 432-240-001, -018 through -024, was prepared by Terracon, and is titled; "Slope Stability Investigation, Proposed Expansion Area, Chandler Gilman Springs Pit, CA Mine ID 90-33-0019 – SMP159R2, Riverside County, California, Terracon Project No. CB195044" dated February 5, 2018. In addition, Terracon has submitted the following revised report:

"Revised Slope Stability Investigation, Chandler Gilman Springs Pit – Proposed Expansion Area, CA Mine ID 90-33-0019 – SMP 159R2, Riverside County, California, Prepared for Chandler Aggregates, Inc., Terracon Project No. CB175260" dated April 19, 2019.

GEO180007 (Revised) concluded:

1. This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone.
2. No active or potentially fault traces are known to traverse the site and no evidence of onsite faulting was observed during our field reconnaissance and aerial photo review.
3. Based on ground water elevations at the onsite wells (397 and 522 feet deep), groundwater is not anticipated to be a consideration for the mine expansion.
4. The potential for liquefaction and other shallow groundwater hazards within the reclamation area is considered to be low.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180007 (Revised) ACCEPTED (cont.)

5. Moderate to severe seismic shaking of the site can be expected to occur during the lifetime of the proposed mining and reclamation. This potential has been considered in our analyses and evaluation of slope stability.
6. On the basis of our field investigation and slope stability analyses, it is the opinion of this firm that the proposed slope excavations and reclamation of the proposed mine slopes are feasible from geotechnical engineering and engineering geologic standpoints, provided the recommendations contained in this report are implemented during mining.
7. Based on our analyses, overall modeled 42-degree cut-slopes up to approximately 400 feet in height and upper/lower intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure for the anticipated long-term conditions, including the effects of seismic shaking.
8. Based on our current analysis, revised slope configurations are also suitably stable against gross failure for the anticipated long-term conditions, including seismic shaking. Therefore, the planned (slightly flatter) slope angles are considered suitably stable against gross failure for the anticipated long-term conditions, including seismic shaking.
9. It is anticipated that rock fragments will be angular and relatively resistant to rolling; therefore, rockfall hazard is not anticipated for properly excavated and scaled rock slopes.

GEO180007 (Revised) recommended:

1. Overall final cut slopes (pit top to pit toe) should be no steeper than approved angles (42 degrees as modeled in Cross Section A) up to the maximum proposed height (400 feet).
2. The bedding orientation (generally 40-degree northeast dip) within marble bearing and foliated schist strata may influence the geometry of north- and northwest-facing pit walls.
3. The occurrence of back break and kinematic influence on face angles may result in slightly fatter or steeper interbench slope angles.
4. The geotechnical engineer or geologist should be notified if adverse slope conditions that are not mitigatable by established operational plans are discovered during mining.
5. As a typical for any surface mining operation, we recommend periodic observation of mine benches above working areas for indications of potential instability during mine operations.
6. Pit slope monitoring should include regular inspections of benches and pit crests in order to identify any tension cracks or other indications of potential slope instability.
7. Mine slopes and benches should be protected with perimeter berms and/or levees as necessary to prevent slope erosion or surface flow incursion in the areas where natural slopes drain toward the mining and/or reclaimed slopes.

GEO No. 180007 (Revised) satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes. GEO No. 180007 (Revised) is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-GEO. 2

GEO180007 ACCEPTED

County Geologic Report GEO No. 180007, submitted for the project SMP00159R2, APNs 422-240-007, -008; 423-230-008, and 432-240-001, -018 through -024, was prepared by Terracon, and is titled; "Slope

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 2

GEO180007 ACCEPTED (cont.)

Stability Investigation, Proposed Expansion Area, Chandler Gilman Springs Pit, CA Mine ID 90-33-0019 – SMP159R2, Riverside County, California, Prepared for Chandler Aggregates, Inc., Terracon Project No. CB175260” dated February 5, 2018.

GEO180007 concluded:

1. This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone.
2. No active or potentially fault traces are known to traverse the site and no evidence of onsite faulting was observed during our field reconnaissance and aerial photo review.
3. Based on ground water elevations at the two onsite wells (397 and 522 feet deep), groundwater is not anticipated to be a consideration for the mine expansion.
4. The potential for liquefaction and other shallow groundwater hazards within the reclamation area is considered to be low.
5. Moderate to severe seismic shaking of the site can be expected to occur during the lifetime of the proposed mining and reclamation. This potential has been considered in our analyses and evaluation of slope stability.
6. On the basis of our field investigation and slope stability analyses, it is the opinion of this firm that the proposed slope excavations and reclamation of the proposed mine slopes are feasible from geotechnical engineering and engineering geologic standpoints, provided the recommendations contained in this report are implemented during mining.
7. Based on our analyses, overall modeled 42-degree cut-slopes up to approximately 400 feet in height and upper/lower intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure for the anticipated long-term conditions, including the effects of seismic shaking.
8. It is anticipated that rock fragments will be angular and relatively resistant to rolling; therefore, rockfall hazard is not anticipated for properly excavated and scaled rock slopes.

GEO180007 recommended:

1. Overall final cut slopes (pit top to pit toe) should be no steeper than approved angles (42 degrees as modeled in Cross Section A) up to the maximum proposed height (400 feet).
2. The bedding orientation within marble bearing and foliated schist strata may influence the geometry of north- and northwest-facing pit walls.
3. The occurrence of back break and kinematic influence on face angles may result in slightly fatter or steeper interbench slope angles.
4. The geotechnical engineer or geologist should be notified if adverse slope conditions that are not mitigatable by established operational plans are discovered during mining.
5. As a typical for any surface mining operation, we recommend periodic observation of mine benches above working areas for indications of potential instability during mine operations.
6. Pit slope monitoring should include regular inspections of benches and pit crests in order to identify any tension cracks or other indications of potential slope instability.
7. Mine slopes and benches should be protected with perimeter berms and/or levees as necessary to prevent slope erosion or surface flow incursion in the areas where natural slopes drain toward the mining and/or reclaimed slopes.

GEO No. 180007 satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes. GEO No. 180007 is hereby accepted for planning purposes. Engineering and other Building

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 2

GEO180007 ACCEPTED (cont.)

Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-SMP - 1ST FINANCIAL ASSURANCE Not Satisfied

Prior to commencement of any surface disturbance, construction of any processing plant, surface mining operation, the permittee shall establish financial assurances to ensure reclamation of the surface mining operation with the County.

a. The financial assurance shall take the form of a surety bond, irrevocable letter of credit, trust fund or other form of financial assurance as approved by the County.

b. The specific amount of financial assurance for this mining operation shall be based upon actual calculations of reclamation costs and shall be subject to review and approval by the County and review by the California Department of Conservation. Calculations shall be provided on forms created by the Department of Conservation, as appropriate.

c. The financial assurance shall include, but not necessarily be limited to, costs for the removal of equipment, structures and derelict machinery, removal of waste materials, landscaping stabilization of slopes, land restoration and revegetation compatible with the topography and general environment of surrounding property in accordance with the approved Reclamation Plans.

d. The financial assurance shall remain in effect for a twenty-five (25) year period and/or shall be released by the County on approval of the site's final reclamation by the County and the Department of Conservation, Division of Mine Reclamation.

e. The financial assurance shall be made payable to Riverside County and the State of California, Department of Conservation.

060 - Planning. 2 0060-Planning-SMP - 1ST INSPECTION REPORT Not Satisfied

Prior to commencement of any surface disturbance, or construction of any processing plant, surface mining operation, or issuance of the first Special Inspection Permit, the permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety which will be accompanied by the appropriate filing fee set forth in Riverside County Ordinance No. 671. The Special Inspection Permit shall be accompanied by a written report which specifies conformance with these conditions of approval.

060 - Planning. 3 0060-Planning-SMP - RCL RECLAMATION PLAN Not Satisfied

The permittee shall comply with the Reclamation Plan, Exhibit B, and the Surface Mining and Reclamation Project Description, Exhibit C, all on file with the Riverside County Planning Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

060 - Planning. 4 0060-Planning-SMP - YR BLASTING NOTICES Not Satisfied

A letter, containing a general description of the blasting operations and precautions, including the blast warning whistle signals that are required by the State of California Construction Safety orders, shall be sent to all residents within a one-half mile radius of the surface mining operations. The notification will occur a minimum of once a year. Evidence that notification has been done shall be included in the annual report submitted prior to the issuance of the annual Special Inspections Permit.

060 - Planning. 5 0060-Planning-SMP- 1ST ROAD ACCESS Not Satisfied

Prior to the commencement of any expanded reclamation plan operation, the access roads connecting the project with the paved County maintained roads shall be paved with asphaltic concrete and/or covered with aggregate base materials, as approved by TLMA.

060 - Planning. 6 0060-Planning-SMP- YR ADJUST ASSURANCES Not Satisfied

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-SMP- YR ADJUST ASSURANCES (cont.) Not Satisfied

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, Exhibit B, and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

060 - Planning. 7 0060-Planning-SMP- YR RECLAMATION REPORT Not Satisfied

The permittee shall submit a final reclamation completion report prior to the completion and expiration of this mining permit to the County Geologist for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration of 2:1 (horizontal:vertical), resoiled areas, erosion control structures, and successful revegetation. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer, landscape architect, geologist or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

060 - Planning. 8 0060-Planning-SMP*- 1ST PROCESSING PLANT Not Satisfied

Prior to the commencement of any surface disturbance, surface mining operations, or issuance of the first Special Inspection Permit, the permittee shall cause a plot plan application for development of temporary and permanent processing plant areas to be submitted to the Riverside County Planning Department, Land Use Section for review and approval by the Planning Department Engineering Geologist. Said plan shall be in conformance with the approved Surface Mining Permit No. 159, Revision No. 2, Mining Plan, Exhibit "A".

Planning-CUL

060 - Planning-CUL. 1 NATIVE AMERICAN MONITOR Not Satisfied

Prior to disturbance of any previously undisturbed areas, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall have the opportunity, based upon the written agreement, to be on-site during all initial ground disturbing activities including clearing, grubbing and tree removals. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of tribal cultural resources.

If the Native American Monitor identifies any potential tribal cultural resources, the Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 PROJECT ARCHAEOLOGIST Not Satisfied

Prior to disturbance of any previously undisturbed areas, the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 PROJECT ARCHAEOLOGIST (cont.) Not Satisfied

Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be on-site during all initial ground disturbing activities including clearing, grubbing and tree removals. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060 – EPD - RCA Conveyance Not Satisfied

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Regional Conservation Authority (RCA) via either fee conveyance or conservation easement for long-term conservation and management of the 430.1 acres, as discussed in the "General Biological Resources Assessment for Gilman Springs Mine", prepared by, Alden Environmental Inc., dated April 5 2019", prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

060 - Planning-EPD. 2 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 3 0060-EPD-Biological Monitor Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted who holds a MOU with the County of Riverside to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-EPD-Biological Monitor (cont.) Not Satisfied

qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 4 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 5 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

INVASIVES

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) (cor Not Satisfied
BARRIERS

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE

Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been purchased. MSHCP riparian/riverine habitat would be mitigated at a mitigation-to-impact ratio of 3:1 for the 0.36 acres of permanent impacts. Impacts to MSHCP Riverine habitat will be offset by the purchase of 1.08 credits at the Riverpark Mitigation Bank. Riverpark Mitigation Bank possesses high quality riparian/riverine habitat that is superior to the habitat that is impacted in the project site. This information is documented in, 'Determination of Biologically Equivalent or Superior Preservation for Gilman Springs Mine, prepared by Alden Environmental Inc., dated April 5, 2019.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed PERMANENT fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN (c Not Satisfied
areas labeled as "MSHCP Conservation Area" on the Final Map and as discussed in "General
Biological Resources Assessment for Gilman Springs Mine", prepared by, Alden Environmental Inc.,
dated April 5 2019," shall be permanently demarcated. The Regional Conservation Authority (RCA)
shall be consulted on the fence design. The fencing plan will be reviewed and approved by Riverside
County's Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has
reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether
the proposed fencing will adequately protect the conservation area, and whether changes to the
proposed fencing and signage plan are required.

060 - Planning-EPD. 8 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Satisfied

Areas of the project adjacent to areas labeled as "MSHCP Conservation Area" as discussed in the
"General Biological Resources Assessment for Gilman Springs Mine", prepared by, Alden
Environmental Inc., dated April 5 2019, will be temporarily fenced, or somehow demarcated, to avoid
impacts during grading and construction. Signs must clearly indicate that no impacts will occur within
the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with
the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting
bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist
documenting that the fencing has been completed. EPD may also inspect the site prior to grading
permit issuance.

Planning-PAL

060 - Planning-PAL. 1 Gen - PALEO PRIMP/MONITOR Satisfied

County Paleontological Report (PDP) No. 1586, submitted for this case (SMP00159R2), was
prepared by Brian F. Smith and Associates, Inc. (BFSA) and is entitled: "Paleontological Resource
Impact Mitigation Program (PRIMP), Surface Mining Permit No. 159, Amendment No. 2, San Timoteo
Badlands, unincorporated Riverside County, California (Case No. SMP00159R2)", dated 18 January
2018. In addition, BFSA has submitted the following revised report:

"Revised Paleontological Resource Impact Mitigation Program (PRIMP), Surface Mining Permit No.
159, Amendment No. 2, San Timoteo Badlands, unincorporated Riverside County, California (Case
No. SMP00159R2)", dated April 30, 2019.

PDP01586 concluded:

The existence of Miocene to Pliocene (~5.6 million year old) sediments of the Mount Eden formation
across Area B within the bounds of the proposed mine expansion, the documented fossil record of
terrestrial mammals and land plants from this formation, and the High Paleontological Resource
Sensitivity assigned to the Mount Eden formation by the CRLIS all support the recommendation that
full-time paleontological monitoring be required during mass grading and excavation activities in Area
B in order to mitigate any adverse impacts to potential nonrenewable paleontological resources in this
area. The greatest portion of the proposed mine expansion (Area A), however, is underlain by
metamorphic (metasedimentary) rocks, has little to no likelihood of yielding any recognizable fossils,
and is assigned a Low Paleontological Sensitivity.

PDP01586 recommended:

A mitigation monitoring and reporting program (PRIMP) consistent with the provisions of the California

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - PALEO PRIMP/MONITOR (cont.) Satisfied
Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and draft guidelines of the Society of Vertebrate Paleontology should be implemented for any grading and excavation-related activities within Area B of the proposed mine expansion.

Additionally, the County will require full-time paleontological monitoring of mass grading and excavation activities in all areas where excavation/mining activities will excavate into the Mount Eden formation.

Paleontological monitoring of any mining or earth-disturbing activities in Area A is not necessary and is not recommended.

PDP01586 satisfies the requirement for a PRIMP for this site grading. PDP01586 is hereby accepted for SMP00159R2. PDP01586 shall be implemented for site excavating under this mining permit. Should fossil remains be encountered during site excavation, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01586 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-SMP - YR TEMPORARY SLOPES Not Satisfied

Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal: vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements.

070 - Planning. 2 0070-Planning-SMP- 1ST & YR BOUNDARY FENCE Not Satisfied

There shall be a fence and locked gates erected along the outer boundary of the active surface mining areas and processing plant indicated on Mining Plan, Exhibit "A". The fence shall be maintained at all times during the operation, and shall consist of a chain link or barbed wire fencing in areas of steep topography, as approved by the County Geologist.

070 - Planning. 3 0070-Planning-SMP- 1ST & YR COLOR BLENDING Not Satisfied

The processing aggregate plant and shall be painted with colors that blend and camouflage with the surrounding areas.

070 - Planning. 4 0070-Planning-SMP- 1ST & YR NO TRESPASSING Not Satisfied

The outer boundary of the mining, processing, maintenance and access road areas shall be posted with "No Trespassing" signs as delineated on Mining Plan, Exhibit "A". Said "No Trespassing" signs shall be maintained to the completion of the project.

070 - Planning. 5 0070-Planning-SMP- 1ST & YR ROAD SIGNS Not Satisfied

Plan: SMP00159R2

Parcel: 422240008

70. Prior To Grading Final Inspection

Planning

070 - Planning. 5 0070-Planning-SMP- 1ST & YR ROAD SIGNS (cont.) Not Satisfied
All roads within the project limits shall be posted with speed limit signs of 15 miles per hour.

070 - Planning. 6 0070-Planning-SMP- 1ST & YR SITE STAKING Not Satisfied
The outer boundary of the surface mining areas approved as part of this permit shall be surveyed and staked with visible markers such as white PVC pipe. These stakes shall be placed at no more than 300-foot intervals along the boundary of these areas. This staking shall be maintained throughout the life of this permit.

070 - Planning. 7 0070-Planning-SMP- 1ST CHECK CLEARANCES Not Satisfied
The Riverside County Planning Department - Land Use Section shall verify that the Development Standards of this approval and all other conditions have been complied with prior to any use allowed by this Surface Mining Permit, and clearances have been obtained from all required agencies, departments, and/or districts.

Planning-CUL

070 - Planning-CUL. 1 PHASE IV MONITORING REPORT Not Satisfied
Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-SMP - No Building Permit W/O Grading Per Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

Planning

080 - Planning. 1 0080-Planning - SCAQMD Regulatory Measures to Control Ai Not Satisfied
Diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide CARB Diesel Reduction Plan. These measures are implemented by CARB in phases with new rules imposed on existing and new mobile diesel-fueled off-road and on-road equipment and trucks.

Transportation

080 - Transportation. 1 MM 4.11-1 Not Satisfied
Prior to commencement of mining activities as authorized under SMP00159R2, the Project Applicant



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: February 23, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Regional Parks & Open Space
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 5th District-
Kroencke

Eastern Municipal Water District (EMWD)

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2) - **REQUEST:** Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1. **BBID: 833-380-662**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC meeting on March 22, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

March 8, 2018

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

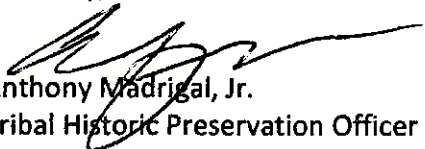
RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (SMP00159R2)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of SMP00159R2. This project entails the expansion of an existing mining area, resulting in a total of 204 acres. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, because the project is near the vicinity of the Chemehuevi Traditional Use Area, the project could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians (Tribe).

The THPO requests copies of all available cultural reports related to this project. Further recommendations will be issued after review of all available cultural reports. The Tribe and THPO look forward to working with the Riverside County Planning Department on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,


Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Felicia Sierra, Riverside County Planning Department

March 8, 2018

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; SMP00159R2

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

February 8, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR SMP00159R2 [APNs 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024]

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re SMP00159R2
February 8, 2018
Page 2

artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the Corps and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the Corps on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018, 019, 020, 021, 022, 023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

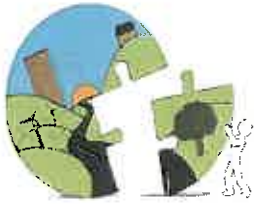
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018, 019, 020, 021, 022, 023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

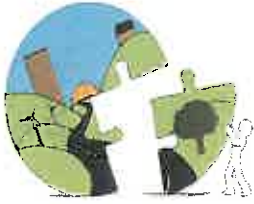
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

February 7, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

February 7, 2018

San Manuel Band of Mission Indians
Jessica Mauck, Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

February 7, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Twenty- Nine Palms Band of Mission Indians
Darrell Mike, Chair
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018, 019, 020, 021, 022, 023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

SMP00159R2



Legend

- Blue Line Streams
- City Areas
- World Street Map



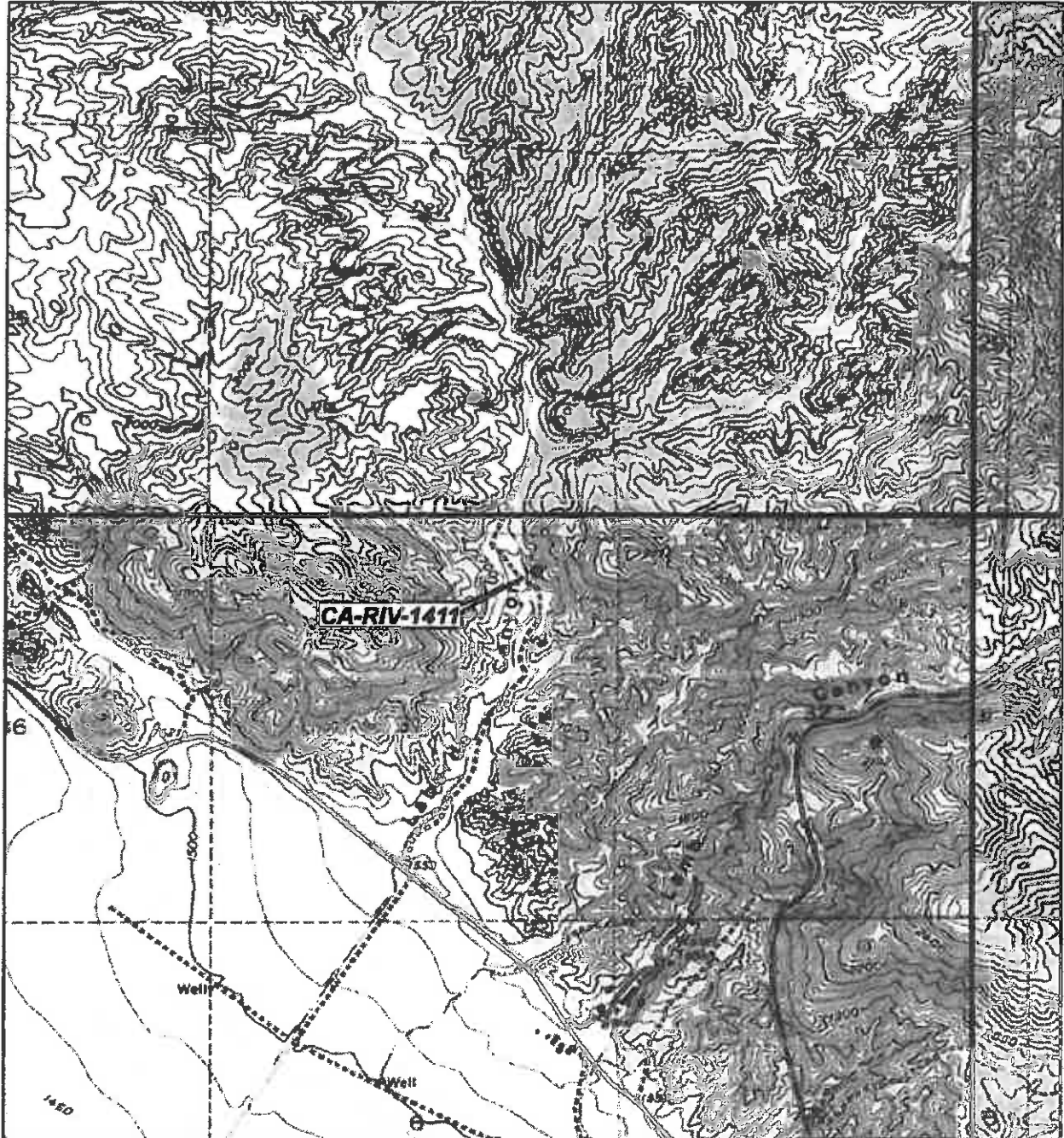
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

0 1 3,079 Feet

REPORT PRINTED ON...2/5/2018 2:57:17 PM

© Riverside County GIS

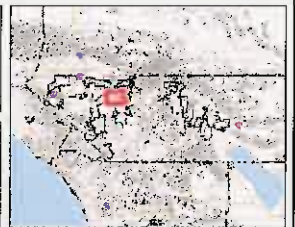


SCALE 1:24,000



TRUE NORTH

SMP00159R2



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities



0 6,793 13,585 Feet

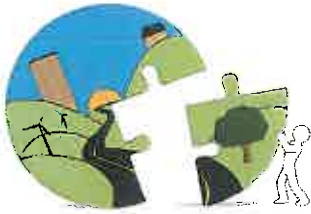


IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

REPORT PRINTED ON... 11/28/2017 9:19:45 AM

© Riverside County RCIT GIS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 19, 2020

California Department of Conservation
Division of Mine Reclamation
801 K. Street MS 09-06
Sacramento, CA 95814

RE: 30-Day Prior Notice of Public Hearing
Gillman Springs Mine (91-33-0019)
Surface Mining Permit Revision No. 2
County Surface Mining Permit No. 159, Revision No. 2 – (SMP00159R2)

Pursuant to SMARA Section 2774(d)(2), this letter shall serve as notice that Riverside County and the mine operator/owner agree to incorporate all of DMR's comments into the final approved mining permit and reclamation plan amendments and this letter shall also serve as notice that Riverside County has Scheduled this case before the County's Planning Commission on September 23, 2020 at the following address:

Riverside County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92502

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only (subject to change). Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

The Planning Commission's meeting for SMP00159R2 is expected to begin at 9:00 a.m. or as soon as possible thereafter. The intent of the meeting is to submit the proposed mining permit and reclamation plan amendments to the Planning Commission for their consideration of approval of the mining permit and reclamation plan amendments.

Please call me at (760) 863-7050 if you have any questions.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director



Jay Olivas, Urban Regional Planner
TLMA-PLANNING

cc: Applicant: Chandler Aggregates, Inc. Office (951) 277-3900; Fax (951) 277-3339
Representative: Attn: Todd Pendergrass (tpendergrass@wernercorp.net)
Engineer: Joseph E. Bonadiman & Associates, Inc. (jts@bonadiman.com)
DMR: Claire Meehan, e-mail: Claire.Meehan@conservation.ca.gov
SMP00159R2 File

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 5, 2020


California Department of Conservation
Division of Mine Reclamation
801 K. Street MS 09-06
Sacramento, CA 95814

RE: DMR's 30-Day Review
Gillman Springs Mine (91-33-0019)
Surface Mining Permit Revision No. 2
County Surface Mining Permit No. 159, Revision No. 2 – (SMP00159R2)

The above referenced reclamation plan amendment is enclosed for DMR's 30-day review. Riverside County certifies this submission is in compliance with the applicable requirements of Article 9 of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations. The approved Mining Plan, Reclamation Plan, Project Description, (Exhibits A, B, and C), and EIR have all been attached for your review.

We look forward to receiving any comments you may have on this amended surface mine plan. Please call me at (951) 955-6836 if you have any questions.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director



Dionne Harris, Project Planner
TLMA-PLANNING

cc: Applicant: Werner Corporation, Fax (951) 277-3339
Representatives: Attn: Todd Pendergrass (tpendergrass@wernercorp.net)
Chief Engineering Geologist: David L. Jones

Enclosed: CDs with 30-Day Notice Letter to DMR
Exhibits A, B, C & EIR

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 4, 2017

Mr. Pat Perez
California Department of Conservation
Division of Mine Reclamation
801 K St. MS 09-06
Sacramento, CA 95814

RE: 30-Day Prior Notice of Public Hearing
Revised Mining Permit and Reclamation Plan
SMP00129R2 – West Coast Aggregate (CA Mine ID # 91-33-0071)

Pursuant to SMARA Section 2774(d)(2), this letter shall serve as notice that Riverside County and the mine operator/owner agree to incorporate all of DMR's comments into the final approved reclamation plan and this letter shall also serve as notice that Riverside County has scheduled this case before the County's Planning Commission on May 17, 2017 at the following address:

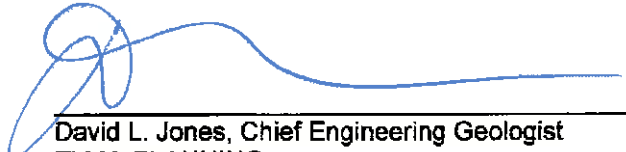
Riverside County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92502

The Planning Commission's meeting for SMP00129R2 is expected to begin at 9:00 a.m. or as soon as possible thereafter. The intent of the meeting is to submit the proposed mining permit and reclamation plan amendments to the Planning Commission for their consideration of approval of the mining permit and reclamation plan amendments.

Please call me at (951) 955-6863 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director



David L. Jones, Chief Engineering Geologist
TLMA-PLANNING

cc: Applicant: West Coast Sand and Gravel, Ed Deboer, Edeboer@WCSG.com
Eng. Rep.: Webber and Webber, George Webber, Geo_Webber@msn.com
OMR: Beth Hendrickson, e-mail: Beth.Hendrickson@conservation.ca.gov
SMP00129R2 File

Y:\Planning Case Files-Riverside office\SMP00129R2\Letters and Correspondence\Agency Letters\30-Day Notice of Hearing.docx

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

S.1P00159BZ



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SURFACE MINING PERMIT/ RECLAMATION PLAN

CHECK ONE AS APPROPRIATE:

- Surface Mining Permit (SMP)
- SMP Substantial Conformance
- Revised SMP (Original SMP No. 159R1)
- Interim Management Plan
- Reclamation Plan
- Reclamation Substantial Conformance
- Revised Reclamation Plan (Original RCL No. 159R1)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Chandler Aggregates, Inc.

Contact Person: Todd Pendergrass E-Mail: tpendergrass@wernercorp.net

Mailing Address: P.O. Box 77850

<u>Corona</u>	<u>CA</u>	<u>92877</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3339

Engineer/Representative Name: Joseph E. Bonadiman & Associates, Inc.

Contact Person: J.T. Stanton E-Mail: jts@bonadiman.com

Mailing Address: 234 North Arrowhead Avenue

<u>San Bernardino</u>	<u>CA</u>	<u>92408</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 885-3806 Fax No: (909) 381-1721

Property Owner Name: Gilman Springs Partners, LLC

Contact Person: Eric Werner E-Mail: ewerner@wernercorp.net

Mailing Address: P.O. Box 77850

<u>Corona</u>	<u>CA</u>	<u>92877</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SURFACE MINING PERMIT

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3339

Mineral Rights Owner Name: Gilman Springs Partners, LLC

Contact Person Name: Eric Werner E-Mail: ewerner@wernercorp.net

Mailing Address: P.O. Box 77850

Corona Street 92877
City State ZIP

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3900

Lessee Name:

Contact Person Name: E-Mail:

Mailing Address:

Street
City State ZIP

Daytime Phone No: () Fax No: ()

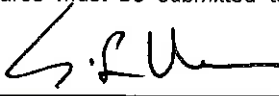
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Eric L. Werner
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Patrick Broyles
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR SURFACE MINING PERMIT

If the mineral rights are owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. _____," and lists the names, mailing addresses, and phone numbers of all persons having an interest in the ownership of the mineral rights involved in this application.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the time limits of said plan.

Eric L. Werner

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

Executed on

10/20/17
Month, Date, Year

PROPERTY INFORMATION:

Name of Mine: Chandler Aggregates - Gilman Springs Mine

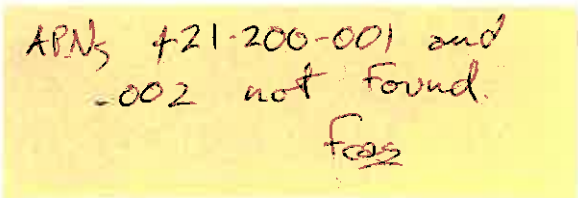
Assessor's Parcel Number(s): 422-240-007 thru 008, 423-230-008, 423-240-001, 423-240-001, 423-240-018 thru 024, 421-200-001 thru 002

Approximate Gross Acreage: 1,037 Total - 54 Acres of new disturbance for mining under SMP159R2

General location of Mine (nearby or cross streets): North of Gilman Springs Road, South of Highway 60, East of Bridge Street, West of Highway 79.

PROJECT PROPOSAL:

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):



APPLICATION FOR SURFACE MINING PERMIT

SMP00159R2 will maintain existing permitted levels at 1,000,000 tons per year, while extending the life of the operation by 50 years and adding approximately 54 acres (for a total of 204) to the mining and reclamation footprint. Environmental impacts are being evaluated through an Environmental Impact Report (EIR) for the project.

Related cases filed in conjunction with this request:

Environmental Impact Report (EIR)

Is there a previous development application filed on the same site: Yes No

If yes, provide Application No(s). SMP00159R1
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 37544 (1999) EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Included in EIR

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SURFACE MINING PERMIT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

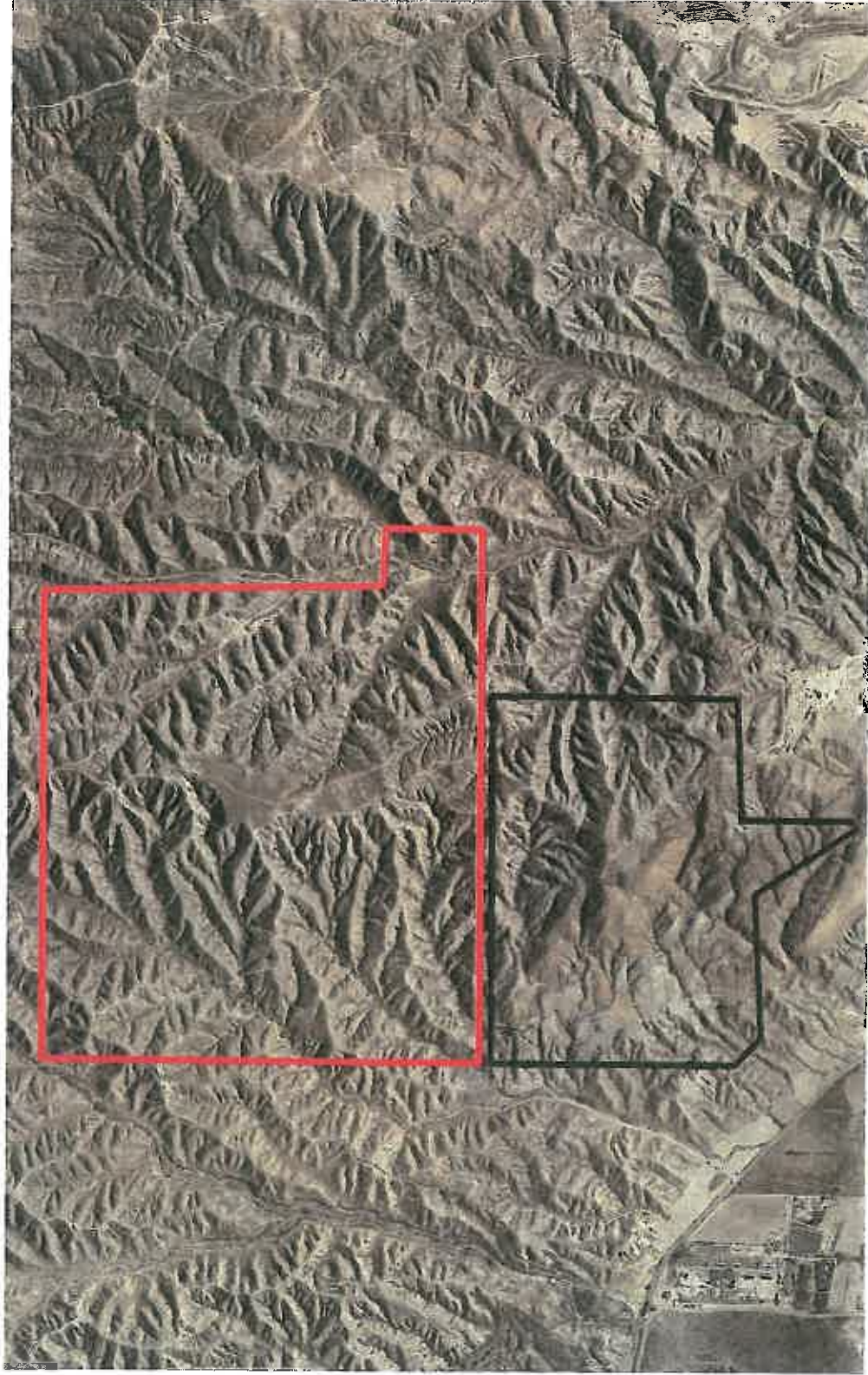
- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 10/20/17
Owner/Representative (2)  Date 10/26/2017



This completed application form, together with all of the listed requirements provided on the Surface Mining Permit 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\295-1033 SMP Condensed Application.docx
Created: 05/12/2015 Revised: 06/07/2016

SMP 159R2 and Lockheed Propulsion Company Delineations



Legend

-  Lockheed Propulsion Company, Beaumont Site No. 2. State Clearinghouse #: 2014101060
-  SMP 159R2, Chandler Aggregate- Gilman Springs Mine

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	SMP159R2	
Project Name:	Chandler Aggregates - Gilman Springs Mine	
Project Location:	36060 Gilman Springs Road, Moreno Valley CA 92555	
Project Description:	Surface Mining Application	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New development that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial and industrial projects and residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-permittees.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into Environmentally Sensitive Areas (ESAs). "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary parking or storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Check the box for the appropriate determination.		

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Project Specific WQMP Checklist for Santa Ana River.docx
Saved: 06/30/2016



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Chandler Aggregates, Inc. hereafter "Applicant" and Gilman Springs Partners, LLC "Property Owner".

Description of application/permit use:
Surface Mining Permit Application SMP159R2

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 422-240-007 thru 008, 423-230-008, 423-240-001, 423-240-001, 423-240-016 thru 024, 421-200-001 thru 002

Property Location or Address:

36060 Gilman Springs Road, Moreno Valley CA 92555

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Eric Werner

Phone No.: (951) 277-3900

Firm Name: Gilman Springs Partners, LLC

Email: ewerner@wernercorp.net

Address: P.O. Box 77850

Corona, CA 92877

3. APPLICANT INFORMATION:

Applicant Name: Eric Werner

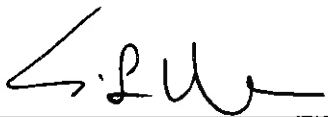
Phone No.: (951) 277-3900

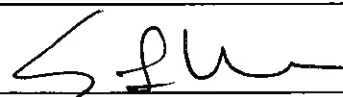
Firm Name: Chandler Aggregates, Inc.

Email: ewerner@wernercorp.net

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 10/20/17
 Print Name and Title: Eric L. Werner, President

Signature of Property Owner:  Date: 10/20/17
 Print Name and Title: Eric L. Werner, Member/Manager

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____
Application Date:	_____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 3/16/2018

Property Owner(s) Signature(s) and Date

Gilman Springs Partners, LLC

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SURFACE MINING PERMIT NO. 159, REVISION NO. 2 – Intent to Certify an Environmental Impact Report – EA43079 – Applicant: Chandler Aggregates, Inc. – Engineer Representative: Joseph E Bonadiman & Associates – Fifth Supervisorial District – Hemet/San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS-MIN) – Open Space: Rural (OS-RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, and westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) – Controlled Development Areas with Mobile homes (W-2) – **REQUEST: Surface Mining Permit No. 159, Revision No. 2** is a proposed revision to the existing mining and reclamation plan to accommodate an expansion of mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site (“Expanded Disturbance Area”, or “EDA”) of 54.5 acres. The Gilman Springs Mine (herein, “Mine”) encompasses approximately 1,021.4 acres. Additionally, SMP159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site’s utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP159 to identify ultimate site elevations in conformance with Surface Mining and Reclamation Act of 1975 (SMARA) and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site’s 1,000,000 ton annual limit. Additionally, and in conformance with SMARA and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of Ordinances, 1995), SMP159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes a change in timing for approved for mining activities within 300 feet of the Mine boundary from between 7:00 a.m. and 10:00 p.m. excluding Sundays and federal holidays, to between 6:00 a.m. and 10:00 p.m., seven days per week including Sundays and federal holidays. All operations located more than 300-feet from the outside project boundary may operate 24-hours per day throughout the site. The proposed surface mining permit revision proposes a 50-year life of permit until December 31, 2070. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 23, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report, which identifies all significant environmental effects, has been prepared in conjunction with the

above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 26, 2020.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers SMP00159R2 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

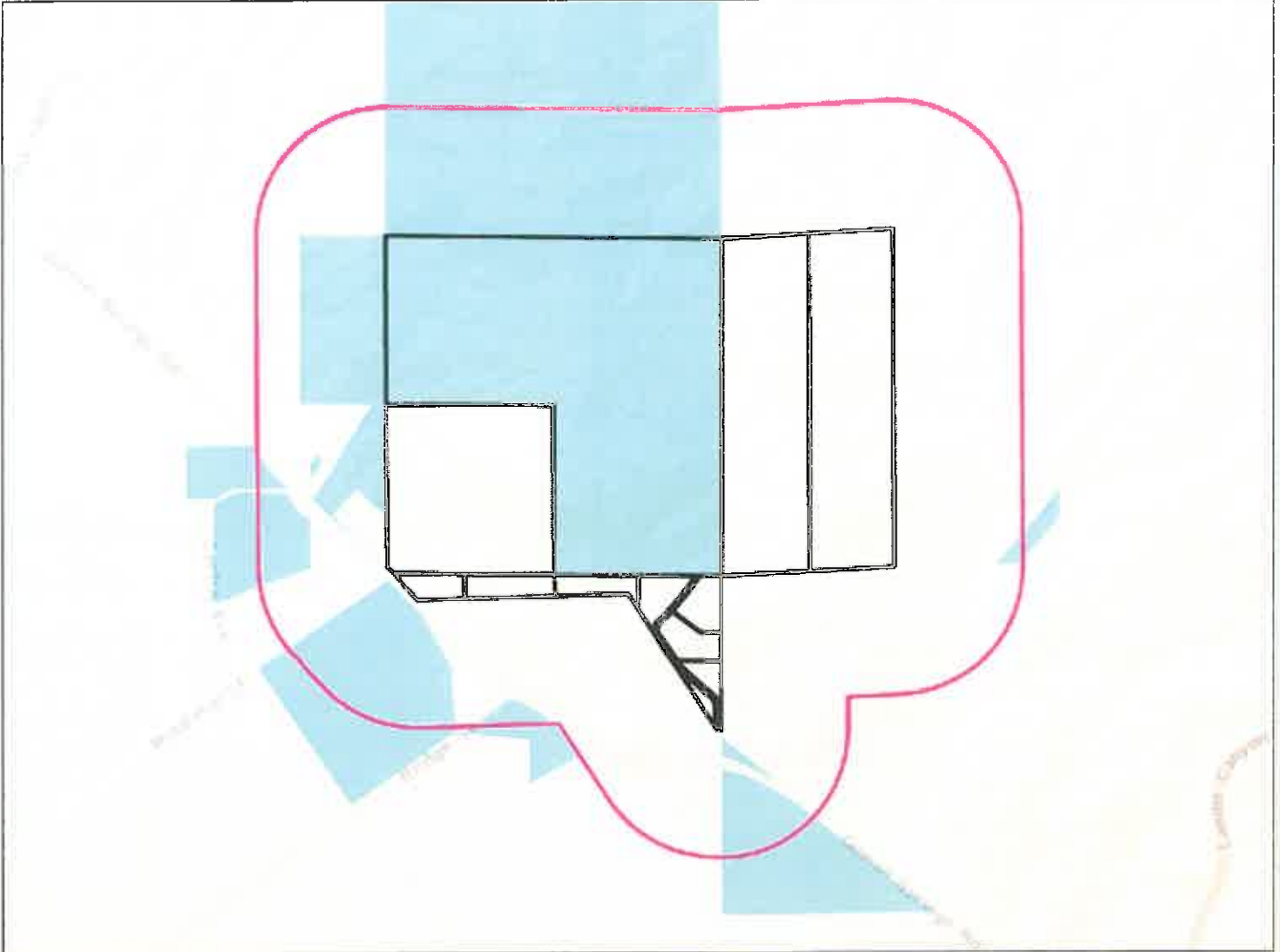
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

SMP00159R2 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 6/26/2020 4:54:52 PM

© Riverside County RCIT

422240003
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

422240006
RESOURCE HOLDINGS TRUST DATED 6/28/13
828 UNIVERSITY AVE
SACRAMENTO CA 95825

422240007
GILMAN SPRINGS PARTNERS
P O BOX 77850
CORONA CA 92877

423190009
STATE CALIF DEPT FISH & GAME WILDLIFE
1807 13TH ST NO 103
SACRAMENTO CA 95814

423190011
DENNIS W. LAMONT
34850 GILMAN SPRINGS RD
MORENO VALLEY CA 92555

423190014
ROBERT L. BAILEY
25283 SWEETGRASS DR
MORENO VALLEY CA 92553

423190028
HAWK AND HAWK INV FUND
5225 CANYON CREST DR 71
RIVERSIDE CA 92507

423190029
ONESIMO CORONEL
571 BAINFORD AVE
LA PUENTE CA 91746

423230001
DEPT OF FISH & GAME WILDLIFE
1807 13TH ST STE 103
SACRAMENTO CA 95814

423230010
STATE OF CALIF
1807 13TH ST STE 103
SACRAMENTO CA 95814

423230013
HAWK & HAWK INV FUND
5225 S CANYON CREST 71333
RIVERSIDE CA 92507

423230014
HAWK & HAWK INV FUND
5225 CYN CREST S 71 333
RIVERSIDE CA 92507

423230017
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

423240005
WESTERN RIVERSIDE CO REG CONSERV
3133 MISSION INN AVE
RIVERSIDE CA 92507

423240010
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXY
SAN JACINTO CA 92582

423240014
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

423240025
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXPY
SAN JACINTO CA 92582

424190005
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

425080050
FRANCISCO RAMIREZ
5525 TROTH ST
MIRA LOMA CA 91752

423240010
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXY
SAN JACINTO CA 92582

423240014
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

423240025
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXPY
SAN JACINTO CA 92582

424190005
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

425080050
FRANCISCO RAMIREZ
5525 TROTH ST
MIRA LOMA CA 91752

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77-588 El Duna Court, Suite H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SMP00159R2 /EA43079

Project Title/Case Numbers

Dionne Harris

(951)955-6836

County Contact Person

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Todd Pendergrass c/o Chandler Aggregates Inc

25555 Maitri, Corona, CA 92877

Project Applicant

Address

The project site is located on northeast of the intersection of Gilman Springs Road at Bridge Street.

Surface Mining Permit No. 159 Revision No. 2 is a proposal to accommodate an expansion in areas subject to mining activities on-site from approximately 150.4 acres to approximately 204.8 acres, or an increase of disturbance on-site ("Expanded Disturbance Area", or "EDA") of 54.4 acres. The Gilman Springs Mine (herein, "Mine") encompasses approximately 1,021.4 acres. Additionally, SMP 159R2 would increase mining reserves from approximately 14,842,574 tons to 44,000,000, or an increase of approximately 29,157,426 tons. SMP159R2 also would enhance the site's utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine's aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. Tonnages of both the mining activities and the IDEFO would be included as part of the site's 1,000,000-ton annual limit. Additionally, and in conformance with the Surface Mining and Reclamation Act of 1975 (SMARA) and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of Ordinances, 1995), SMP 159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes a change in timing for approved for mining activities within 300 feet of the Mine boundary from between 7:00 a.m. and 10:00 p.m. excluding Sundays and federal holidays, to 24 hours per day, seven days per week including Sundays and federal holidays.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 06/15/20, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$3,325+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.

Please charge deposit fee case#: **ZEA43079**

4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Urban Regional Planner
Title

9/23/20

Date

FOR COUNTY CLERK'S USE ONLY

--

**INVOICE (PLAN-CFG06454)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Chandler Aggregates Inc
25555 Maitri
Corona, Ca 92877

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06454	10/26/2017	10/26/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06454	0452 - CF&G TRUST: RECORD FEES	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
36060 Gilman Springs Rd Moreno Valley,		\$50.00

TOTAL DUE	\$50.00
------------------	----------------

PAYMENT OPTIONS		Note: A 2 28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.

**INVOICE (INV-00122387)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Chandler Aggregates Inc
25555 Maitri
Corona, Ca 92877

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00122387	09/02/2020	09/02/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06454	0453 - CF&W Trust EIR	\$3,343.25

SITE ADDRESS		
36060 Gilman Springs Rd Moreno Valley,	SUB TOTAL	\$3,343.25

TOTAL DUE	\$3,343.25
------------------	-------------------

PAYMENT OPTIONS		Note A 2 28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.



Final Environmental Impact Report
SCH No. 2018051029

Revision No. 2 to
Surface Mining Permit No. 159R2
Riverside County, California

Lead Agency

Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Draft | September 10, 2020



TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page Number</u>
F.0 Final Environmental Impact Report.....	F-1
F.1 Project Scope.....	F-1
F.2 Responses to DEIR Comments and Summary of Revisions.....	F-1
F.2.1 CEQA Requirements Regarding Comments and Responses.....	F-1
F.2.2 Responses to Comments on the Draft Environmental Impact Report.....	F-2
F.3 Additions, Corrections, and Revisions to the Draft EIR.....	F-22
F.4 No Recirculation of the Draft Environmental Impact Report Required.....	F-22
S.0 Executive Summary	S-1
S.1 Introduction.....	S-1
S.2 Project Overview.....	S-2
S.2.1 Location and Regional Setting.....	S-2
S.3 Project Objectives	S-3
S.4 Project Summary Description	S-3
S.5 Areas of Controversy and Issues to be Resolved.....	S-4
S.6 Project Alternatives.....	S-4
S.6.1 No Project Alternative (NPA)	S-5
S.6.2 Historical Baseline Alternative (HBA).....	S-5
S.6.3 Reduced Mining Alternative (RMA).....	S-5
S.7 Summary of Impacts, Mitigation Measures, and Conclusions.....	S-6
S.7.1 Effects Found Not to be Significant	S-6
S.7.2 Impacts of the Proposed Project	S-6
1.0 Introduction.....	1-1
1.1 Purpose and Legal Authority.....	1-1
1.2 Definition of Terms.....	1-2
1.3 Summary of the Project Evaluated by this EIR.....	1-3
1.4 Legal Authority	1-3
1.5 Responsible and Trustee Agencies.....	1-4
1.6 EIR Scope, Format and Content.....	1-4
1.6.1 EIR Scope	1-4
1.6.2 Use of This EIR	1-7
1.6.3 Content and Organization of this EIR	1-8
1.6.4 Incorporation by Reference	1-10
2.0 Environmental Setting	2-1
2.1 CEQA Requirements for Environmental Setting and Baseline Conditions.....	2-1



TABLE OF CONTENTS (CONT'D)

<u>Section Name and Number</u>	<u>Page Number</u>
2.2 Regional Setting and Location	2-2
2.3 Local Setting and Location	2-4
2.4 Surrounding Land Uses and Development.....	2-4
2.5 Aggregate Mining Context in the San Bernardino Production Area.....	2-4
2.6 Local Planning Context.....	2-7
2.6.1 SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).....	2-7
2.6.2 South Coast Air Quality Management District Air Quality Management Plan.....	2-7
2.6.3 Riverside County General Plan and San Jacinto Valley Area Plan.....	2-8
2.6.4 Riverside County Zoning.....	2-8
2.6.5 Western Riverside County Multiple Specific Habitat Conservation Plan.....	2-8
2.7 Existing Physical Site Conditions	2-11
2.7.1 Land Use.....	2-11
2.7.2 Topography.....	2-11
2.7.3 Aesthetics Features	2-11
2.7.4 Air Quality and Climate.....	2-14
2.7.5 Biological resources.....	2-14
2.7.6 Geology and Soils.....	2-15
2.7.7 Hydrology	2-15
2.7.8 Transportation.....	2-16
2.7.9 Public Services.....	2-16
2.7.10 Utilities and Service Systems	2-16
2.7.11 Rare and Unique Resources.....	2-17
3.0 Project Description.....	3-1
3.1 Project Location	3-2
3.2 Statement of Objectives	3-2
3.3 Project’s Component Parts	3-3
3.3.1 Scope of Physical Disturbance	3-6
3.3.2 Scope of Operational Characteristics.....	3-6
3.4 Standard Requirements and Conditions of Approval.....	3-16
3.5 Summary of Requested Actions.....	3-16
3.6 Related-Environmental Review and Consultation Requirements.....	3-17
4.0 Environmental Analysis.....	4-1
4.0.1 Summary of EIR Scope	4-1
4.0.2 Scope of Cumulative Effects Analysis	4-1



TABLE OF CONTENTS (CONT'D)

<u>Section Name and Number</u>	<u>Page Number</u>
4.0.3 Identification of Impacts.....	4-5
4.1 Aesthetics	4.1-1
4.1.1 Scope of Review	4.1-1
4.1.2 Existing Conditions	4.1-1
4.1.3 Applicable Regulatory requirements	4.1-8
4.1.4 Basis for Determining Significance.....	4.1-10
4.1.5 Impact Analysis	4.1-11
4.1.6 Cumulative Impact Analysis.....	4.1-16
4.1.7 Significance of Impacts Before Mitigation.....	4.1-18
4.1.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.1-19
4.2 Air Quality	4.2-1
4.2.1 Scope of Review	4.2-1
4.2.2 Existing Conditions	4.2-1
4.2.3 Applicable Regulatory Requirements.....	4.2-23
4.2.4 Basis for Determining Significance.....	4.2-25
4.2.5 Impact Analysis	4.2-27
4.2.6 Cumulative Impact Analysis.....	4.2-45
4.2.7 Significance of Impacts Before Mitigation.....	4.2-47
4.2.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.2-48
4.2.9 Significance of Impacts After Mitigation	4.2-49
4.3 Biological Resources.....	4.3-1
4.3.1 Scope of Review	4.3-1
4.3.2 Existing Conditions	4.3-1
4.3.3 Applicable Regulatory Requirements.....	4.3-13
4.3.4 Basis for Determining Significance.....	4.3-24
4.3.5 Impact Analysis	4.3-25
4.3.6 Cumulative Impact Analysis.....	4.3-37
4.3.7 Significance of Impacts Before Mitigation.....	4.3-41
4.3.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.3-43
4.3.9 Significance of Impacts After Mitigation	4.3-46
4.4 Energy	4.4-1
4.4.1 Existing Conditions	4.4-1
4.4.2 Applicable Environmental Regulations.....	4.4-6
4.4.3 Basis for Determining Significance.....	4.4-8



TABLE OF CONTENTS (CONT'D)

<u>Section Name and Number</u>	<u>Page Number</u>
4.4.4 Impact Analysis	4.4-9
4.4.5 Cumulative Impact Analysis.....	4.4-16
4.4.6 Significance of Impacts Before Mitigation.....	4.4-16
4.4.7 City Regulations, Design Requirements, and Mitigation	4.4-17
4.5 Geology and Soils	4.5-1
4.5.1 Scope of Review	4.5-1
4.5.2 Existing Conditions	4.5-1
4.5.3 Applicable Environmental Regulations.....	4.5-7
4.5.4 Basis for Determining Significance.....	4.5-11
4.5.5 Impact Analysis	4.5-12
4.5.6 Cumulative Impact Analysis.....	4.5-18
4.5.7 Significance of Impacts Before Mitigation.....	4.5-18
4.5.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.5-19
4.6 Greenhouse Gas Emissions	4.6-1
4.6.1 Existing Conditions	4.6-1
4.6.2 Applicable Environmental Regulations.....	4.6-10
4.6.3 Basis for Determining Significance.....	4.6-23
4.6.4 Methodology for Estimating Greenhouse Gas Emissions	4.6-26
4.6.5 Impact Analysis	4.6-28
4.6.6 Cumulative Impact Analysis.....	4.6-30
4.6.7 Significance of Impacts Before Mitigation.....	4.6-30
4.6.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.6-31
4.6.9 Significance of Impacts After Mitigation	4.6-32
4.7 Historic and Archaeological Resources	4.7-1
4.7.1 Scope of Review	4.7-1
4.7.2 Existing Conditions	4.7-1
4.7.3 Applicable Environmental Regulations.....	4.7-7
4.7.4 Basis for Determining Significance.....	4.7-12
4.7.5 Impact Analysis	4.7-13
4.7.6 Cumulative Impact Analysis.....	4.7-15
4.7.7 Significance of Impacts Before Mitigation.....	4.7-15
4.7.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.7-16
4.7.9 Significance of Impacts After Mitigation	4.7-17



TABLE OF CONTENTS (CONT'D)

<u>Section Name and Number</u>	<u>Page Number</u>
4.8 Hydrology and Water Quality	4.8-1
4.8.1 Scope of Review	4.8-1
4.8.2 Existing Conditions	4.8-1
4.8.3 Applicable Environmental Regulations	4.8-8
4.8.4 Basis for Determining Significance	4.8-12
4.8.5 Impact Analysis	4.8-13
4.8.6 Cumulative Impact Analysis.....	4.8-22
4.8.7 Significance of Impacts Before Mitigation.....	4.8-24
4.8.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.8-25
4.9 Noise	4.9-1
4.9.1 Scope of Review	4.9-1
4.9.2 Acoustical Fundamentals.....	4.9-1
4.9.3 Existing Conditions	4.9-6
4.9.4 Applicable Environmental Regulations	4.9-11
4.9.5 Basis for Determining Significance.....	4.9-20
4.9.6 Methodology for Calculating Project-Related Noise Impacts	4.9-24
4.9.7 Impact Analysis	4.9-28
4.9.8 Cumulative Impact Analysis.....	4.9-39
4.9.9 Significance of Impacts Before Mitigation.....	4.9-40
4.9.10 Applicable Regulations, Design Requirements, and Mitigation.....	4.9-40
4.10 Paleontological Resources.....	4.10-1
4.10.1 Scope of Review	4.10-1
4.10.2 Existing Conditions	4.10-1
4.10.3 Applicable Environmental Regulations	4.10-2
4.10.4 Basis for Determining Significance	4.10-6
4.10.5 Impact Analysis	4.10-6
4.10.6 Cumulative Impact Analysis.....	4.10-7
4.10.7 Significance of Impacts Before Mitigation.....	4.10-7
4.10.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.10-7
4.10.9 Significance of Impacts After Mitigation	4.10-9
4.11 Transportation and Traffic	4.11-1
4.11.1 Scope of Review	4.11-1
4.11.2 Study Area Description.....	4.11-1
4.11.3 Methodology for Determining Transportation Facility Deficiencies	4.11-2
4.11.4 Existing Conditions	4.11-12



TABLE OF CONTENTS (CONT'D)

<u>Section Name and Number</u>	<u>Page Number</u>
4.11.5 Applicable Regulatory Requirements.....	4.11-20
4.11.6 Basis for Determining Significance.....	4.11-22
4.11.7 Impact Analysis	4.11-24
4.11.8 Cumulative Impact Analysis.....	4.11-45
4.11.9 Significance of Impacts Before Mitigation.....	4.11-48
4.11.10 Applicable Regulations, Design Requirements, and Mitigation.....	4.11-50
4.11.11 Significance of Impacts After Mitigation	4.11-51
4.12 Tribal Cultural Resources.....	4.12-1
4.12.1 Scope of Review	4.12-1
4.12.2 Existing Conditions	4.12-1
4.12.3 Applicable Regulatory Requirements.....	4.12-5
4.12.4 Basis for Determining Significance.....	4.12-11
4.12.5 Impact Analysis	4.12-12
4.12.6 Cumulative Impact Analysis.....	4.12-13
4.12.7 Significance of Impacts Before Mitigation.....	4.12-13
4.12.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.12-14
4.13 Utilities and Service Systems.....	4.13-1
4.13.1 Scope of Review	4.13-1
4.13.2 Existing Conditions	4.13-1
4.13.3 Applicable Environmental Regulations.....	4.13-6
4.13.4 Basis for Determining Significance.....	4.13-14
4.13.5 Impact Analysis	4.13-15
4.13.6 Cumulative Impact Analysis.....	4.13-19
4.13.7 Significance of Impacts Before Mitigation.....	4.13-21
4.13.8 Applicable Regulations, Design Requirements, and Mitigation.....	4.13-22
5.0 Other CEQA Considerations	5-1
5.1 Significant Environmental Effects Which Cannot Be Avoided if the Proposed Project is Implemented.....	5-1
5.2 Significant Irreversible Environmental Impacts Which Would be Involved in the Proposed Action Should it be Implemented.....	5-3
5.3 Growth Inducing Impacts of the Proposed Project	5-4
5.4 Effects Found Not to be Significant During the Initial Study Process.....	5-6
5.4.1 Agriculture and Forest Resources.....	5-6
5.4.2 Hazards and Hazardous Materials	5-9
5.4.3 Land Use and Planning.....	5-11



TABLE OF CONTENTS (CONT'D)

<u>Section Name and Number</u>	<u>Page Number</u>
5.4.4 Mineral Resources	5-14
5.4.5 Population and Housing.....	5-15
5.4.6 Public Services.....	5-16
5.4.7 Recreation	5-17
5.4.8 Wildfire.....	5-18
6.0 Alternatives.....	6-1
6.1 Alternatives Under Consideration.....	6-3
6.1.1 No Project Alternative	6-4
6.1.2 Historical Baseline Alternative (HBA).....	6-4
6.1.3 Reduced Mining Alternative (RMA).....	6-4
6.2 Alternatives Considered and Rejected	6-5
6.2.1 Alternative Sites.....	6-5
6.3 Alternatives Analysis	6-6
6.3.1 No Project Alternative (NPA)	6-7
6.3.2 Historical Baseline Alternative (HBA).....	6-17
6.3.3 Reduced Mining Alternative (RMA).....	6-25
7.0 References.....	7-1
7.1 Persons Contributing to EIR Preparation.....	7-1
7.1.1 County of Riverside Planning Division.....	7-1
7.1.2 T&B Planning, Inc.....	7-1
7.2 Documents Appended to this EIR.....	7-1
7.3 Documents Incorporated by Reference	7-3
7.4 Documents and Websites Consulted.....	7-3



EIR TECHNICAL APPENDICES (BOUND SEPARATELY)

- Appendix A: Initial Study for Gilman Springs Mine Expansion EIR, Notice of Preparation (NOP), and Written Comments on the NOP.
- Appendix B1: Urban Crossroads, Inc. 2020a. *Gilman Springs Mine Air Quality Impact Analysis County of Riverside*. January 7, 2020.
- Appendix B2: Urban Crossroads, 2019. *Gilman Springs Mine Supplemental Air Quality and Greenhouse Gas Assessment*. April 22, 2019a.
- Appendix C1: Alden Environmental, Inc. 2018. *General Biological Resources Assessment Gilman Springs Mine*. April 5, 2019.
- Appendix C2: Alden Environmental Inc., 2019a. *Jurisdictional Delineation Report for the Gilman Springs Mine*. April 5, 2019.
- Appendix C3: Alden Environmental, 2019b. *Determination of Biologically Superior or Equivalent Preservation Gilman Springs Mine*. April 5, 2019.
- Appendix D: Terracon Consultants, Inc. 2019. *Slope Stability Investigation Report Proposed Expansion, Chandler Gilman Spring Pit*. April 19, 2019.
- Appendix E: Urban Crossroads, Inc. 2020b. *Gilman Springs Mine Greenhouse Gas Analysis County of Riverside*. January 7, 2020.
- Appendix F: Brian F. Smith and Associates. 2019. *A Phase I Cultural Resources Assessment for the Surface Mining Permit No. 159, Amendment No.2 Project*. April 23, 2019.
- Appendix G1: Joseph E. Bonadiman and Associates, Inc. 2019. *Preliminary Hydrology and Hydraulics Report*. August 2019.
- Appendix G2: Chandler Aggregates Gilman Spring, Inc. 2018. *Storm Water Pollution Prevention Plan (SWPPP)*. January 31, 2018.
- Appendix H1: Urban Crossroads, Inc. 2020c. *Gilman Springs Mine Noise Impact Analysis County of Riverside*. January 9, 2020.
- Appendix H2: Urban Crossroads, Inc., 2019b. *Gilman Springs Mine Supplemental Noise Assessment*. April 17, 2019.



EIR TECHNICAL APPENDICES (CONT'D)

- Appendix I: Brian F. Smith and Associates. 2019. *Paleontological Resources Impact Mitigation Program (PRIMP)*. April 30, 2019.
- Appendix J1: Urban Crossroads, Inc. 2018. *Gilman Springs Mine Traffic Impact Analysis County of Riverside*. April 05, 2018.
- Appendix J2: Urban Crossroads, Inc. 2019c. *Gilman Springs Mine Supplemental Traffic Assessment*. March 29, 2019.
- Appendix J3: Urban Crossroads, Inc. 2019d. *Gilman Springs Mine Queuing Assessment*. August 27, 2019.
- Appendix K: Urban Crossroads, Inc. 2019e. *Gilman Springs Mine Energy Analysis*. May 15, 2019.



LIST OF FIGURES

<u>Figure Number and Title</u>	<u>Page Number</u>
Figure 2-1 Regional Map.....	2-3
Figure 2-2 Vicinity Map.....	2-5
Figure 2-3 Surrounding Land Uses and Development.....	2-6
Figure 2-4 Existing General Plan Land Use Designations.....	2-9
Figure 2-5 Existing Zoning Classifications.....	2-10
Figure 2-6 Aerial Photograph.....	2-12
Figure 2-7 USGS Topographic Map.....	2-13
Figure 3-1 Proposed SMP 159R2 Revised Mining Plan.....	3-4
Figure 3-2 Proposed Revised Reclamation Plan for SMP 159R2.....	3-5
Figure 3-3 Existing and Proposed Limits of Physical Disturbances.....	3-7
Figure 3-4 Distances to Surrounding Land Uses.....	3-10
Figure 3-5 Dust Control Measures.....	3-13
Figure 4.0-1 Cumulative Development Project Location Map.....	4-6
Figure 4.1-1 Site Photograph Key Map.....	4.1-3
Figure 4.1-2 Site Photos 1, 2, & 3.....	4.1-4
Figure 4.1-3 Site Photos 4, 5, & 6.....	4.1-5
Figure 4.1-4 Site Photos 7 & 8.....	4.1-6
Figure 4.1-5 Scenic Highways Map.....	4.1-9
Figure 4.1-6 Gilman Springs Mine Viewshed and Scenic Highways.....	4.1-13
Figure 4.2-1 Air Quality Sensitive Receptor Locations.....	4.2-36
Figure 4.3-1 Biological Resources.....	4.3-3
Figure 4.3-2 Riparian/Riverine Habitat and Potential Jurisdictional Features.....	4.3-7
Figure 4.3-3 MSHCP Criteria Cells, Cores, and Linkages.....	4.3-21
Figure 4.3-4 Proposed MSHCP Conservation Area Noise Receiver Locations.....	4.3-32
Figure 4.5-1 Geologic Map.....	4.5-2
Figure 4.6-1 Summary of Projected Global Warming Impact (as compared with 1961-1990).....	4.6-10
Figure 4.8-1 Santa Ana River Watershed Map.....	4.8-3
Figure 4.8-2 Historical Hydrologic Conditions.....	4.8-4
Figure 4.8-3 Existing Conditions Hydrology.....	4.8-6
Figure 4.8-4 Post-Reclamation Hydrologic Conditions.....	4.8-17



LIST OF FIGURES (CONT'D)

<u>Figure Number and Title</u>	<u>Page Number</u>
Figure 4.9-1 Noise Level Increase Perception.....	4.9-4
Figure 4.9-2 Noise Measurement Locations.....	4.9-7
Figure 4.9-3 Land Use Compatibility for Community Noise Exposure.....	4.9-19
Figure 4.9-4 Receiver Locations.....	4.9-25
Figure 4.9-5 Operational Noise Source and Receiver Locations.....	4.9-29
Figure 4.10-1 Paleontological Sensitivity Map	4.10-3
Figure 4.10-2 Geology Map	4.10-4
Figure 4.11-1 Intersection Analysis Locations.....	4.11-4
Figure 4.11-2 City of Moreno Valley Level of Service Standards.....	4.11-12
Figure 4.11-3 Existing Number of Through Lanes and Intersection Controls	4.11-14
Figure 4.11-4 City of Moreno Valley Existing Truck Routes	4.11-16



LIST OF TABLES

<u>Table Number and Title</u>	<u>Page Number</u>
Table S-1	Summary of Project Intersection Impacts by Study Scenario.....S-8
Table S-2	Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario.....S-8
Table S-3	Mitigation Monitoring and Reporting Program.....S-9
Table 1-1	Summary of NOP Comments 1-5
Table 1-2	Location of CEQA Required Topics..... 1-11
Table 2-1	Annual Mine Tonnage (2002 through 2016)2-2
Table 3-1	Average Annual Aggregate Production (2002-2016) 3-8
Table 3-2	Project Trip Generation Summary 3-11
Table 3-3	Baseline vs Proposed Operational Equipment Summary 3-12
Table 3-4	Reclamation Seed Mix 3-15
Table 3-5	Matrix of Project Approvals/Permits 3-17
Table 4.0-1	Summary of Cumulative Development Projects..... 4-3
Table 4.2-1	Criteria Pollutants 4.2-4
Table 4.2-2	Ambient Air Quality Standards 4.2-11
Table 4.2-3	Attainment Status of Criteria Pollutants in the South Coast Air Basin 4.2-14
Table 4.2-4	South Coast Air Basin Ozone Trend..... 4.2-16
Table 4.2-5	South Coast Air Basin Average 24-Hour Concentration PM10 Trend (Based on Federal Standard)..... 4.2-17
Table 4.2-6	South Coast Air Basin Annual Average Concentration PM10 Trend (Based on State Standard)..... 4.2-17
Table 4.2-7	South Coast Air Basin 24-Hour Average Concentration PM2.5 Trend (Based on Federal Standard)..... 4.2-18
Table 4.2-8	South Coast Air Basin 24-Hour Average Concentration PM2.5 Trend (Based on State Standard)..... 4.2-18
Table 4.2-9	South Coast Air Basin Carbon Monoxide Trend 4.2-19
Table 4.2-10	South Coast Air Basin 1-Hour Average Concentration Nitrogen Dioxide Trend (Based on Federal Standards) 4.2-20
Table 4.2-11	South Coast Air Basin 1-Hour Average Concentration Nitrogen Dioxide Trend (Based on State Standards) 4.2-21
Table 4.2-12	Maximum Daily Regional Emissions Thresholds 4.2-27
Table 4.2-13	Summary of Peak Operational Emissions (Without Mitigation) 4.2-33
Table 4.2-14	Localized Significance Summary of Operations (Without Mitigation) 4.2-38



LIST OF TABLES (CONT'D)

<u>Table Number and Title</u>	<u>Page Number</u>
Table 4.2-15	CO Model Results..... 4.2-39
Table 4.2-16	SCAQMD CO “Hot Spot” Analysis Traffic Volumes..... 4.2-40
Table 4.2-17	Project Peak Hour Traffic Volumes..... 4.2-40
Table 4.3-1	Vegetation Communities in the Survey Area 4.3-2
Table 4.3-2	Waters of the U.S. In Survey Area..... 4.3-6
Table 4.3-3	CDFW Jurisdictional Features in the Survey Area..... 4.3-6
Table 4.3-4	Conservation Criteria for MSHCP Cell Groups 4.3-26
Table 4.3-5	MSHCP Conservation Area Noise Level Compliance 4.3-31
Table 4.3-6	Impacts to Vegetation Communities..... 4.3-35
Table 4.4-1	Total Electricity System Power (California 2017)..... 4.4-2
Table 4.4-2	SCE 2017 Power Content Mix..... 4.4-4
Table 4.4-3	Operational Equipment Fuel Consumption Estimates 4.4-10
Table 4.4-4	Worker Fuel Consumption Estimates 4.4-10
Table 4.4-5	Vendor Fuel Consumption Estimates (HHD Trucks) 4.4-11
Table 4.4-6	Project-Generated Traffic Annual Fuel Consumption (All Vehicles) 4.4-11
Table 4.5-1	Fault Table 4.5-5
Table 4.5-2	Summary of Regional Seismic Sources 4.5-6
Table 4.6-1	Top GHG Producer Countries and the European Union..... 4.6-2
Table 4.6-2	Global Warming Potential and Atmospheric Lifetime of Select GHGs 4.6-4
Table 4.6-3	Scoping Plan GHG Reduction Measures Towards 2020 Target..... 4.6-16
Table 4.6-4	Net New Project Greenhouse Gas Emissions 4.6-29
Table 4.8-1	Historical Conditions Hydrograph Values..... 4.8-5
Table 4.8-2	Existing Conditions Hydrograph Values 4.8-7
Table 4.8-3	Summary of Drainage Conditions..... 4.8-18
Table 4.9-1	24-Hour Ambient Noise Level Measurements 4.9-9
Table 4.9-2	Ground-Borne Vibration and Ground-Borne Noise Impact Criteria for General Assessment 4.9-12
Table 4.9-3	Operational Noise Standards..... 4.9-20
Table 4.9-4	Significance of Noise Impacts at Noise-Sensitive Receptors 4.9-22
Table 4.9-5	Significance Criteria Summary..... 4.9-23
Table 4.9-6	Unmitigated Project Operational Noise Levels 4.9-32
Table 4.9-7	Unmitigated Operational Noise Level Compliance 4.9-33



LIST OF TABLES (CONT'D)

<u>Table Number and Title</u>	<u>Page Number</u>
Table 4.9-8	Daytime Operational Noise Level Contributions..... 4.9-34
Table 4.9-9	Nighttime Operational Noise Level Contributions 4.9-34
Table 4.9-10	Unmitigated Existing (2019) With Project Traffic Noise Increases 4.9-36
Table 4.9-11	Unmitigated EA (2019) With Traffic Noise Level Increases 4.9-37
Table 4.9-12	Unmitigated EAC With Project Traffic Noise Level Increases 4.9-37
Table 4.11-1	Intersection Analysis Locations 4.11-2
Table 4.11-2	Freeway Mainline Segment Analysis Locations..... 4.11-4
Table 4.11-3	Freeway Merge/Diverge Ramp Junction Analysis Locations..... 4.11-4
Table 4.11-4	Signalized Intersection LOS Thresholds..... 4.11-5
Table 4.11-5	Unsignalized Intersection LOS Thresholds 4.11-6
Table 4.11-6	Traffic Signal Warrant Analysis Locations 4.11-8
Table 4.11-7	Description of Freeway Mainline LOS 4.11-8
Table 4.11-8	Description of Freeway Merge and Diverge LOS 4.11-10
Table 4.11-9	Intersection Analysis for Existing (2018) Conditions..... 4.11-17
Table 4.11-10	Peak Hour Freeway Off-Ramp Queuing Summary for Existing (2018) Conditions..... 4.11-17
Table 4.11-11	Basic Freeway Segment Analysis for Existing (2018) Conditions 4.11-18
Table 4.11-12	Freeway Ramp Merge/Diverge Analysis for Existing (2018) Conditions..... 4.11-19
Table 4.11-13	Summary of Historical Data 4.11-24
Table 4.11-14	Total and Project Daily Truck Trips 4.11-25
Table 4.11-15	Average Daily and Peak Hour Project Trip Generation Summary 4.11-26
Table 4.11-16	Intersection Analysis for E+P Conditions..... 4.11-31
Table 4.11-17	Peak Hour Freeway Off-Ramp Queuing Summary for E+P Conditions 4.11-32
Table 4.11-18	Basic Freeway Segment Analysis for E+P Conditions 4.11-33
Table 4.11-19	Freeway Merge/Diverge Analysis for E+P Conditions 4.11-34
Table 4.11-20	Intersection Analysis for EAP (2019) Conditions 4.11-35
Table 4.11-21	Peak Hour Freeway Off-Ramp Queuing Summary for EAP (2019) Conditions..... 4.11-36
Table 4.11-22	Basic Freeway Segment Analysis for EAP (2019) Conditions..... 4.11-37
Table 4.11-23	Freeway Merge/Diverge Analysis for EAP (2019) Conditions 4.11-38
Table 4.11-24	Intersection Analysis for EAPC (2019) Conditions..... 4.11-39
Table 4.11-25	Peak Hour Freeway Off-Ramp Queuing Summary for EAPC (2019) Conditions ... 4.11-41
Table 4.11-26	Basic Freeway Segment Analysis for EAPC (2019) Conditions 4.11-42
Table 4.11-27	Freeway Merge/Diverge Analysis for EAPC (2019) Conditions 4.11-43
Table 4.11-28	Summary of Project Intersection Impacts by Study Scenario..... 4.11-49
Table 4.11-29	Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario.... 4.11-49
Table 4.11-30	Intersection Analysis for EAP (2019) Conditions with Improvements 4.11-52
Table 4.11-31	Intersection Analysis for EAPC (2019) Conditions..... 4.11-53



LIST OF TABLES (CONT'D)

<u>Table Number and Title</u>	<u>Page Number</u>
Table 4.13-1	Historic Water Consumption within the EMWD Urban Water Service Area 4.13-3
Table 4.13-2	Total Demand Projections..... 4.13-3
Table 4.13-3	Projected Water Supplies 4.13-4
Table 4.13-4	Wastewater Treatment Capacity 4.13-4
Table 5-1	Summary of Project Intersection Impacts by Study Scenario..... 5-3
Table 5-2	Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario..... 5-3
Table 6-1	Summary of Project Intersection Impacts by Study Scenario..... 6-3
Table 6-2	Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario..... 6-4
Table 6-3	Alternatives to the Proposed Project – Comparison of Environmental Impacts..... 6-35



ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
§	Section
>	greater than
≥	greater than or equal to
a.m.	Ante Meridiem (between the hours of midnight and noon)
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
AB 32	Global Warming Solutions Act of 2006
AB 1327	California Solid Waste Reuse and Recycling Act
AB 939	California Solid Waste Integrated Management Act
AB 1881	California Assembly Bill 1881, California Water Conservation Act of 2006
AC	Acres
ACM	Alternative Calculation Method
ACOE	Army Corps of Engineers
ACHP	Advisory Council on Historic Preservation
ACT	Application to Construct
A.D.	Anno Domini
ADOE	Archaeological Determinations of Eligibility
ADT	Average Daily Traffic
AEP	Association of Environmental Professionals
AER	Annual Emission Reporting
AFY	Acre Feet per Year
AIA	Airport Influence Area
AIRFA	American Indian Religious Freedom Act
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMSL	Above Mean Sea Level
ANSI	American National Standards Institute
APS	Alternative Planning Strategy
APN	Assessor Parcel Number
APZ	Alquist-Priolo Earthquake Fault Zone
AQIA	Air Quality Impact Analysis
AQMP	Air Quality Management Plan
ASTs	Above ground storage tanks
Av.	Avenue
BAAQMD	Bay Area Air Quality Management District
BACT	Best Available Control Technologies
BAU	Business as Usual
B.C.	Before Christ



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
bgs	Below ground surface
Blvd.	Boulevard
BMPs	Best Management Practices
BLM	Bureau of Land Management
BO	Biological Opinion
BSA	Biological Study Area
BTU	British Thermal Unit
CA MUTCD	California Manual on Uniform Traffic Control Devices
C ₂ F ₆	Hexafluoroethane
C ₂ H ₆	Ethane
CA	California
CAA	Federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CA H ₂ Net	California Hydrogen Highway Network
CalEEMod™	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen Code	California Green Building Standards Code
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CAPSSA	Criteria Area Plant Species Survey Area
CARB	California Air Resources Board
CASSA	Criteria Area Species Survey Area
CAT	Climate Action Team
CBC	California Building Code
CBSC	California Building Standards Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CDD	Community Development Director
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEPA	California Environmental Protection Agency
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CETAP	Community & Environmental Transportation Acceptability Process
CFC	California Fire Code
CFCs	Chlorofluorocarbons
C ₂ F ₆	Hexafluoroethane
CF ₄	Tetrafluoromethane



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
CF3CH2F	HFC-134a
CFR	Code of Federal Regulations
CFS	Cubic Feet per Second
CGS	California Geologic Survey
CH	Conservation Habitat
C2H6	Ethane
CH4	Methane
CH3CHF2	HFC-152a
CHF3	HFC-23
CHP	combined heat and power
CHRIS	California Historic Resources Information System
CIWMB	California Integrated Waste Management Board
CLCA	California Land Conservation Act
CMP	Congestion Management Program
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
COG	Council of Governments
CO2	Carbon Dioxide
CO2e	Carbon Dioxide Equivalent
COHb	carboxyhemoglobin
CPUC	California Public Utilities Commission
CSA	Community Service Area
CWA	Clean Water Act
CWC	California Water Code
CY	Cubic Yards
CZ	Change of Zone
dB	Decibel
dBA	A-weighted Decibels
DEH	Department of Environmental Health
DIF	Development Impact Fee
DMV	Department of Motor Vehicles
DP	Development Permit
DPM	Diesel Particulate Matter
DRC	Design Review Committee
DTSC	Department of Toxic Substances Control
DU	Dwelling Unit
DU/AC	Dwelling units per acre
DWR	Department of Water Resources



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
e/o	East of
EA	Environmental Assessment
EA	Existing plus Ambient Growth
EAC	Existing plus Cumulative
E+A+P	Existing plus Ambient Growth plus Project Conditions
E+A+P+C	Existing plus Ambient Growth plus Project Conditions plus Cumulative Conditions
E+P	Existing plus Project Conditions
EDA	Expanded Disturbance Area
EIR	Environmental Impact Report
EMFAC	Emission Factor Model
EMWD	Eastern Municipal Water District
EO	Executive Order
EPA	Environmental Protection Agency
EPS	Emission Performance Standard
ESA	Environmental Site Assessment
ESA	Endangered Species Act
et seq.	et sequentia, meaning "and the following"
F	Fahrenheit
FAA	Federal Aviation Administration
FAR	floor area ratio
FAR	Federal Aviation Regulations
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FERC	Federal Energy Regulatory Commission
FESA	Federal Endangered Species Act
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rate Map
FHA	Federal Housing Administration
FHWA	Federal Highway Administration
FIA	Fiscal Impact Analysis
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GBN	Ground-Based Noise
GBV	Ground-Based Vibration
GCC	Global Climate Change
GHG	Greenhouse Gas
GHGA	Greenhouse Gas Analysis
GIS	Geographic Information System
GgCO ₂ e	Gigagrams of carbon dioxide equivalent
GMP	Groundwater Management Plan



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
GMZ	Groundwater Management Zone
GPCD	Gallon per Capita per Day
gpd	Gallons per Day
GSA's	Groundwater Sustainability Agencies
GSP	Groundwater Sustainability Plan
GWP	Global Warming Potential
GWh	gigawatt-hours
H ₂ O	Water Vapor
HCM	Highway Capacity Manual
HCP	Habitat Conservation Plan
HCS+	Highway Capacity Software Plus
HFCs	Hydrofluorocarbons
HHD	heavy-heavy duty trucks
hhpd	horsepower hours per day
HI	Hazard Index
HMMP	Hazardous Materials Management Plan
HPD	Historic Property Data
HSC	Health and Safety Code
I	Interstate
i.e.	that is
ID	Identification
IDEFO	Inert Debris Engineered Fill Operation
IEPR	Integrated Energy Policy Report
IPCC	Intergovernmental Panel on Climate Change
IRWMP	Integrated Regional Water Management Plan
ISO	Independent Service Operator
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
IWMA	Integrated Waste Management Act
kg	kilogram
kWh	kilowatt-hour
lbs	pounds
LCFS	low carbon fuel standard
LDA	light duty autos
Leq	equivalent continuous sound level
LOS	Level of Service
LSAA	Lake and Streambed Alteration Agreement
LSTs	Localized Significance Thresholds



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
M3	Cubic Meter
MBTA	Migratory Bird Treaty Act
MC	Municipal Code
mg	milligrams
MGD	million gallons per day
MICR	Maximum Individual Cancer Risk
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MMTs	million metric tons
MMTCO _{2e}	million metric tons of carbon dioxide equivalent
Mph	Miles per hour
MPO	Metropolitan Planning Organization
MSHCP	Multiple Species Habitat Conservation Plan
MT	metric ton
MTCO _{2e}	Metric Tons of Carbon Dioxide Equivalent
MUTCD	Manual on Uniform Traffic Control Devices
MWD	Metropolitan Water District
MWh	megawatt-hour
Myo	million-year-old
N/A	Not Applicable
n/o	North of
N ₂	Nitrogen
n.d.	no date
NAHC	Native American Heritage Commission
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Grave Protection and Repatriation Act
NALMS	North American Land Mammal Stage
NB	Northbound
NEPSSA	Narrow Endemic Plant Species Survey Area
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program
NHL	National Historic Landmark
NIA	Noise Impact Analysis
NIOSH	National Institute for Occupational Safety and Health
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
No.	Number
NO	Nitric Oxide
NO ₂	Nitrogen Dioxide



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
NO _x	Nitrogen Oxides
N ₂	Nitrogen
N ₂ O	Nitrous Oxide
NOP	Notice of Preparation
NOI	Notice of Intent
NPA	No Project Alternative
NPDES	National Pollutant Discharge Elimination System
n.p.	No page
NPS	Non-Point Source
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NTR	National Toxics Rule
O ₂	Oxygen
O ₃	Ozone
OD	Officially Designated
OHP	Office of Historic Preservation
OHWM	Ordinary High Water Mark
OPR	Office of Planning and Research
Ord.	Ordinance
OSHA	Occupational Safety and Health Administration
Pb	Lead
PCBs	Polychlorinated biphenyls
PCEs	Passenger Car Equivalents
PDF	Project Design Feature
PEL	permissible exposure limit
PeMS	Caltrans' Performance System Website
PF	Public Facilities land use designation
PFCs	Perfluorocarbons
PG&E	Pacific Gas and Electric
PHF	peak hour factor
PHI	Points of Interest
p.m.	Post Meridiem (between the hours of noon and midnight)
PM	Particulate Matter
PM _{2.5}	Fine Particulate Matter (2.5 microns or smaller)
PM ₁₀	Fine Particulate Matter (10 microns or smaller)
Porter-Cologne	Porter-Cologne Water Quality Control Act
PRC	Public Resources Code
PRIMP	Paleontological Resource Impact Mitigation Program
ppb	parts per billion



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
ppm	parts per million
ppv	peak particle velocity
pp.	pages
ppt	parts per trillion
PQP	Publi/Quasi-Public
PRPA	Paleontological Resources Preservation Act
PTO	Permit to Operate
RAP	Remedial Action Plan
RCALUC	Riverside County Airport Land Use Commission
RCALUP	Riverside County Airport Land Use Plan
RCBAP	Reche Canyon/Badlands Area Plan
RCCDR	Riverside County Center for Demographic Research
RCDWR	Riverside County Department of Waste Resources
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCHWMP	Riverside County Hazardous Waste Management Plan
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
RCTC	Riverside County Transportation Commission
RCTD	Riverside County Transportation Department
Rd.	Road
REC	Recognized environmental Concerns
REMEL	Reference Mean Emission Level
RMP	Resource Management Plan
RMS	Root Mean Square
ROGs	Reactive Organic Gasses
ROW	Right of Way
RPS	Renewable Portfolio Standards
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
RWRF	Regional Water Reclamation Facililites
s/o	south of
SANBAG	San Bernardino Associated Governments
SB	Southbound
SB	Senate Bill
SBFD	San Bernardino Fire Department
SBTAM	San Bernardino Transportation Analysis Model
SCAB	South Coast Air Basin



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMP	South Coast Air Quality Management Plan
SCE	Southern California Edison
SCH	California State Clearinghouse (Office of Planning and Research)
SDAB	San Diego Air Basin
SDG&E	San Diego Gas & Electric
SF/s.f.	square foot or square feet
SF ₆	Sulfur Hexafluoride
SGMA	Sustainable Groundwater Management Act
SHMA	Seismic Hazards Mapping Act
SHPO	State Historic Preservation Officers
SHS	State Highway System
SIP	State Implementation Plan
SJGB	San Jacinto Groundwater Basin
SJVAP	San Jacinto Valley Area Plan
SKR	Stephens' Kangaroo Rat
SKR HCP	Stephens Kangaroo Rat Habitat Conservation Plan
SLA	Sacred Lands File
SLPS	Short-Lived Climate Pollutant Strategy
SMARA	Surface Mining Reclamation Act
SMGB	State Mining and Geology Board
SMP	Surface Mining Permit
SOC	Statement of Overriding Considerations
SO ₂	Sulfur Dioxide
SO ₄	Sulfates
SO _x	Sulfur Oxides
SOI	Sphere of Influence
SP	Specific Plan
SR	State Route
St.	Street
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Regional Control Board
SWRCB	Storm Water Resources Control Board
TBD	To be determined
TEA	Transportation Equity Act
TIA	Traffic Impact Analysis
tpd	tons of material per day
tpy	tons per year
tpy	tons per year



ACRONYMS AND ABBREVIATIONS (CONT'D)

<u>Acronym</u>	<u>Definition</u>
TS	Traffic Signal
TSF	Thousand Square Feet
TUMF	Transportation Uniform Mitigation Fee
µg	microgram
UBC	Uniform Building Code
UCMP	University of California Museum of Paleontology
UNFCCC	United Nations' Framework Convention on Climate Change
U.S.	United States
USACE	United States Army Corps of Engineers
USCB	United States Census Bureau
USEPA	United States Environmental Protection Agency
USDA	U.S. Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Society
USTs	Underground storage tanks
UWMP	Urban Water Management Plan
V/C	Volume to Capacity Ratio
VdB	Decibel notation
VFP	Vehicle Fueling Positions
VMT	Vehicle Miles Traveled
VOCs	Volatile Organic Compounds
VPH	Vehicles per Hour
VWRPD	Valley Wide Recreation & Park District
WDID	Waste Discharger Identification
WDR	Waste Discharge Requirements
WMI	Watershed Management Initiative
w/o	West of
WQMP	Water Quality Management Plan
WRF	Water Reclamation Facility
WRP	Water Reclamation Plant
YBP	Years before Present
ZEV	Zero Emissions Vehicle
ZORI	Zone of Required Investigation



F.0 FINAL ENVIRONMENTAL IMPACT REPORT

F.1 PROJECT SCOPE

This Final Environmental Impact Report (FEIR) prepared for the Gilman Springs Mine (hereafter, the “Project” or “proposed Project”) was prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code § 21000 *et seq.*) and CEQA Guidelines (Title 14, California Code of Regulations, § 15000 *et seq.*). The proposed Project consists of an application for the Second Revision to Surface Mining Permit No. 159 (SMP 159R2).

According to CEQA Guidelines § 15132, the FEIR shall consist of:

- a. The Draft (EIR) or revision of the draft;
- b. Comments and recommendations received on the DEIR either verbatim or in summary;
- c. A list of persons, organizations, and public agencies commenting on the DEIR;
- d. The responses of the Lead Agency to significant environmental points raising in the review and consultation process; and
- e. Any other information added by the Lead Agency.

This Section contains responses to comments received on the Draft Environmental Impact Report (DEIR) for the proposed Project, and also provides a summary of revisions made to the DEIR in response to public comments. These comments were received during the public review period for the DEIR, which commenced on January 27, 2020 and concluded on March 12, 2020. This FEIR document was prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgement of the CEQA Lead Agency (Riverside County). This FEIR and the DEIR comprise the Final Environmental Impact Report for the proposed Project, in accordance with CEQA Guidelines § 15132.

F.2 RESPONSES TO DEIR COMMENTS AND SUMMARY OF REVISIONS

§ 15088 of the CEQA Guidelines requires the Lead Agency (Riverside County) to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the DEIR. This section provides all comments received on the DEIR and the County’s responses to each comment. A list of agencies, organizations, and persons that submitted comments on the DEIR during the public review period is presented in Table F-1, *Organizations, Persons, and Public Agencies that Commented on the DEIR*.

F.2.1 CEQA REQUIREMENTS REGARDING COMMENTS AND RESPONSES

CEQA Guidelines § 15024(a) outlines parameters for submitting comments, and notes the focus of review and comment of DEIRs should be:

...on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are



most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible... CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or suggested by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.

Table F-1 Organizations, Persons, and Public Agencies that Commented on the DEIR

COMMENT LETTER	COMMENTING ORGANIZATION, PERSON, OR PUBLIC AGENCY	DATE
A	Governor’s Office of Planning and Research, State Clearinghouse and Planning Unit	March 12, 2020
B	California Department of Conservation, Mine Reclamation	March 11, 2020
C	California Department of Resources Recycling and Recovery (CalRecycle)	February 18, 2020
D	Friends of the Northern San Jacinto Valley	March 12, 2020
E	Francisco and Rufina Ramirez	March 9, 2020
F	Sierra Club	March 12, 2020

CEQA Guidelines § 15204(c) further advises that, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines § 15064, “an effect shall not be considered significant in the absence of substantial evidence.” CEQA Guidelines § 15204(d) also notes that, “Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” CEQA Guidelines § 15204(e) states that, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by [CEQA Guidelines § 15204].”

Pursuant to CEQA Guidelines § 15088(b), copies of the written responses shall be provided to commenting public agencies and other interested parties at least ten (10) days prior to certifying the FEIR. The responses shall be provided along with an electronic copy of this FEIR, as permitted by CEQA, and shall conform to the legal standards established for response to comments on DEIRs.

F.2.2 RESPONSES TO COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT

CEQA Guidelines § 15088 requires the Lead Agency (Riverside County) to evaluate comments on environmental issues received from public agencies and interested parties who review the DEIR and to provide written response to any substantive comments received. Five (5) comment letters were received in response to the DEIR’s public review period. A copy of each letter with bracketed comment numbers on the right



margin is followed by the response for each comment as indexed in the letter. Comment letters and specific comments are given letters and numbers for reference purposes.



COMMENT LETTER A



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

March 12, 2020

Dionne Harris
Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Subject: Gilman Springs Mine (Surface Mining Permit No. 159, Revisions No. 2
SCH#: 2018051029

Dear Dionne Harris:

The State Clearinghouse submitted the above named EIR to selected state agencies for review. The review period closed on 3/11/2020, and the comments from the responding agency (ies) is (are) available on the CEQA database for your retrieval and use. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

Check the CEQA database for submitted comments for use in preparing your final environmental document: <https://ceqanet.opr.ca.gov/2018051029/2>. Should you need more information or clarification of the comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Resources Agency

A-1

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 state.clearinghouse@opr.ca.gov www.opr.ca.gov



LETTER A California Department of Conservation, Mine Reclamation

A-1 Comments are acknowledged. Note that as stated on the Notice of Completion (NOC) forms distributed with the Draft EIR, the public review period for the Draft EIR extended from January 27, 2020 through March 12, 2020. Comment letters available on the CEQAnet have been obtained and are addressed herein, along with comment letters sent directly to Riverside County.



COMMENT LETTER B



California
Department of Conservation
Division of Mine Reclamation

Gavin Newsom, Governor
David Shabazian, Director

March 11, 2020

Dionne Harris
Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501

Copy sent via email: dharris@rivco.org

SUBJECT: Gilman Springs Mine Notice of Completion (NOC) for Draft Environmental Impact Report (EIR); State Clearinghouse (SCH) No. 2018051029

Dear Ms. Harris:

Thank you for including the Department of Conservation's Division of Mine Reclamation (Division) in the environmental review process for the Gilman Springs Mine NOC for the Draft EIR. The project as described in the Draft EIR includes the following elements:

- Surface Mining Permit No. 159, Revision No. 2
- Reclamation Plan Amendment (Project) to allow for the following:
 1. Expand mining areas by adding 54.5 acres to the currently approved 150.4 acres, resulting in a total of 204.9 acres
 2. Allow for the operation of an Inert Debris Engineered Fill Operation (IDEFO) to assist in final reclamation activities upon completion of mining
 3. Extend the Project 50 years, in three phases (45 years for mining activities, five for reclamation); project completion 2070

Estimated SMP159R2 Phasing Schedule

Phase	Estimated Duration (years)	Phase Description	Cumulative Total (tons)
1	10	Overburden Removal / Initial Mining Activities	8,500,000
2a	**	Main Excavations, Mining and Processing	22,100,000
2b	***	Concurrent Mining and Reclamation	7,650,000
3	5	Final Reclamation and Monitoring	850,000
All	50		39,100,000

For ** and ***, duration will be dependent on market conditions and demand.



B-1

State of California Natural Resources Agency | Department of Conservation
801 K Street, MS 09-06, Sacramento, CA 95814
conservation.ca.gov | T: (916) 323-9198 | F: (916) 322-4862



LETTER B California Department of Conservation, Mine Reclamation

- B-1** Comments describing the proposed Project are acknowledged; no response is necessary.
- B-2** The County acknowledges and appreciates the Division's review responsibilities associated with SMARA.
- B-3** The County acknowledges that the Division has no comments on the Draft EIR at this time, and that the Division will separately review and provide comments (if warranted) on the reclamation plan amendment. No revisions to the DEIR have been made pursuant to this comment.
- B-4** The County acknowledges that the Division wishes to be included on the distribution list for this Project, and the County will provide the Division with all future Project-related documents (e.g., hearing notices, etc.) and a copy of the Final DEIR, which will be sent to the commenter at the contact information provided.



COMMENT LETTER C

California Environmental Protection Agency



Department of
Resources Recycling and Recovery

Gavin Newsom
California Governor

Jared Blumenfeld
Secretary for Environmental Protection

Ken DaRosa
CalRecycle Acting Director

February 18, 2020

Dionne Harris
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: SCH No. 2018051029 – Draft Environmental Impact Report for Revision No. 2 to Surface Mining Permit No. 159R2 – Riverside County

Dear Ms. Harris:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

PROJECT DESCRIPTION

Riverside County Planning Department, acting as Lead Agency, has prepared and circulated a Draft Environmental Impact Report (Draft EIR) in order to comply with CEQA and to provide information to, and solicit consultation with, Responsible Agencies in the approval of the proposed project.

The proposed Revision No. 2 to Surface Mining Permit No. 159 (proposed project) is located northeast of Gilman Springs Road and Bridge Street. The Gilman Springs Mine (herein, "Mine") encompasses approximately 1,021.4 acres located 2.4 miles southeast of Moreno Valley and 2.6 miles north of the City of San Jacinto within the Inland Empire region of southern California. The proposed project consists of a second revision to Surface Mining Permit No. 159 (SMP 159R2). Approval of the proposed project would allow for:

1. The expansion of areas permitted for mining by 54.5 acres, resulting in approximately 204.9 acres permitted for mining activities;
2. Increase mining reserves from approximately 14,000,000 tons to 44,000,000 tons, representing an increase of approximately 30,000,000 tons;
3. Operation of an Inert Debris Engineered Fill Operation (IDEFO) to facilitate site reclamation;
4. Establish a revised reclamation plan in compliance with Surface Mining and Reclamation Act of 1975 (SMARA; Public Resources Code, § 2710 et seq.) and Riverside County Ordinance No. 555; and,



C-1

1001 I Street, Sacramento, CA 95814 • P.O. Box 4025, Sacramento, CA 95812
www.CalRecycle.ca.gov • (916) 322-4027



COMMENT LETTER C

Draft Environmental Impact Report for Revision No. 2 to Surface Mining Permit No. 159R2
February 18, 2020
Page 2 of 3

- 5. Amending the restrictions for mining activities within 300 feet of the Mine's boundaries from 7:00 a.m. to 10:00 p.m., Monday through Saturday except holidays, to 24 hours per day, seven days per week including Sundays and federal holidays.

C-1
CONT.

COMMENTS

Solid Waste Regulatory Oversight

The County of Riverside, Department of Environmental Health, Local Enforcement Agency (LEA), and CalRecycle are responsible for providing regulatory oversight of solid waste handling activities, such as IDEFOs, including permitting and inspections.

Prior to implementation of an IDEFO, the operator shall submit an Enforcement Agency Notification pursuant to Title 14 California Code of Regulations (14 CCR), section 17388.3, to the LEA pursuant to 14 CCR, section 18100 et seq. Please contact Sandi Salas at 951.955.8980 or by e-mail at SSalas@rivco.org to discuss the requirements for the proposed project.

C-2

CONCLUSION

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency preparing the Final EIR and in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices and any Notices of Determination for this proposed project.

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of the adoption and proposed project approval by the decision-making body.

If you have any questions regarding these comments, please contact me at 916.341.6363 or by e-mail at Megan.Emslander@calrecycle.ca.gov.

C-3

Sincerely,

Megan Emslander, Environmental Scientist
Permitting & Assistance Branch – South Unit
Waste Permitting, Compliance & Mitigation Division
CalRecycle

cc: Ben Escotto, Supervisor
Permitting & Assistance Branch – South Unit



LETTER C California Environmental Protection Agency, CalRecycle

- C-1** Comments describing the proposed Project are acknowledged.

- C-2** The County acknowledges the roles of the Department of Environmental Health, Local Enforcement Agency (LEA), and CalRecycle in providing regulatory oversight of solid waste handling activities, such as IDEFOs, including permitting and inspections. The County further acknowledges that prior to implementation IDEFO activities on site, the Project Applicant (Mine operator) will be required to submit to the LEA an Enforcement Agency Notification pursuant to Title 14 California Code of Regulations (14 CCR), section 17388.3 pursuant to 14 CCR, section 18100 et seq. Any questions regarding the requirements will be directed to the contact person identified by this comment. No revisions to the Draft EIR are warranted pursuant to these comments.

- C-3** As requested by this comment, Riverside County will ensure that copies of any subsequent environmental documents, copies of public notices, and the Notice of Determination are provided to CalRecycle staff. Additionally, the County will provide a notice of public hearing and responses to comments on the Draft EIR at least 10 days prior to public hearings for the Project. Any questions regarding these comments will be directed to the contact person identified in these comments.



COMMENT LETTER D

**Friends of the Northern San Jacinto Valley
Post Office Box 4036
Idyllwild, California 92549**

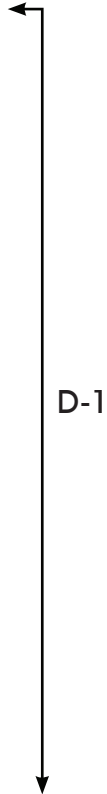
March 12, 2020

Via: U.S. Postal Service and Email: dharris@rivco.org

Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, California 92502-1409
Att: Dionne Harris, Planner II

Re: Draft Environmental Impact Report (Draft EIR) – Gilman Springs Mine Project - Revision No. 2 to Surface Mining Permit No. 159R2 (SMP 159R2) – State Clearinghouse No. 2018051029

In enacting the California Environmental Quality Act (CEQA) the legislature declared it is the policy of the state to *“prevent the elimination of fish and wildlife species due to man’s activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representatives of all plant and animal communities.”* (Public Resources Code §21001(c)). *“Public agencies should not approve projects if there are **feasible alternatives** or **feasible mitigation measures**, which would substantially lessen **significant environmental effects**.”* (Public Resource Code § 21002). *“The purpose of an Environmental Impact Report (EIR) is to identify the **significant effects** [impacts] on the environment, to identify **alternatives** to the project, and to indicate the manner in which those **significant effects** can be **mitigated** or **avoided**.”* (Public Resources Code § 21001.1(a)). *“...it is the policy of the state that noncompliance with the information disclosure provisions of this division [CEQA] which*





COMMENT LETTER D

precludes relevant information from being presented to the public agency, or noncompliance with substantive requirements of this division, may constitute a prejudicial abuse of discretion..." (Public Resources Code § 21005(a)).

D-1
CONT.

Riverside County, the CEQA Lead Agency for the Gilman Springs Mine Project, continues to fail to properly recognize/acknowledge that the federal Endangered Species Act (ESA) prohibits the "take" (kill, capture and habitat destruction) of listed, endangered or threatened species. More importantly in a like manner, the California Endangered Species Act (CESA) prohibits the "take" of endangered or threatened species listed by the California Fish and Game Commission. Under the 2004 Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) the "take" of **146 plant and animal species** [Including the Stephen's Kangaroo Rat (SKR)] are permitted for 75 years throughout western Riverside County. The "take" is allowed in exchange for the assembly and management of coordinated MSHCP Conservation Areas, the most prominent being the California Department of Fish and Wildlife (CDFW) San Jacinto Wildlife Area (SJWA).

D-2

D-3

Both the Federal and state endangered species statutes provide for exceptions to their "take" prohibitions. The federal exception requires applicants to submit a Habitat Conservation Plan [the MSHCP]. If approved by the U.S. Fish and Wildlife Service the applicant will be issued an incidental "take" permit. Under California law the "take" exception is authorized pursuant to the Natural Community Conservation Planning Act (NCCP Act – Fish and Game Code §§ 2800-2835). After approval of a NCCP Act Conservation plan, the CDFW permits the "take" of any covered species whose conservation and management is provided for in the NCCP approved by CDFW. The NCCP Act section 2826 provides: **"Nothing in this chapter exempts a project proposed in a natural community planning area from Division 13 (commencing with section 21000) of the Public Resources Code**

D-4



COMMENT LETTER D

[California Environmental Quality Act (CEQA)] or otherwise alters the applicability of that division.” The holding of the California Supreme Court bolsters this legislative intent: *“CESA can be harmonized with CEQA.”* (Mountain Lion Foundation v. Fish and Game Commission (1997) 16 Cal. 4th 105, 111).

D-4
CONT.

Riverside County continues to disregard/ignore substantial evidence the Gilman Springs Mine Project is subject to **Mandatory Findings of Significance** pursuant to CEQA Guidelines 15065(a)(1). CEQA requires that an agency contemplating an action having the potential *“to....reduce the number or restrict the range [“take”] of an endangered species”* may have a significant effect on the environment (Guideline § 15065). Although this project Initial Study checklist identified a **Mandatory Findings of Significance** for Biological Resources, Riverside County did not follow through with the analysis of feasible alternatives or feasible mitigation measures for the “take” of MSHCP/endangered species. This ultimately allows Riverside County to avoid making the required Findings under CEQA Guidelines § 15091: *“No Public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects [direct, indirect, and cumulative impacts] of the project unless the public agency makes one or more written findings for each of those significant effects..”*

D-5

Riverside County should know by now that maintaining Multiple Species Habitat Conservation Plan (MSHCP) connectivity between the Davis Road and Potrero Units of the San Jacinto Wildlife Area (SJWA) through the Badlands [Gilman Springs Mine Project site] is a critically important component of the MSHCP. Indeed, maintaining habitat connectivity is the linchpin of MSHCP viability and success. Riverside County needs to recognize that merely discussing MSHCP consistency is not CEQA compliance. The “take” of MSHCP species on the Gilman Springs Mine project site [direct “take”], the surrounding MSHCP

D-6
D-7



COMMENT LETTER D

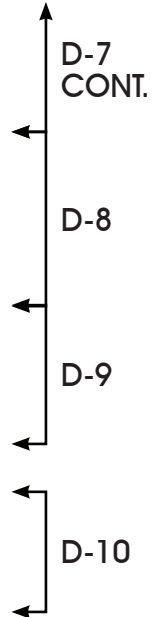
covered lands [indirect “take”], and the cumulative impacts (CEQA Guidelines § 15065(a)(3)) on individual MSHCP species [such as the Stephens’ Kangaroo Rat] and the habitat connectivity imperative require specific CEQA analysis. CEQA analysis of alternatives to the ‘take” and the inclusion of specific enforceable mitigation measures [not City Regulations & Design Requirements (CRDR)-see Draft EIR page S-18] for the “take” of MSHCP species impacted by the Gilman Springs Mine project is also a necessity. These Draft EIR deficiencies require correction prior to the certification of the Final EIR. Failure to do so will result in the extirpation of multiple species and ultimately the failure of this MSHCP/NCCP experiment.

Please ensure we receive timely notice of the County of Riverside response to these comments and the scheduling of any public hearings regarding this project.

Thank you for your courtesy.

Tom Paulek.
FNSJV Conservation Chair.

Susan Nash
FNSJV President





LETTER D Friends of the San Jacinto Valley

- D-1** Comments describing the purposes of CEQA pursuant to Public Resources Code (PRC) §§ 21001(c), 21001.1(a), 21002, and 21005(a) are acknowledged. The County finds that the Draft EIR is fully compliant with all applicable PRC sections. Refer also to the individual responses to the comments included in this comment letter.
- D-2** The County disagrees with the commenter's assertion that Riverside County has failed to properly comply with the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA). In 2003, the County adopted the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and an Implementation Agreement (IA) was subsequently executed between the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and participating entities (including the County of Riverside). One of the goals/principles outlined in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is to provide "...a comprehensive means to coordinate, standardize, streamline, and ensure closure regarding mitigation requirements of the [Federal Endangered Species Act], California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), California Native Plant Protection Act (CNPPA), and other applicable laws and regulations related to biological and natural resources within the Plan Area." The MSHCP also is intended to assure "...property owners, local governments, and other affected parties that conservation measures undertaken for species and wildlife Habitat are adequately covered by the MSHCP and will satisfy mitigation requirements of the FESA, CESA, NEPA, CEQA, and CNPPA concerning impacts to those Covered Species and Habitats." (Riverside County, 2003, p. 1-9). Through agreements with the USFWS and the CDFW, the MSHCP designates 146 special-status animal and plant species that receive some level of coverage under the plan. Refer to the analysis provided in Draft EIR Subsection 4.3 for a discussion of the Project's potential impacts to sensitive plant and animal species, including endangered and threatened species. As this comment does not specifically identify any deficiencies in or omissions from the Draft EIR, no revisions to the Draft EIR are warranted pursuant to this comment.
- D-3** Commenter's description of the MSHCP is acknowledged. A description of the MSHCP also is provided in Draft EIR subsection 4.3.3(C)(1), while an analysis of the Project's consistency with the MSHCP is provided under Threshold a. in Draft EIR subsection 4.3.5. As this comment does not identify any deficiencies in the EIR's description of the MSHCP or in the analysis of Project consistency with the MSHCP, no revision to the Draft EIR has been made pursuant to this comment.
- D-4** Comments describing exceptions to federal and State "take" provisions and the requirements of the NCCP are acknowledged. The County recognizes and agrees with the Commenter that any project that falls within a Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP) is not somehow exempt from CEQA. As discussed in the other responses, the County completed a thorough and detailed analysis of impacts to biological resources, and implemented multiple mitigation



measures to ensure impacts would remain less than significant. As this comment does not identify any deficiencies in the Draft EIR, no revisions to the Draft EIR are warranted pursuant to this comment.

- D-5** The County disagrees with commenters assertion that there is substantial evidence demonstrating that the Project would have a significant impact to biological resources, beyond the significant but mitigable impacts identified in EIR Subsection 4.3. The Commenter merely includes conclusory statements that lack detail or support as to why the Draft EIR's analysis is insufficient. The County acknowledges that the Project would result in new physical impacts to 54.5 acres, as summarized in Draft EIR Table 4.3-6. However, the Project Applicant would dedicate 184.73 acres within the southern half of MSHCP Cell Group B, and an additional 245.28 acres in adjacent Cell Groups C (230.47 acres) and D (14.81 acres), for a combined conservation total of 430.01 acres (see Draft EIR at pp. 4.3-27 and 4.3-28). Thus, the 430.1 acres of proposed conservation areas would more than offset the Project's impacts to 54.5 acres of natural habitat, thereby expanding, and not "restricting," the range of endangered, threatened, and sensitive species. This is the exact purpose of the MSHCP as approved by the Wildlife Agencies. Moreover, the County finds that the Project's proposed impacts to 54.5 acres would not "substantially reduce" the habitat of a fish or wildlife species, particularly within the context of the areas planned for long-term conservation as part of the MSHCP Reserve System, which ultimately will encompass 153,000 acres.

In addition, CEQA Guidelines § 15126.6(a) requires that an "...EIR shall describe a range of reasonable alternatives to the project...[that] would avoid or substantially lessen any of the significant effects of the project." The Project Applicant would be required to implement the mitigation measures presented in EIR subsection 4.3.8, which would reduce Project impacts to endangered, threatened, and other special status species to below a level of significance. Because the Project's impacts to biological resources would be less than significant with implementation of mitigation measures, analysis of an alternative that would reduce the Project's less-than-significant impacts to biological resources is not required under CEQA. Notwithstanding, an alternative that would retain the 54.5-acre Expanded Disturbance Area (EDA) as natural habitat is provided in Draft EIR subsection 6.3.1.

With respect to findings, the County decision makers will consider appropriate findings related to the Project's significant and unavoidable environmental effects to the issue areas of air quality, greenhouse gas emissions, and transportation/traffic (as summarized in Draft EIR subsection S.7.2). The findings also will disclose impacts determined by the Draft EIR to be less than significant with or without mitigation, including the Project's less-than-significant impacts to biological resources with mitigation. As part of certification of the EIR, the County Planning Commission would adopt the findings as required by CEQA Guidelines § 15091.

As this comment does not identify any deficiencies in the Draft EIR, no revisions to the Draft EIR have been made pursuant to this comment.

- D-6** Riverside County is committed to implementing the MSHCP, including MSHCP-identified wildlife corridors and core habitat areas. As noted in the response to comment D-5, the Project Applicant



would dedicate 184.73 acres within the southern half of MSHCP Cell Group B, and an additional 245.28 acres in adjacent Cell Groups C (230.47 acres) and D (14.81 acres), for a combined conservation total of 430.01 acres (see Draft EIR at pp. 4.3-27 and 4.3-28). As indicated in Draft EIR Table 4.3-4, areas proposed for conservation by the Project Applicant would assist the County in meeting the MSHCP conservation criteria to conserve 20-30% of Cell Group B, and when combined with other conserved lands would surpass the MSHCP conservation objective to preserve 20-30% of Cell Group C. Moreover, although the Project would not result in any new impacts within Cell Group D, the Project Applicant nonetheless would dedicate 14.8 acres within Cell Group D, which would contribute to the assembly of Proposed Core 3. Therefore, the County finds that the Project would expand and enhance wildlife connectivity in the local area through the conservation of lands in conformance with the MSHCP Conservation Criteria. As this comment does not specifically identify how the proposed Project would interfere with connectivity of biological habitat, no revision to the Draft EIR is warranted pursuant to this comment.

- D-7** The Commenter repeatedly requests the County to evaluate biological impacts in a vacuum – namely, as if the MSHCP did not exist and was not a crucial part of any appropriate discussion of biological impacts pursuant to CEQA. This would lead to inaccurate impact determinations that are not reasonably related to the Project's physical environmental impacts. The discussion of Project consistency with the MSHCP included in the Draft EIR is intended to demonstrate how the Project would be required to comply with applicable MSHCP requirements. Draft EIR subsection 4.3.8 identifies applicable regulations and design requirements, and identifies Mitigation Measures MM 4.3-1 through MM 4.3-8 to reduce Project impacts due to a potential conflict with the MSHCP to below a level of significance. The County would enforce all of the mitigation measures included in the Draft EIR as part of the Project's conditions of approval; thus, the County disagrees with this comment and finds that the analysis of Project consistency with the MSHCP as contained within the Draft EIR is in full compliance with CEQA. Specifically, EIR Subsection 4.3 fully discloses the Project's potential impacts ("take") to endangered, threatened, and other special-status species. With respect to "surrounding MSHCP covered lands," Threshold a. in EIR subsection 4.3.5 includes an analysis of Project consistency with MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and concludes that with mitigation measures the Project's indirect impacts to MSHCP-conserved lands would be less than significant. Additionally, cumulatively-considerable impacts are addressed in EIR subsection 4.3.6, which demonstrates that with mitigation, the Project's cumulatively-considerable impacts to biological resources, including potential conflicts with applicable MSHCP requirements, would be less than significant. With respect to the Stephens' kangaroo rat (SKR), the SKR is a covered species, for take, under the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) and the Western Riverside MSHCP. In short, the Western Riverside MSHCP covers all areas outside of the SKR HCP. Although the Project area is within the SKR HCP and is geographically surrounded by the MSHCP, SKR take for impacts outside of the SKR HCP Fee area is covered by the MSHCP. The Project site is within the SKR Fee area covered for take by the SKR HCP, and as indicated under the analysis of Threshold g. in EIR subsection 4.3.5, the Project site is not located within the areas targeted for conservation by the SKR HCP. Additionally, the Project Applicant would be required to pay appropriate fees towards the assembly of the SKR conservation



areas pursuant to Riverside County Ordinance No. 663. As this comment does not identify any issues that are not already adequately addressed by EIR Subsection 4.3, no revision to the Draft EIR is warranted pursuant to this comment.

- D-8** As indicated in the response to Comment D-5, CEQA Guidelines § 15126.6(a) requires that an “...EIR shall describe a range of reasonable alternatives to the project...[that] would avoid or substantially lessen any of the significant effects of the project.” The Project Applicant would be required to implement the mitigation measures presented in EIR subsection 4.3.8, which would reduce Project impacts to endangered, threatened, and other special status species to below a level of significance. Because the Project’s impacts to biological resources would be less than significant with implementation of mitigation measures, analysis of an alternative that would reduce the Project’s less-than-significant impacts to biological resources is not required under CEQA. Notwithstanding, an alternative that would retain the 54.5-acre Expanded Disturbance Area (EDA) is provided in Draft EIR subsection 6.3.1. In addition, EIR Subsection 4.3.8 includes “Applicable Regulations and Design Requirements,” which require compliance with Riverside County Ordinance Nos. 663 and 810; compliance with applicable National Pollutant Discharge Elimination System (NPDES) requirements; compliance with the Project’s proposed Reclamation Plan; and the dedication of land pursuant to the results of the Project’s MSHCP Habitat Acquisition and Negotiation Strategy (HANS) process. All of the Applicable Regulations and Design Requirements would be enforced as part of the Project’s conditions of approval. Draft EIR subsection 4.3.8 also includes mitigation measures, which have been identified to reduce the Project’s impacts to biological resources to below a level of significance. As with the Applicable Regulations and Design Requirements, the mitigation measures in EIR subsection 4.3.8 would be enforced as part of the County’s conditions of approval for the Project. As this comment does not identify any specific deficiencies with the measures identified to reduce the Project’s impacts to biological resources to less-than-significant levels, no revision to the Draft EIR is warranted pursuant to this comment, except that the heading on Table S-3 has been revised to describe “County Regulations & Design Requirements,” instead of “City Regulations & Design Requirements.”
- D-9** As indicated in the responses to Comments D-1 through D-8, the County finds that the Project’s Draft EIR adequately evaluated and disclosed impacts to biological resources, and properly concludes that with mitigation measures, Project impacts to biological resources, including impacts due to a conflict with the MSHCP, would be less than significant. Furthermore, this comment does not specifically identify nor provide evidence demonstrating that the Project would “result in the extirpation of multiple species,” particularly given that the Project Applicant would dedicate 430.1 acres of proposed conservation areas, which would contribute to the assembly of the MSHCP Reserve System, thereby providing for the long-term conservation of habitat for threatened, endangered, and special status species. In reality, the Project would contribute to the MSHCP and its long-term support and effectiveness. No revision to the Draft EIR is warranted pursuant to this comment.
- D-10** Comment is acknowledged. The County will include Friends of the Northern San Jacinto Valley on future mailings for this Project, and will provide the Friends of the Northern San Jacinto Valley with a



copy of the responses to comments on the Draft EIR at least 10 days prior to public hearings for the Project.



COMMENT LETTER E

5525 Troth St
Jurupa Valley CA 91752

March 9, 2020

Attn: Dionne Harris Urban Regional Planner for Charisa Leach, Assistant TLMA Director
Riverside County Planning Department
P.O. Box 1409, Riverside CA 92502-1409

RE: Comment Period Referencing: Revision for Surface Mining Permit No. 159 (SMP 159R2)

Dear Mrs. Dionne Harris,

I write to respectfully comment on the Revision for Surface Mining No. 159 (SMP 159R2) matter. My wife and I share the opinion of other local residents in that we are NOT in agreement with the request to revise current Surface Mining Permit No. 159R2.

We believe the requested expansion will provide a number of negative impacts to the local community. To begin, the additional noise pollution has the potential to damage physiological health; causing hypertension, increase in stress levels, and hearing loss. In addition, dust pollution may negatively affect our agriculture and possibly reduce the crop yields for our local framers. Moreover, mining dust can cause serious health damage to local residence. Studies have shown regular breathing of harmful dust; over a long period can cause life threatening lung diseases. Finally, we are concerned with the impact the additional mining activity will have with the amount and quality of well water extracted from our local underground aquifers.

We hope our concerns considered as you are having discussion for the revision plan. While we understand the need for the revision, we are concerned with the potential negative impacts that may arise within the local community because of the revision. Thank you for your time and consideration.

Sincerely,

Francisco and Rufina Ramirez

E-1
E-2
E-3
E-4
E-5
E-6



LETTER E Francisco and Rufina Ramirez

- E-1** Commenter's opposition to the proposed Project is acknowledged, and will be considered by the Riverside County Planning Commission during their deliberation as to whether to approve the proposed Project.
- E-2** The Project's potential to cause excessive levels of noise are assessed and disclosed in Draft EIR Subsection 4.9, *Noise*. As shown in Draft EIR Table 4.9-7, Project-related operational activities would expose nearby sensitive receptors to noise levels ranging between 36.9 dBA Leq to 43.6 dBA Leq, which would not exceed the County's Noise Ordinance standards of 65 dBA Leq during the daytime and 45 dBA Leq during the nighttime. Additionally, Draft EIR Tables 4.9-8 and 4.9-9 demonstrate that Project-related noise level contributions would only be 0.1 dBA Leq above ambient (background) noise levels. Additionally, Draft EIR Tables 4.9-10 through 4.9-12 demonstrate that Project-related traffic would not expose any sensitive receptors to a substantial increase in noise, while EIR subsection 4.9.2 includes a discussion of potential health effects associated with noise. As such, the Draft EIR properly concludes that Project-related operational activities would not result in the generation of a substantial temporary or permanent increase in noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. As the issues raised in this comment are adequately addressed in Draft EIR Subsection 4.9, no revision has been made to the Draft EIR in response to this comment.
- E-3** The Project's potential to cause fugitive dust from mining operations was assessed in a Project-specific analysis performed by Urban Crossroads, included as Draft EIR Technical Appendices B1 and B2, and summarized in Draft EIR subsection 4.2.5 (Threshold b.). As indicated in Draft EIR Table 4.2-14, the Project's localized emissions of PM₁₀ and PM_{2.5} (i.e., fugitive dust) would be below the Localized Significance Thresholds established by the South Coast Air Quality Management District (SCAQMD). The Project also would be subject to a number of applicable regulations to reduce fugitive dust, as summarized in Draft EIR subsection 4.2.8. Furthermore, agricultural activities also can be a major source of fugitive dust. There is no evidence in this comment or in the administrative record for the Project to demonstrate that fugitive dust generated by the Project would adversely affect crops. Therefore, no revision has been made to the DEIR in response to this comment.
- E-4** Potential health effects associated with specific air pollutants are presented in Draft EIR Table 4.2-1. Additionally, please refer to the discussion and analysis of Threshold c. in EIR Subsections 4.2.5 and 4.2.6, which include a detailed analysis of the Project's potential direct and cumulatively-considerable localized impacts due to air quality emissions. As indicated under the analysis of Threshold c. and in Draft EIR Table 4.2-14, the Project's localized emissions would be below the localized thresholds of significance established by SCAQMD. Additionally, the analysis of Threshold c. includes a discussion and analysis demonstrating that due to distance, Project-related Toxic Air Contaminant (TAC) emissions would not expose nearby sensitive receptors to substantial pollutant concentrations. Refer to the analysis of Threshold c. for additional information. As this comment does not identify any issues



that are not already addressed by the Draft EIR, no revision to the Draft EIR has been made pursuant to this comment.

- E-5** As documented in Draft EIR subsection 3.3.3(H), *Project-Related Water Consumption*, under existing conditions approximately 44.65 acres of the Project site are subject to watering for dust control. Under the proposed Project, areas subject to watering for dust control would be reduced by 7.21 acres, from 44.65 acres under existing conditions to 37.44 acres under the proposed Project, thereby resulting in a reduction in water usage by 16.1% as compared to existing (baseline) conditions. Additionally, as demonstrated in EIR Subsection 4.8, *Hydrology and Water Quality*, the Project's only potential to affect water quality would be associated with sedimentation, which would be reduced to less-than-significant levels by the Project's proposed drainage system. As this comment does not identify any impacts not already addressed by the Draft EIR, no revision has been made to the Draft EIR in response to this comment.
- E-6** The County acknowledges and appreciates these comments. No revision to the Draft EIR is warranted pursuant to this comment.



COMMENT LETTER F

Jer Harding

Subject: RE: Sierra Club comments on Gilman Springs Project

From: George Hague [mailto:gbhague@gmail.com]

Sent: Thursday, March 12, 2020 4:57 PM

To: Harris, Dionne <DHarris@RIVCO.ORG>

Subject: Sierra Club comments on Gilman Springs Project

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

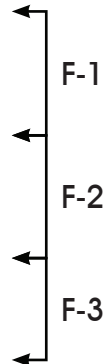
Dionne Harris
Riverside County
Project Planner

RE: Comments on Gilman Spring Mine
project

March 12, 2020

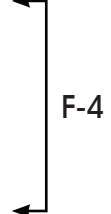
The Sierra Club appreciates the opportunity to make a few comments on this project.

This project as written in your own document shows that GHG “is evaluated as significant impact” and exceeds SCAQMD’s screening threshold. (pages 47 & 48 GHG report) The SCAQMD would be more than willing to work with the development team to reduce Greenhouse Gas (GHG). Failing to meet and follow through on their recommendations will result in significant impacts in our non-attainment area. As Ms Sun wrote in her NOP letter “CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts.” This means that during the life of the project that upgrades to trucks and equipment must be made to reduce the project’s impacts on the public and the environment. While it is good that a Reduced Mining Alternative (RMA) may reduce some of the impacts, the analysis is lacking as is the monitoring during construction/operation of the project. Without this monitoring and enforcement there is no proof of that GHG impacts will be less than significant. Who will be checking that the reduced mining activity is being honored during the life of the project?

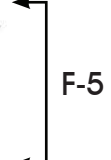


Some of the mitigation measures which the County should require on this project are as follows:

1) Require the use of off-road diesel-powered construction equipment that meets or exceeds the CARB and U.S. Environmental Protection Agency (USEPA) Tier 4 Final off-road emissions standards for equipment rated at 50 horsepower or greater during construction of the Proposed Project. Such equipment will be outfitted with Best Available Control Technology (BACT) devices including a CARB certified Level 3 Diesel Particulate Filter (DPFs). Level 3 DPFs are capable of achieving at least 85 percent reduction in particulate matter emissions²¹. A list of CARB verified DPFs are available on the CARB website.



2) To ensure that Tier 4 Final construction equipment or better would be used during the Proposed Project’s construction, South Coast AQMD staff recommends that the Lead Agency include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities. A copy of each unit’s certified tier specification or model year specification and CARB or South Coast AQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.





COMMENT LETTER F

3) Additionally, the Lead Agency should require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance, and conduct regular inspections to the maximum extent feasible to ensure compliance.

F-6

4) In the event that construction equipment cannot meet the Tier 4 Final engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 4 Interim or Tier 3 emission standards that the Lead Agency has already included in the air quality modeling, reduction in the number and/or horsepower rating of construction equipment, limiting the number of daily construction haul truck trips to and from the Proposed Project, and/or limiting construction phases occurring simultaneously with the remediation activities.

F-7

5) Require the use of zero-emission or near-zero emission heavy-duty haul trucks during construction, such as trucks with natural gas engines that meet the California Air Resources Board's (CARB) adopted optional NOx emissions standard of 0.02 grams per brake horsepower-hour (g/bhp-hr). At a minimum, require that operators of heavy-duty haul trucks visiting the Proposed Project during construction commit to using 2010 model year²³ or newer engines that meet CARB's 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. Include analyses to evaluate and identify sufficient power available for zero emission trucks and supportive infrastructures in the Energy and Utilities and Service Systems Sections of the Final EIR, where appropriate. Require that contractor(s) maintain records of all trucks visiting the Proposed Project and make these records available to the Lead Agency upon request. The records will serve as evidence to prove that each truck called to the Proposed Project during construction meets the minimum 2010 model year engine emission standards. The Lead Agency should conduct regular inspections of the records to the maximum extent feasible and practicable to ensure compliance with this mitigation measure.

F-8

6) Encourage construction contractors to apply for South Coast AQMD "SOON" funds. The "SOON" program provides funds to applicable fleets for the purchase of commercially-available low-emission heavy-duty engines to achieve near-term reduction of NOx emissions from in-use off-road diesel vehicles. More information on this program can be found at South Coast AQMD's website: <http://www.aqmd.gov/home/programs/business/business-detail?title=off-road-diesel-engines>.

F-9

7) CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize or eliminate significant adverse impacts. Since the Proposed Project's mitigated operational NOx emissions would remain significant and unavoidable, it is recommended that the Lead Agency incorporate the following operational mitigation measures in the Final EIR to further reduce those emissions and to facilitate the 2016 AQMD's goals and timeline for reducing Basin-wide NOx emissions and attaining NAAQS for ozone. For more information on potential mitigation measures as guidance to the Lead Agency, please visit South Coast AQMD's CEQA Air Quality Handbook website²⁴. Require the use of zero emission (ZE) or near-zero emission (NZE) heavy-duty trucks during operation, such as trucks with natural gas engines that meet CARB's adopted optional NOx emission standard of 0.02 grams per brake horsepower-hour (g/bhp-hr). At a minimum, require that operators of heavy-duty trucks visiting the Proposed Project during operation commit to using 2010 model year²⁵ or newer engines that meet CARB's 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. Include analyses to evaluate and identify sufficient power available for ZE trucks and supportive infrastructure in the Energy and Utilities and Service Systems Sections of the Final EIR, where appropriate.

F-10

8) To monitor and ensure ZE, NZE, or 2014 model year trucks are used at the Proposed Project, the Lead Agency should require that operators maintain records of all trucks associated with the Proposed Project's operation, and make these records available to the Lead Agency upon request. The records will serve as evidence to prove that each truck called to the Proposed Project during operation meets the minimum 2014 model year engine emission standards. Alternatively, the Lead Agency should require periodic reporting and provision of written records by operators, and conduct regular inspections of the records to the maximum extent feasible and practicable.

F-11

This project must be required to meet the Mt Palomar nighttime lighting policy to reduce light pollution that significantly impacts the mission of the observatory.

F-12



COMMENT LETTER F

In The Sierra Club’s June 17, 2018 NOP letter we mention the 40 million sq ft World Logistic Center (WLC) warehouse project which was approved almost five years ago by the City of Moreno Valley. The project is just north of this project along the west side of Gilman Springs Road on 2,610 acres. It will have more than 55,000 daily vehicle trips which includes more than 12,000 large diesel trucks. The WLC’s EIR shows Gilman Springs Road a significant traffic corridor for their project. I do not see the WLC’s environmental impacts factored into the analysis for this project. This includes traffic, air quality and GHG. The traffic on Gilman Springs Road shows only 3 points where there is LOS F, but nothing along the long border of the WLC has any problems — even with suggested improvements there will be significant problems. The entire length of Gilman Springs road will be a LOS F and the Gilman Springs Mine traffic will add to this unsafe situation. A solution must be found and constructed before more traffic from this project is added to this dangerous road which costs the lives of people.

F-13

The increase traffic — even with the RMA — will result making it more difficult for animals safely crossing Gilman Springs Road as they leave/enter the San Jacinto Wildlife Area (SJWA) and surrounding lands. This project needs to be part of the solution to providing safe linkages over/under Gilman Springs Road. Without such the SJWA with its endangered and threatened species will simply become an urban park. It is also home to many species protected under the Riverside County Habitat Conservation Plan. Without these linkages many of these species will eventually perish.

F-14

I did not see where there was any analysis of the project’s impacts on night time (nocturnal) animals. The project’s 24 hour operation with headlights from the truck and equipment movement was not analyzed. There was no requirement of vehicle shutting off their headlights when not moving or for the posting of reflective signs requiring such as well a enforcement. Ground vibration impacts on animals was also not analyzed and neither was nighttime noise on nocturnal animals. This project should also work to ensure there is a corridor/linkage between the Davis Unit of the SJWA with the Potrero Unit of the SJWA. Any offsite mitigation should go towards making this a reality.

F-15

It was sad to see all the blue line streams (even if some are ephemeral) disappear within the existing project site. Planting historic/native vegetation in areas around the project might make use of these important waterways.

F-16

Please keep the Sierra Club informed of all meetings and future documents related to this project. This includes the ultimate decision with any changes in the project and requirements.

F-17

Sincerely,

George Hague
Sierra Club
Moreno Valley Group

P.O. Box 1325
Moreno Valley, CA 92556-1325

Confidentiality Disclaimer
This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.
If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or



LETTER F Sierra Club

- F-1** The County acknowledges that the Project’s impacts due to GHG emissions would be significant and unavoidable, as disclosed in DEIR Subsection 4.6. As an existing and proposed mining operation, a majority of the Project’s GHG emissions are due to vehicular traffic and equipment usage on site. Neither the Project Applicant nor the County of Riverside can meaningfully control emissions associated with mining equipment and haul truck trips. Furthermore, the Riverside County Climate Action Plan Update (CAP Update) provides a means for projects within the County to mitigate their GHG emissions in a manner that is consistent with the goals of SB 32. However, the GHG reduction measures identified in the Riverside County CAP are generally not applicable to mining projects such as the proposed Project, and it is not possible for the Project to achieve the 100 points needed to demonstrate a less-than-significant impact pursuant to the CAP Update GHG screening tables. As this comment does not identify any feasible mitigation measures to reduce the Project’s GHG emissions, no revision to the DEIR has been made pursuant to this comment.
- F-2** The County acknowledges CEQA’s requirement to mitigate impacts to the environment to the maximum feasible extent. In addition, it should be noted that the Draft EIR was circulated to the South Coast Air Quality Management District (SCAQMD), which had no comments on the Project’s air quality impacts or the identified mitigation measures. Equipment that would be used on site under the proposed Project is owned by the Project Applicant, and it would not be economically feasible to require the Project Applicant to replace their existing fleet of mining equipment. Over time, existing equipment would be replaced or upgraded as needed for continued mining operations, and such new or upgraded equipment would be subject to all applicable regulatory requirements in effect at that time with respect to emission levels and fuel efficiency. Additionally, all haul trucks that would export material from the site are owned by customers of the Mine, and are not owned by the Project Applicant. CEQA requires an EIR to discuss feasible measures that could minimize a project's significant impacts. CEQA and case law do not require the identification of mitigation measures deemed infeasible. See *Clover Valley Foundation v. City of Rocklin* (2011) 197 Cal.App.4th 200; *Cherry Valley Pass Acres & Neighbors v. City of Beaumont* (2010) 190 Cal.App.4th 316. Thus, it would not be feasible for the Project Applicant to mandate the types of haul trucks used by customers of the Mine. No revision to the DEIR is warranted pursuant to this comment.
- F-3** The Reduced Mining Alternative (RMA) is an alternative to the proposed Project that is included in the DEIR as required by CEQA Guidelines § 15126.6. The RMA is not the same as the proposed Project, which is described in detail in DEIR Subsection 3.0, *Project Description*, and is evaluated throughout Section 4.0 of the DEIR. The Riverside County Planning Commission will consider the RMA as part of its deliberations over whether to approve, approve with modifications, or deny the proposed Project. With respect to monitoring and enforcement, the Project’s Mitigation Monitoring and Reporting Program (MMRP), included in the DEIR as Table S-3, identifies responsible parties and monitoring parties for each of the Mitigation Measures (MMs) and County Regulations and Design Requirements (CRDRs) imposed upon the Project to reduce the Project’s impacts to the environment



to the maximum feasible extent. Furthermore, the DEIR concludes that the Project would result in significant and unavoidable cumulatively-considerable impacts due to GHG emissions (refer also to the response to Comment F-1). No revision to the DEIR is warranted pursuant to this comment.

- F-4** The Project evaluated in the DEIR consists of a proposed expansion to an existing mining operation. As such, the Project does not involve a construction phase. Additionally, as the existing mining equipment is owned by the Project Applicant, it would not be economically feasible to require the Project Applicant to replace their entire fleet of mining equipment (including off-road diesel-powered equipment) that are currently operating in compliance with all rules and regulations. Over time, existing equipment would be replaced or upgraded as needed for continued mining operations, and such new or upgraded equipment would be subject to all applicable regulatory requirements with respect to emission levels and fuel efficiency. No revision to the DEIR is warranted pursuant to this comment.
- F-5** As noted in the response to Comment F-4, the Project would not include a construction phase and would not involve construction equipment. Additionally, mining equipment on site is owned by the Project Applicant; thus, there would be no bid documents, purchase orders, or contracts related to on-site mining equipment. Refer also to the response to Comment F-4. No revision to the DEIR is warranted pursuant to this comment.
- F-6** As noted in the response to Comment F-5, there would be no construction bid documents related to on-site mining equipment. Oversight of mining operations on site would be conducted by Riverside County and SCAQMD, which would ensure that the Project adheres to the MMs and CRDRs identified throughout the DEIR. No revision to the DEIR is warranted pursuant to this comment.
- F-7** As a proposed expansion to an existing mining operation, the proposed Project would not involve a construction phase. Instead, the Project would essentially be a continuation of the existing operations. As noted in the response to Comment F-2, equipment that would be used on site under the proposed Project is owned by the Project Applicant, and it would not be economically feasible to require the Project Applicant to replace their existing fleet of construction equipment. Over time, existing equipment would be replaced or upgraded as needed for continued mining operations, and such new or upgraded equipment would be subject to all applicable regulatory requirements with respect to emission levels and fuel efficiency. No revision to the DEIR is warranted pursuant to this comment.
- F-8** As a proposed expansion to an existing mining operation, the proposed Project would not involve a construction phase. As noted in the response to Comment F-2, all haul trucks that would export material from the site are owned by customers of the Mine, and are not owned by the Project Applicant. Thus, it would not be feasible for the Project Applicant to mandate the types of haul trucks used by customers of the Mine. No revision to the DEIR is warranted pursuant to this comment.



- F-9** The SCAQMD’s SOON Program is specifically designed to provide funding assistance to “large fleets” and applies only to “large fleets with a total statewide equipment horsepower over 20,000 [horsepower]¹”. As indicated in DEIR Table 3-3, mining equipment on site is limited to approximately nine (9) pieces of equipment with a total of 3,342 horsepower. As such, mitigation requiring participation in the SOON Program would not be feasible for the proposed Project. No revision to the DEIR is warranted pursuant to this comment.
- F-10** The County acknowledges CEQA requirements to implement feasible mitigation measures to reduce significant environmental effects to either below a level of significance or to the maximum feasible extent. As noted in the response to Comment F-2, equipment that would be used on site under the proposed Project is owned by the Project Applicant, and it would not be economically feasible to require the Project Applicant to replace their existing fleet of construction equipment. Additionally, all haul trucks that would export material from the site are owned by customers of the Mine, and are not owned by the Project Applicant. Thus, it would not be feasible for the Project Applicant to mandate the types of haul trucks used by customers of the Mine. Furthermore, the analysis in DEIR Subsection 4.4, *Energy*, provides substantial evidence demonstrating that the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources; thus, mitigation measures are not required to reduce the Project’s impacts due to energy consumption.
- F-11** Refer to the responses to Comments F-2 and F-10. No further response is necessary.
- F-12** Project impacts due to nighttime lighting with a potential to interfere with the nighttime use of the Mt. Palomar Observatory is discussed under the analysis of Threshold d. in DEIR Subsection 4.1, *Aesthetics*. As noted in the analysis, the proposed Project would be subject to compliance with Riverside County Ordinance No. 655, and the requirement to comply with this ordinance is included as CRDR 4.1-1 within the Project’s MMRP (DEIR Table S-3).
- F-13** The list of cumulative projects utilized within the Project’s Traffic Impact Analysis (“TIA”; DEIR Technical Appendix J1) is included in DEIR Table 4.0-1, *Summary of Cumulative Development Projects*. The World Logistics Center (WLC) project is included in DEIR Table 4.0-1 as project number MV3. Thus, the DEIR did consider the WLC project in the analysis of cumulatively-considerable impacts for those issue areas that relied on a “list of projects” approach (refer to DEIR Subsection 4.0 for a description of the methodology used for the cumulative impact analysis in the DEIR).
- F-14** While the County acknowledges that the Project would contribute increased traffic along Gilman Springs Road, the Mine already contributes approximately 374 vehicular trips per day to nearby segments of Gilman Springs Road under existing conditions. While the Project would result in an increase of 616 daily vehicular trips to nearby portions of Gilman Springs Road, wildlife movement in

¹ <http://www.aqmd.gov/home/programs/business/business-detail?title=off-road-diesel-engines>



this area already is constrained by existing traffic and agricultural uses that occur to the west of Gilman Springs Road. Thus, the Project would not have a substantial adverse effect on wildlife movement in the local area. Moreover, the Project would be subject to compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which has been designed to provide for the long-term preservation of covered species. Gilman Springs Road is considered a “covered road” under the MSHCP, meaning impacts associated with this roadway have been factored in to the MSHCP’s long-term conservation goals. Thus, Project-related traffic along Gilman Springs Road would not represent a conflict with the MSHCP. Additionally, the MSHCP identifies a series of “Linkages” to accommodate wildlife movement between existing and proposed “Cores” of biological habitat. The nearest MSHCP “Linkage” that crosses Gilman Springs Road is a proposed “Constrained Linkage” located approximately 3.7 miles southeast of the Project site, east of State Route 79 (SR-79). As evaluated by the Project’s Traffic Impact Analysis (“TIA”; Draft EIR *Technical Appendix JI*), the Project would not contribute any traffic to segments of Gilman Springs Road located east of SR-79 (refer to Exhibit 4-3 of the TIA). There are no other MSHCP-identified “Linkages” in the Project vicinity, and the Project would not contribute traffic to any surrounding roadways, including Gilman Springs Road, that are identified by the MSHCP as part of an existing or proposed “Linkage.” As such, the Project would have no adverse effects on any MSHCP-identified “Linkages.” While the County acknowledges that increased Project-related traffic along Gilman Springs Road may further constrain wildlife movement in the local area, the fact of the matter is that the MSHCP provides for the long-term conservation of covered species throughout western Riverside County, and identifies a series of existing and proposed “Linkages” and “Constrained Linkages” to facilitate wildlife movement between the identified “Cores” of biological habitat. The portions of Gilman Springs Road (and other roadways) that would be affected by Project-related traffic are not identified as part of any MSHCP “Linkages.” Furthermore, the DEIR includes an extensive analysis of the Project’s consistency with the MSHCP. As noted in the analysis of Threshold a. in DEIR Subsection 4.3, *Biological Resources*, the Project Applicant would preserve 184.73 acres within the southern half of Cell Group B, and an additional 245.28 acres in adjacent Cell Groups C (230.47 acres) and D (14.81 acres), for a combined conservation total of 430.01 acres. The permanent conservation of these areas would contribute to the assembly of MSHCP Proposed Core 3. The Project also would be subject to all applicable MSHCP requirements, pursuant to DEIR Mitigation Measures MM 4.3-1 through MM 4.3-8. The MSHCP provides for the long-term establishment of wildlife movement corridors (i.e., existing and proposed “Linkages”), the Project would be fully consistent with the MSHCP, and the portions of Gilman Springs Road (and other nearby roadways) that would be affected by Project-related traffic are not identified as part of any existing or proposed MSHCP “Linkages”; thus, and consistent with the conclusion reached in Draft EIR Subsection 4.3, the Project’s impacts to wildlife movement would be less than significant (with the implementation of mitigation requiring pre-construction surveys for nesting bird species protected by the Migratory Bird Treaty Act [MBTA]). No revision to the DEIR is warranted pursuant to this comment.

- F-15** Haul truck trips already occur at the Mine on a 24-hour basis, and the Project would not increase areas that may be exposed to headlights. Furthermore, due to the steep topography of the area, headlights from mining-related vehicles would not have a substantial adverse effect on wildlife during nighttime



hours. Additionally, the Project would be subject to compliance with DEIR Mitigation Measure 4.3-5, which provides standards for on-site lighting elements. In addition, an analysis of potential impacts due to excessive ground-borne vibration or ground-borne noise levels is provided under the analysis of Threshold d. in DEIR Subsection 4.9, *Noise*. As concluded in the analysis therein, Project-related groundborne vibration and ground-borne noise levels would be less than significant based on Riverside County's standards for significance, and thus Project-related vibration would not have a substantial adverse effect on sensitive wildlife species. As also disclosed by the DEIR in Subsection 4.3, Project operations have the potential to result in indirect noise impacts to areas surrounding the proposed mining areas and that are proposed for permanent conservation as part of the MSHCP. However, with implementation of Mitigation Measure MM 4.3-7, which requires the construction of a 765-foot long, 12-foot high berm between the proposed MSHCP Conservation Area and mining activities on site, indirect impacts due to noise would be reduced to less-than-significant levels. With respect to corridors and linkages, the Project is fully consistent with the MSHCP, the Project area is not identified within any existing or proposed MSHCP "Linkages," and the Project Applicant would dedicate 430.01 acres towards the assemblage of Proposed Core 3 of the MSHCP Reserve System (as noted above in the response to Comment F-14). Thus, additional coordination to establish corridors/linkages in the local area is not required to address any of the Project's significant environmental effects. No revision to the DEIR is warranted pursuant to this comment.

F-16 Project impacts to riparian/riverine and jurisdictional resources would be reduced to less-than-significant levels with implementation of DEIR Mitigation Measures 4.3-1 through 4.3-3. Additionally, California Code of Regulations (CCR) Section 3705(a) states that a vegetative cover suitable for the proposed end use and capable of self-regeneration without continued dependence on irrigation, soil amendments, or fertilizer shall be established on disturbed land, and further specifies that vegetative cover or density and species-richness shall be, where appropriate, sufficient to stabilize the surface against effects of long-term erosion and shall be similar to naturally occurring habitats in the surrounding area. As described in DEIR subsection 3.3.3.L and shown in DEIR Table 3-4, *Reclamation Seed Mix*, the Project Applicant would be required to revegetate disturbed portions of the Mine with a seed mix composed of native, non-invasive plant species. No revision to the DEIR is warranted pursuant to this comment.

F-17 Comment is acknowledged. Riverside County will provide notices of all meetings and future documents related to the proposed Project, including notice of the Planning Commission hearing. A copy of these responses to comments also will be provided to the commenter at least 10 days prior to Project approval, in accordance with CEQA Guidelines § 15088(B).

F.3 ADDITIONS, CORRECTIONS, AND REVISIONS TO THE DRAFT EIR

In response to comments received on the Draft EIR during the public review period, only one minor revision has been made to the Draft EIR. Specifically, the heading in Table S-3 has been changed from "Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)," to instead read "Mitigation Measures



(MM) and County Regulations & Design Requirements (CRDR).” No other revisions to the Draft EIR are warranted based on the public comment letters received by Riverside County during the public review period.

F.4 NO RECIRCULATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT REQUIRED

CEQA Guidelines § 15088.5 describes the conditions under which a DEIR that was circulated for public review is required to be re-circulated for additional public review and comment. CEQA Guidelines § 15088.5 states that new information added to a DEIR is not significant unless the DEIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement. “Significant new information” requiring recirculation includes, for example, a disclosure showing that:

- a. A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- b. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- c. A feasible project alternative or mitigation measure considerably different from the others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.
- d. The DEIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

As summarized in Subsection F.3, *Additions, Corrections, and Revisions to the Draft EIR*, and based on the comment letters and responses thereto presented in Subsection F.2.2, *Responses to Comments on the Draft Environmental Impact Report*, there were no public comments or changes to the text or analysis contained in the Draft EIR that resulted in the identification of any new significant environmental effect or a substantial increase in the severity of environmental effects that were disclosed in the Draft EIR. Only one minor correction has been made to the Draft EIR in response to public comments, which was limited to a minor correction to a heading in Draft EIR Table S-3. Furthermore, public comment letters on the Draft EIR did not identify any alternatives to the proposed Project considerably different from those analyzed in the Draft EIR that would substantially lessen the significant environmental impacts of the proposed Project while still attaining the Project’s basic objectives. Additionally, the Draft EIR was fundamentally and basically adequate, and all conclusions within the DEIR were supported by substantial evidence provided within the DEIR or the administrative record for the proposed Project.

Based on the foregoing, recirculation of the DEIR is not warranted according to the guidance set forth in § 15088.5 of the CEQA Guidelines.



S.0 EXECUTIVE SUMMARY

S.1 INTRODUCTION

The California Environmental Quality Act (CEQA), Public Resources Code § 21000, et seq. requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project’s potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

This Draft Environmental Impact Report (EIR), having California State Clearinghouse (SCH) No. 2018051029 was prepared in accordance with CEQA Guidelines Article 9, § 15120 to § 15132, to evaluate the potential environmental impacts associated with the proposed Surface Mining Permit No. 159, Revision No. 2 (SMP 159R2) project (hereafter, “Project” or “proposed Project”). This EIR does not recommend approval, approval with modification, or denial of the proposed Project; rather, this EIR is a source of factual information regarding potential impacts that the Project may cause to the physical environment. The Draft EIR will be available for public review for a minimum period of 45 days. After consideration of public comment, the County of Riverside will prepare and publish responses to comments it received on the environmental effects of the proposed Project.

The Riverside County Planning Commission will consider certifying the Final EIR and adopting required findings in conjunction with its decision to approve, approve with conditions, or deny approval of the proposed Project. In the case that there are any adverse environmental impacts that cannot be mitigated to below a level of significance, Riverside County must adopt a Statement of Overriding Considerations, stating why the County is taking action to approve the Project with or without modification despite its unavoidable impacts. In addition, the County must adopt a Mitigation, Monitoring, and Reporting Program (MMRP), which describes the process to ensure implementation of the mitigation measures identified in the Final EIR. The MMRP will ensure CEQA compliance during Project construction and operation.

This Executive Summary complies with CEQA Guidelines § 15123, “Summary.” This EIR document includes a description of the proposed Project and evaluates the physical environmental effects that could result from Project implementation. The County of Riverside determined that the scope of this EIR should cover 12 subject areas. The scope was determined through an Initial Study drafted for the proposed Project, and the consideration of public comment received by the County in response to this EIR’s Notice of Preparation (NOP), which was distributed for public review on May 16, 2018. The Initial Study, NOP, and written comments received by the County in response to the NOP, are attached to this EIR as *Technical Appendix A*. As determined by Riverside County and in consideration of public comment on the NOP and the December 2018 updates to the CEQA Guidelines, the 13 environmental subject areas that could be reasonably and significantly affected by the proposed Project are analyzed herein, including:

- | | |
|----------------|--------------------------------|
| 1. Aesthetics | 8. Hydrology and Water Quality |
| 2. Air Quality | 9. Noise |



- | | |
|--|-----------------------------------|
| 3. Biological Resources | 10. Paleontological Resources |
| 4. Energy | 11. Transportation and Traffic |
| 5. Geology and Soils | 12. Tribal Cultural Resources |
| 6. Greenhouse Gas Emissions | 13. Utilities and Service Systems |
| 7. Historic and Archaeological Resources | |

Refer to EIR Section 4.0, *Environmental Analysis*, for a full account and analysis of the subject matters listed above. Subject areas for which were concluded that impacts would be clearly less than significant and that do not warrant detailed analysis in this EIR are addressed in EIR Section 5.0, *Other CEQA Considerations*.

For each of the 13 subject areas analyzed in detail in Section 4.0, this EIR describes: 1) the physical conditions that existed at the approximate time this EIR's NOP was filed with the California State Clearinghouse (May 16, 2018); 2) discloses the type and magnitude of potential environmental impacts resulting from Project-related mining activities; and 3) if warranted, recommends feasible mitigation measures that would reduce or avoid significant adverse environmental impacts that the proposed Project may cause. A summary of the proposed Project's significant environmental impacts and the mitigation measures imposed by Riverside County on the Project to lessen or avoid those impacts is included in this Executive Summary as Table S-3, *Mitigation Monitoring and Reporting Program*. Riverside County applies mitigation measures which it determines 1) are feasible and practical for project applicants to implement, 2) are feasible and practical for the County to monitor and enforce, 3) are legal for the County to impose, 4) have an essential nexus to the Project's impacts, and 4) would result in a benefit to the physical environment. CEQA does not require the Lead Agency to analyze an exhaustive list of every imaginable mitigation measure, or measures that are duplicative of mandatory regulatory requirements.

This EIR also discusses alternatives to the proposed Project. Alternatives are described that would attain most of the Project's objectives while avoiding or substantially lessening the proposed Project's significant adverse environmental effects. A full discussion of Project alternatives is found in Section 6.0, *Alternatives*.

S.2 PROJECT OVERVIEW

S.2.1 LOCATION AND REGIONAL SETTING

The Gilman Springs Mine (herein, "Mine") encompasses approximately 1,021.4 acres located 2.4 miles southeast of Moreno Valley and 2.6 miles north of the City of San Jacinto within the Inland Empire region of southern California. State Route 79 (SR-79) is located approximately 1.2 miles southeast of the Project site, State Route 60 (SR-60) is located approximately 4.0 miles north of the Project site, and Interstate 215 (I-215) occurs approximately 11.7 miles west of the Project site. Specifically, the Project site occurs northeast of Gilman Springs Road, with the entrance to the Project site located along Gilman Springs Road, approximately 0.6 mile southeast of the intersection of Gilman Springs Road and Bridge Street (refer to Figure 2-2, *Vicinity Map*, in EIR Section 3.0, *Project Description*, of this EIR).

The prevailing planning document for the Project site and its surrounding area is the Riverside County General Plan, which was most recently updated in April 16, 2019. As depicted on Figure 2-4, *Existing General Plan*



Land Use Designations, the Riverside General Plan and the San Jacinto Valley Area Plan land use designations for the Mine’s property is “Open Space – Rural (OS-RUR)” and “Open Space – Mineral Resource (OS-MR).” The OS-RUR land use designation allows for one single-family residence and/or for extraction of mineral resources subject to a Surface Mining Permit (SMP) provided that scenic resources and views are protected. The OS-MR land use designation allows for mineral extraction and processing facilities.

Refer to Section 2.0, *Environmental Setting*, of this EIR for more information related to the regional and local setting of the Project site.

S.3 PROJECT OBJECTIVES

The Project’s fundamental purpose is to increase the availability of high-quality aggregate resources within the local area in order to help meet the regional demand for aggregate material. The primary objective of the proposed Project is to expand areas for mining by adding approximately 54.5 acres to the currently approved 150.4 acres of mining area and to adjust the operational restrictions at the Mine. The following is a list of specific objectives that the proposed Project is intended to achieve.

- A. To increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities.
- B. To facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary.
- C. To establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity.
- D. To reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County.
- E. To assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
- F. To establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands.

S.4 PROJECT SUMMARY DESCRIPTION

The existing Gilman Springs Mine (“Mine”) occupies 1,021.4 acres located along Gilman Springs Road, approximately 0.6 mile southeast of the intersection of Gilman Springs Road and Bridge Street. Activities at the Mine are subject to the approved Surface Mining Permit No. 159, Revision No. 1 (SMP 159R1). Under existing conditions, areas permitted for mining encompass approximately 150.4 acres of the Mine. The 150.4-acre mining disturbance area primarily consists of stockpiles, excavated mining pits, interior unpaved roads,



and support equipment for aggregate mining operations, with several drainage basins located in the southern portion of the site. Existing management offices are located north of the entrance to the Mine, which is approximately 0.6 mile southeast of the intersection of Gilman Springs Road and Bridge Street along Gilman Springs Road. The remaining approximately 871.0 acres of the property consist of open space.

This EIR analyzes the physical environmental effects associated with all components of the proposed Project, including planning and ongoing operation. The governmental approval requested from the County of Riverside to implement the Project consists of Revision No. 2 to Surface Mining Permit No. 159 (SMP 159R2), which proposes to: 1) expand areas for mining by adding approximately 54.5 acres to the currently approved 150.4 acres of mining area, resulting in approximately 204.9 acres of mining area; 2) increase the total tonnage of minable aggregate from approximately 14,000,000 tons to 44,000,000 tons, an increase of approximately 30,000,000 tons; 3) allow for the operation of an IDEFO to facilitate ultimate site reclamation; 4) to establish a revised reclamation plan in compliance with the Surface Mining and Reclamation Act of (SMARA, Public Resources Code § 2710 et seq.) and Riverside County Ordinance No. 555 (Surface Mining Reclamation Act) (Riverside County, 2012); and 5) to revise the Mine's timing restrictions for mining activities within 300 feet of the Mine's boundaries from between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holidays, to 24 hours per day, seven days per week including Sundays and federal holidays. The proposed Project also refers to the changes that would result from approval of the proposed Project, such as increased traffic and additional employees, pursuant to CEQA's requirements for evaluating revisions to on-going permits.

Refer to EIR Section 3.0, *Project Description*, for a detailed description of the proposed Project.

S.5 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

CEQA Guidelines § 15123(b)(2) requires that areas of controversy known to the Lead Agency (Riverside County) be identified in the Executive Summary. The Lead Agency has not identified any issues of controversy associated with the proposed Project.

Regarding issues to be resolved, this EIR addresses the environmental issues that are known by the County and identified during the Initial Study process. The EIR also addresses issues that were identified in the comment letters that Riverside County received on this EIR's NOP (refer to *Technical Appendix A*). Environmental topics raised in comments to the NOP are summarize in Table 1-1, *Summary of NOP Comments*, in Section 1.0, *Introduction*, of this EIR and include, but are not limited, to the topics of air quality; biological resources; transportation and traffic; public services; and utilities and service systems.

S.6 PROJECT ALTERNATIVES

In compliance with CEQA Guidelines § 15126.6, an EIR must describe a range of reasonable alternatives to the Project or to the location of the Project. Each alternative must be able to feasibly attain most of the Project's objectives and avoid or substantially lessen the Project's significant effects on the environment. A detailed description of each alternative evaluated in this EIR, as well as an analysis of the potential environmental impacts associated with each alternative, is provided in EIR Section 6.0, *Alternatives*. Also described in



Section 6.0 is a list of alternatives that were considered but rejected from further analysis. The alternatives considered by this EIR include those summarized below.

S.6.1 NO PROJECT ALTERNATIVE (NPA)

The No Project Alternative (herein, “NPA”) considers no mining activities within the Expanded Disturbance Area (EDA). Mining would be allowed to continue within the approximately 150.4 acres of the approximately 1,021.4-acre Mine property that are permitted for mining activities under the existing Amendment No. 1 to Surface Mining Permit No. 159 (SMP 159R1). This alternative was selected by the Lead Agency for the purpose of conducting a comparative analysis of the environmental effects of the proposed Project to the environmental effects of the NPA which would leave the EDA in its existing condition. If the Project were not approved, it is reasonable to expect that the EDA’s undeveloped property would remain vacant and no mining would occur within the EDA.

Implementation of the NPA would not result in any new impacts to the 54.5-acre EDA, and as evaluated herein would result in a substantial reduction in the amount of resources that are extracted and exported from the site. Almost all of the Project’s impacts would be reduced or would be similar under this alternative, with exception of water supply which would slightly increase under the NPA. The NPA would not meet most of the Project Objectives. Refer to Table 6-1, *Alternatives to the Proposed Project – Comparison of Environmental Impacts*, for more information.

S.6.2 HISTORICAL BASELINE ALTERNATIVE (HBA)

The Historical Baseline Alternative (HBA) considers a scenario where the approved mining limits would be expanded by 54.5 acres, consistent with the proposed Project, but with a reduced limit on annual tonnage that is commensurate with the historical baseline average tonnage produced at the Mine. As indicated in EIR Table 2-1, between 2003 and 2017 the Mine produced an average of 377,675 tons per year (tpy). Thus, under the HBA, while the mining limits would increase by 54.5 acres, the annual tonnage would be capped at 377,675 tpy, rather than the 1,000,000 tpy proposed by the Project. All other components of the HBA would be identical to the proposed Project. This alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would not result in any new air quality emissions or traffic as compared to existing conditions.

S.6.3 REDUCED MINING ALTERNATIVE (RMA)

The Reduced Mining Alternative (RMA) considers an expansion of mining activities similar to the proposed Project, but with a reduced annual tonnage limit that still exceeds the historical baseline average for aggregate material produced at the site but that is less than the annual tonnage that would be associated with the proposed Project. Specifically, under the RMA a maximum of 688,838 tpy would be allowed to be mined at the site, or approximately half of the increase in annual tonnage proposed by the Project. Thus, under the RMA there would be an increase of 311,163 tpy as compared to the historical baseline average of 377,765 tpy. As with the proposed Project, the areas subject to mining would be increased under the RMA by 54.5 acres. All other components of the RMA would be similar to the proposed Project. This alternative was selected for



consideration to compare the environmental effects of the proposed Project with an alternative that would result in reduced tonnage, and thus reduced operational impacts to air quality or traffic.

S.7 SUMMARY OF IMPACTS, MITIGATION MEASURES, AND CONCLUSIONS

S.7.1 EFFECTS FOUND NOT TO BE SIGNIFICANT

The scope of detailed analysis in this EIR includes 13 subject areas determined by the County of Riverside through the consideration of public comments received by the County on this EIR's Initial Study and NOP. The Initial Study, NOP, and public comments received in response to the NOP, are attached to this EIR as *Technical Appendix A*. Seven subject areas were determined by the County of Riverside to have less-than-significant impacts requiring no further analysis in this EIR: Agriculture and Forest Resources; Hazards and Hazardous Materials; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; and Recreation. This EIR addresses these topics in EIR Subsection 5.0, *Other CEQA Considerations*.

S.7.2 IMPACTS OF THE PROPOSED PROJECT

Table S-3, *Mitigation Monitoring and Reporting Program*, provides a summary of the proposed Project's environmental impacts, as required by CEQA Guidelines § 15123(a). Also presented are the mitigation measures recommended by Riverside County to further avoid adverse environmental impacts or to reduce their level of significance. After the application of all feasible mitigation measures, the Project would result in significant and unavoidable environmental effects, as summarized below.

- Air Quality Threshold a: Significant Direct and Cumulatively-Considerable Unavoidable Impact. Operational-source emissions with implementation of Mitigation Measure MM 4.2-2 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and PM_{2.5}. Although the required mitigation would reduce the Project's impacts, it is important to note that more than 50 percent of the Project's NO_x emissions would be derived from vehicular activity and more than 95 percent of the Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. (Urban Crossroads, 2020a, pp. 2-3) Accordingly, because mitigation is not available to reduce the Project's operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the SCAQMD regional thresholds, the Project would result in a conflict with the SCAQMD AQMP. The Project's impacts due to a conflict with the AQMP would be significant and unavoidable on a direct and cumulatively-considerable basis.
- Air Quality Threshold b: Significant Direct and Cumulatively-Considerable Unavoidable Impact. Even with implementation of the recommended mitigation measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NO_x, PM₁₀, and PM_{2.5}. No feasible mitigation measures exist to reduce the Project's emissions of NO_x, PM₁₀, or PM_{2.5} to below a level of significance beyond the mitigation measures and regulatory requirements already identified in subsection 4.2.8. More than 50% of the Project's NO_x emissions are associated with on-site mobile operational equipment and haul



truck trips (i.e., combustible engines), and the Project Applicant does not have the regulatory authority to control tailpipe emissions; thus, no additional feasible mitigation measures exist that would reduce the Project's NO_x emissions to levels that are less than significant. Additionally, more than 95 percent of the Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. (Urban Crossroads, 2020a, pp. 2-3) Accordingly, the Project's operational emissions of NO_x, PM₁₀, and PM_{2.5} represent a significant and unavoidable direct and cumulatively-considerable impact for which additional feasible mitigation is not available.

- Greenhouse Gas Emissions Threshold a: Significant and Unavoidable Cumulatively-Considerable Impact. The total amount of net new Project-related GHG emissions would total 4,975.49 MTCO_{2e} per year. Although the Project's level of GHG emissions would not exceed the SCAQMD's industrial screening threshold of 10,000 MTCO_{2e} per year, for purposes of analysis herein it is assumed that GHG emission impacts would be significant if the Project were to emit more than 3,000 MTCO_{2e}/yr, in accordance with the SCAQMD Tier 3 screening threshold for mixed-use developments. Therefore, and based on SCAQMD's mixed-use screening threshold of 3,000 MTCO_{2e}/yr, the Project's impacts associated with GHG emissions would be cumulatively considerable. EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.25, *Air Quality*, would apply and would help reduce the Project's GHG emissions but not to below a level of significance. However, more than 50 percent of the Project's GHG emissions are derived from vehicle usage. Since neither the Project Applicant nor the County have regulatory authority to control tailpipe emissions, no additional feasible mitigation measures exist that would reduce GHG emissions to levels that are less-than-significant. As such, Project impacts due to GHG emissions would be significant and unavoidable on a cumulatively-considerable basis.
- Greenhouse Gas Emissions Threshold b.: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. It is not possible to reduce the Project's level of GHG emissions to below the 3,000 MTCO_{2e}/yr screening threshold identified by the Riverside County CAP. Additionally, the County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. As such, it is not possible for the Project to achieve a minimum of 100 points pursuant to the County's CAP Screening Tables, and no feasible mitigation measures exist that would result in Project consistency with the CAP. Therefore, the Project would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the Riverside County CAP.
- Transportation and Traffic Threshold a.: Cumulatively-Considerable and Unavoidable Impact. Table S-1, *Summary of Project Intersection Impacts by Study Scenario*, provides a summary of the Project's impacts to study area intersections under Existing Plus Ambient Plus Project (EAP) 2019 and Existing Plus Ambient Plus Project Plus Cumulative (2019) conditions. Table S-2, *Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario*, provides a summary of the Project's impacts due to



traffic signal warrants. Mitigation is proposed for Project impacts to study area intersections, including payment of Development Impact Fee (DIF) fees, Transportation Uniform Mitigation Fee (TUMF) fees, and fair-share monetary contributions for required improvements. However, because it cannot be assured that improvements needed to achieve an acceptable level of service at study area intersections and due to traffic signal warrants would be in place prior to commencement of expanded mining activities as proposed by the Project, the Project’s impacts to the facilities identified in Table S-1 and Table S-2 would be significant and unavoidable in the near-term prior to construction of the required improvements.

Table S-1 Summary of Project Intersection Impacts by Study Scenario

#	Intersection	EAP 2019	EAPC 2019
1	Gilman Springs Rd. / SR-60 EB Ramps	--	--
2	Gilman Springs Rd. / Alessandro Bl.	--	C*
3	Jack Rabbit Trail / Gilman Springs Rd.	--	C*
4	Bridge St. / Gilman Springs Rd.	C*	C*
5	Driveway / Gilman Springs Rd.	C*	C*
6	SR-79 SB Ramps / Gilman Springs Rd.	--	--
7	SR-79 NB Ramps / Gilman Springs Rd.	C*	C*

Notes: C = Cumulative Impact; EAP = Existing Plus Ambient Plus Project; EAPC = Existing Plus Ambient Plus Project Plus Cumulative.

* = Impact is significant and unavoidable following mitigation because it cannot be assured that required improvements would be in place prior to commencement of mining activities within the proposed EDA.

Table S-2 Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario

#	Intersection	EAP 2019	EAPC 2019
1	Gilman Springs Rd. / SR-60 EB Ramps	--	--
2	Gilman Springs Rd. / Alessandro Bl.	C*	C*
3	Jack Rabbit Trail / Gilman Springs Rd.	--	--
4	Bridge St. / Gilman Springs Rd.	C*	C*
5	Driveway / Gilman Springs Rd.	--	--
6	SR-79 SB Ramps / Gilman Springs Rd.	--	--
7	SR-79 NB Ramps / Gilman Springs Rd.	C*	C*

Notes: C = Cumulative Impact; EAP = Existing Plus Ambient Plus Project; EAPC = Existing Plus Ambient Plus Project Plus Cumulative.

* = Impact is significant and unavoidable following mitigation because it cannot be assured that required improvements would be in place prior to commencement of mining activities within the proposed EDA.



Table S-3 Mitigation Monitoring and Reporting Program

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
4.1 Aesthetics				
<p>Threshold a.): Mining activities within the EDA, as would be allowed by the Project, would not be visible from any officially designated State or County highways. Mining activities within the EDA also would not be prominently visible from nearby segments of SR-74, a “Eligible State Scenic Highway – Not Officially Designated,” due to the distance between this roadway facility and the Project site (8.3 miles). Mining activities within the proposed EDA also would not be prominently visible from nearby “County Eligible” highways. Impacts to scenic highways corridors would be less than significant.</p>	Less than Significant	<p>CRDR 4.1-1 The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce “skyglow” or light pollution that affects day or nighttime views from the Mount Palomar Observatory (located approximately 36.5 miles south of the Project site in northern San Diego County). Pursuant to the requirements of Ordinance No. 655, all lighting shall consist of low pressure sodium lighting, or other lamp types that emit 4050 lumens or less. If light fixtures are proposed above 4050 lumens, then the lighting shall be fully shielded in conformance with the requirements of Ordinance No. 655.</p>	Project Applicant/ Building & Safety Department	Prior to issuance of building permits
<p>Threshold b): The Project would not result in damage to any scenic resources on-site that are visually prominent from off-site locations. The Project also would not obstruct distant views of hills and mountains that frame the Project’s viewshed. The Project would not result in the creation of an aesthetically offensive site open to public view.</p>	Less than Significant	<p>CRDR 4.1-2 The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.</p>	Project Applicant/ Building & Safety Department	Prior to issuance of building permits
<p>Threshold c.) Mining within the proposed EDA would not be prominently visible from public viewing locations offsite, and the visual impact of mining within the EDA would be reduced over time as elevations within the EDA are reduced to below that of surrounding topography. As such, the Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts would be less than significant.</p>	Less than Significant			
<p>Threshold d.) Intervening topography due to ongoing mining activities and mandatory compliance with the lighting</p>	Less than Significant			



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>provisions provided in Riverside County Ordinance No. 655 would ensure that the Project’s lighting elements do not adversely affect nighttime use of the Mt. Palomar Observatory.</p> <p>Threshold e.): Intervening topography due to ongoing mining activities and mandatory compliance with the lighting provisions provided County Ordinance Nos. 655 and 915 would ensure that the Project would not create a new source of substantial light or glare. An adverse effect to daytime and nighttime views in the area would be less than significant.</p> <p>Threshold f.): The proposed Project would not expose residential property to unacceptable light levels. Lighting elements within the proposed EDA would be shielded and directed onto active mining/processing areas, and there would be a minimum of 0.7 mile between any lighting elements in the EDA and the nearest residential home. Mandatory compliance with County Ordinances No. 655 and No. 915 would further ensure that residential uses would not be exposed to unacceptable light levels.</p>	<p>Less than Significant</p> <p>Less than Significant</p>			
<p>4.2 Air Quality</p>				
<p>Threshold a.): Operational-source emissions with implementation of Mitigation Measures MM 4.2-1 and MM 4.2-2 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and PM_{2.5}. Although the required mitigation would reduce the Project’s impacts, it is important to note that more than 50 percent of the Project’s NO_x emissions would be derived from vehicular activity and more than 95 percent of the Project’s PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive</p>	<p>Significant and Unavoidable Impact</p>	<p>MM 4.2-1 Prior to any mining activities within the 54.5-acre Expanded Disturbance Area (EDA), the Mine Operator shall provide evidence to the Riverside County Planning Department that signs stating the following (or equivalent) have been posted at the truck access gates and aggregate loading areas:</p> <ul style="list-style-type: none"> • “Truck Drivers shall turn off engines when not in use.” • “Truck drivers to shut down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to ‘neutral’ or ‘park,’ and the parking 	<p>Project Applicant or Mine Operator/ Planning Department</p>	<p>Prior to mining activities within the 54.5-acre EDA</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>dust-related emissions. Accordingly, because mitigation is not available to reduce the Project’s operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the SCAQMD regional thresholds, the Project would result in a conflict with the SCAQMD AQMP. The Project’s impacts due to a conflict with the AQMP would be significant and unavoidable on a direct and cumulatively-considerable basis.</p> <p>Threshold b.): Even with implementation of the recommended mitigation measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NO_x, PM₁₀, and PM_{2.5}. No feasible mitigation measures exist to reduce the Project’s emissions of NO_x, PM₁₀, or PM_{2.5} to below a level of significance beyond the mitigation measures and regulatory requirements already identified in EIR subsection 4.2.8. More than 50% of the Project’s NO_x emissions are associated with on-site mobile operational equipment and haul truck trips (i.e., combustible engines), and the Project Applicant does not have the regulatory authority to control tailpipe emissions; thus, no additional feasible mitigation measures exist that would reduce the Project’s NO_x emissions to levels that are less than significant. Additionally, more than 95 percent of the Project’s PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. Accordingly, the Project’s operational emissions of NO_x, PM₁₀, and PM_{2.5} represent a significant and unavoidable direct and cumulatively-considerable impact for which additional feasible mitigation is not available.</p>	<p>Significant and Unavoidable Impact</p>	<p>brake is engaged.”</p> <ul style="list-style-type: none"> Telephone numbers for the Mine Operator and the CARB also shall be posted to allow for reporting of violations. <p>CRDR 4.2-1 The Project is required to comply with the provisions of SCAQMD Rule 402, “Nuisance” which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.</p> <p>CRDR 4.2-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, “Fugitive Dust” by implementing the following dust control measures during ground disturbing activities, as applicable:</p> <ul style="list-style-type: none"> All new ground disturbing activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions. The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer’s specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day. The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less. <p>CRDR 4.2-3 The Project shall comply with SCAQMD Rule 1157, as applicable, which requires the following:</p> <ul style="list-style-type: none"> No visible dust more than 100 feet from any activity, 	<p>Project Applicant or Mine Operator/ SCAQMD</p> <p>Project Applicant or Mine Operator/ SCAQMD</p> <p>Project Applicant or Mine Operator/ SCAQMD</p>	<p>During all mining activities on site</p> <p>During all mining activities on site</p> <p>During all mining activities on site</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Implementation of Mitigation Measure MM 4.3-5 would ensure that Project lighting does not result in indirect impacts to the MSHCP conservation areas. Mitigation Measure MM 4.3-6 would ensure dust impacts are reduced by imposing a maximum 10 mile per hour speed limit on site. Additionally, the Project would be subject to stormwater requirements through the Project's NPDES permit. Furthermore, the Project would be required to comply with the reclamation seed mix as set forth by SMP 159R2, which would preclude potential indirect impacts associated with invasive species. Mitigation Measure MM 4.3-8 would ensure that Project-related operational noise does not expose the proposed MSHCP Conservation Areas to noise levels exceeding 65 dBA Leq. With implementation of the required mitigation and compliance with regulatory requirements and the provisions of proposed SMP 159R2, the Project's indirect impacts to the MSHCP conservation areas would be less than significant.</p> <p>Implementation of Mitigation Measure MM 4.3-7 would ensure that pre-construction surveys are conducted for the burrowing owl prior to any new vegetation clearing, thereby reducing impacts to less-than-significant levels.</p> <p>Thresholds b.) and c.): Implementation of Mitigation Measure MM 4.3-4 would ensure that the Project does not directly impact nesting birds during the nesting season. Implementation of Mitigation Measure MM 4.3-7 would ensure that potential impacts to burrowing owls that may occupy the site prior to mining activities commencing within the EDA are reduced to less-than-significant levels. Moreover, the Project would be subject to compliance with Riverside County Ordinance No. 810, which requires payment</p>	<p>Less than Significant with Mitigation</p>	<p>0.15 acre of tamarisk scrub) have been appropriately mitigated shall be supplied to the Riverside County Environmental Programs Department (EPD) prior to any mining activities within the portions of the 54.5-acre Expanded Disturbance Area (EDA) that contain Riparian/Riverine resources.</p> <p>MM 4.3-2 Prior to mining activities within the 54.5-acre Expanded Disturbance Area that affects jurisdictional drainages, the Project Applicant shall obtain a Section 404 Permit from the U.S. Army Corps of Engineers (ACOE) and a Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland Waters of the United States.</p> <p>MM 4.3-3 Prior to mining activities within the 54.5-acre Expanded Disturbance Area that affects jurisdictional drainages, the Project Applicant shall obtain a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) for impacts to 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat.</p> <p>MM 4.3-4 All vegetation clearing activities within the 54.5-acre Expanded Disturbance Area (EDA) shall occur outside of the bird breeding season (February 15 through August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. Surveys shall be conducted no more than three (3) days prior to scheduled vegetation clearing activities within the EDA. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (300 feet for the California gnatcatcher and raptors; 100 feet for</p>	<p>Project Applicant/ ACOE, RWQCB, Riverside County EPD, Planning Department</p> <p>Project Applicant/ CDFW, Riverside County EPD, Planning Department</p> <p>Project Applicant, Project Biologist/ Riverside County EPD, Planning Department</p>	<p>Prior to any mining activities within the portions of the 54.5-acre EDA that contain jurisdictional drainages</p> <p>Prior to any mining activities within the 54.5-acre EDA</p> <p>Within three (3) days of initial vegetation clearing activities</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>of fees in order to provide coverage for impacts to sensitive species that are fully covered by the MSHCP. The Project also is subject to Riverside County Ordinance No. 663, which requires payment of fees to support the SKR HCP. With implementation of the required mitigation and with standard regulatory compliance, Project impacts to endangered, threatened, candidate, sensitive, or special status species would be reduced to less-than-significant levels.</p> <p>Threshold d.): Implementation of Mitigation Measure MM 4.3-4 would ensure that vegetation clearing within the EDA does not result in impacts to nesting birds during the breeding season. With implementation of the required mitigation, Project impacts to migratory birds would be reduced to less-than-significant levels.</p> <p>Thresholds e.) and f.): Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation Measures MM 4.3-2 and MM 4.3-3, would ensure that Project impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland WUS and regulated by the Army Corps of Engineers, and 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat, are mitigated at a minimum 3:1 ratio off-site through purchase of credits from an approved Mitigation Bank(s). Implementation of the required mitigation would reduce Project impacts to these jurisdictional features to below a level of significance.</p> <p>Threshold g.): Other than the Western Riverside County MSHCP which is addressed under Threshold a., the Project would not conflict with any policies or ordinances protecting</p>	<p>Less than Significant with Mitigation</p> <p>Less than Significant with Mitigation</p> <p>No Impact</p>	<p>other non-raptors). The vegetation containing the active nest shall not be removed, and no ground-disturbing activities shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey shall be repeated to confirm the absence of nesting birds. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to any new vegetation clearing and grubbing during the breeding season. Clearing of vegetation outside of the avian breeding season shall not require a Nesting Bird Clearance Survey. The Mine operator shall keep records of: a) all new clearing activities that occur during the general avian breeding season; b) the results of all pre-construction nesting surveys; c) mitigation or avoidance measures that were undertaken during the breeding season; d) areas within the EDA that have been disturbed outside of the general avian breeding season; and e) copies of the approved Nesting Bird Clearance Survey report(s). These records shall be maintained on site at all times and made available for City inspection upon request.</p> <p>MM 4.3-5 All lighting shall be selectively placed, directed, and shielded away from habitats around the periphery of the active mining areas. In addition, large spotlight-type lighting directed into areas outside the actively-mined areas shall be prohibited. Operational lighting shall be shielded and focused to reduce impacts to wildlife.</p> <p>MM 4.3-6 Prior to mining activities within the proposed Expanded Disturbance Area (EDA), signs shall be posted along internal roadways restricting speeds to 10 miles per hour or less.</p>	<p>Project Applicant/ Building & Safety Department</p> <p>Project Applicant or Mine Operator/ Planning</p>	<p>During mining operations</p> <p>Prior to mining activities within the EDA</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>biological resources, including Riverside County Ordinance No. 559; the SKR HCP and Riverside County Ordinance No. 663; and the Riverside County Oak Tree Management Guidelines. No impact would occur.</p>		<p>MM 4.3-7 Prior to commencement of mining activities pursuant to SMP 159R2, the Project Applicant shall construct a 765-foot long 12-foot high berm between the proposed MSHCP Conservation Area and the existing mining operations on site, as depicted on EIR Figure 4.3-4, Proposed MSHCP Conservation Area Noise Receiver Locations.</p> <p>MM 4.3-8 Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to removal of any vegetation within the 54.5-acre Expanded Disturbance Area (EDA), a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the vegetation clearing does not occur within 30 days of the survey, a new survey shall be required. If it is determined that the Project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife (CDFW).</p>	<p>Department</p> <p>Project Applicant/ Riverside County EPD, Planning Department</p> <p>Project Applicant, Project Biologist/ Riverside County EPD, Planning Department</p>	<p>Prior to commencement of mining activities pursuant to SMP 159R2</p> <p>Within 30 days prior to removal of any vegetation within the EDA</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation of vegetation clearing activities, the Project Proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding (MOU) with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:</p> <ul style="list-style-type: none"> • The locations of the nests and owls proposed for relocation. • The locations of the proposed relocation sites. • The numbers of adult owls and juveniles proposed for relocation. • The time of year when relocation is proposed to take place, • The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating borrowing owls, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held. • A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site. • A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision). • Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated 		



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>owls and their long-term retention on the relocation site.</p> <p>CRDR 4.3-1 The Project Applicant shall comply with County of Riverside Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment.</p> <p>CRDR 4.3-2 The Project Applicant shall comply with County of Riverside Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.</p> <p>CRDR 4.3-3 The Project Applicant shall incorporate measures required through National Pollutant Discharge Elimination System (NPDES). Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area.</p> <p>CRDR 4.3-4 The Project is required pursuant to Amendment No. 2 to Reclamation Plan No. 159 (SMP 159R2) to implement the approved reclamation seed mix as part of any revegetation or reclamation activities. Only species on the approved reclamation seed mix (refer to EIR Table 3-4) shall be allowed. The reclamation seed mix does not include any plants included on the California Invasive Plant Council's list of invasive species (or in Table 6-2 of the MSHCP).</p> <p>CRDR 4.3-5 Prior to commencement of mining activities within</p>	<p>Project Applicant/ Riverside County EPD, Planning Department</p> <p>Project Applicant/ Riverside County EPD, Planning Department</p> <p>Project Applicant/ Riverside County EPD, Planning Department</p> <p>Project Applicant/ Riverside County EPD, Planning Department</p> <p>Project</p>	<p>Prior to commencement of mining activities within the EDA</p> <p>Prior to commencement of mining activities within the EDA</p> <p>Prior to commencement of mining activities within the EDA</p> <p>During reclamation activities</p> <p>Prior to</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Earthquake Fault Zone (APZ) designated by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The Project is subject to seismic ground shaking associated with earthquakes. With implementation of the recommendations contained in the Project's Slope Stability Investigation (Technical Appendix D), as would be required through standard conditions of Project approval, impacts associated with ground-shaking would be further reduced to a less-than-significant level.</p> <p>Threshold b.): Terracon concluded, based on the presence of non-liquefiable bedrock, that the potential for liquefaction and other shallow groundwater-related hazards at the site is considered to be very low. The County of Riverside would impose the recommendations of the site-specific slope stability investigation (Technical Appendix D) as a standard condition of Project approval to further reduce the risk associated with seismic-related ground failure, including liquefaction. Accordingly, a less-than-significant impact would occur.</p> <p>Thresholds d.) and e.): With implementation of the site-specific slope stability investigation (Technical Appendix D) as a standard condition of Project approval, the Project would result in less-than-significant impacts associated with on- or off-site landslide, lateral spreading, collapse, rockfall hazards, and ground subsidence.</p> <p>Threshold f.): The Project would not be subject to seiches or volcanic hazards. Mudflow hazards are not likely to occur on site due to the shallow depth to bedrock and the nature of on-site soils. Additionally, as recommended in the Project's</p>	<p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>recommendations contained in the Project's Slope Stability Investigation (Technical Appendix D).</p> <p>CRDR 4.5-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during ground disturbing activities, as applicable:</p> <ul style="list-style-type: none"> All new ground disturbing activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions. The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer's specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day. The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less. 	<p>Operator/ Building & Safety Department</p> <p>Project Applicant or Mine Operator/ SCAQMD, Planning Department</p>	<p>the EDA</p> <p>During all mining activities within the EDA</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>site-specific Slope Stability Investigation (Technical Appendix D), slopes and benches would be protected with perimeter berms and/or levees as necessary to prevent slope erosion and surface flow incursion in the areas where natural slopes drain toward mining and/or reclaimed slopes. The County of Riverside would impose the recommendations of the site-specific Slope Stability Investigation (Technical Appendix D) as a standard condition of Project approval to further reduce the risk associated with mudflow. As such, implementation of the Project would result in a less-than-significant impact associated with mudflow.</p> <p>Thresholds g.) and h.): With mandatory compliance to the site-specific Slope Stability Investigation (Technical Appendix D) as required by standard conditions of Project approval, impacts due to changes in topography or ground surface features, as well as impacts associated with cut slopes steeper than 2:1 and higher than 10 feet in height, would be less than significant.</p> <p>Thresholds i.) and l.): Under existing conditions there are no existing subsurface sewage disposal systems on the property, as all wastewater is handled via portable toilets. Additionally, all wastewater generated at the Mine would be handled via portable toilet facilities, and no subsurface sewage disposal systems are proposed as part of the Project. Thus, no impact would occur to existing subsurface sewage disposal systems, and no impact would occur due to proposed septic tanks or alternative waste water disposal systems.</p> <p>Thresholds j.) and m.): The Project would not result in substantial soil erosion or the loss of topsoil. The Project Applicant is required to obtain a National Pollutant Discharge</p>	<p>Less than Significant</p> <p>No Impact</p> <p>Less than Significant</p>			



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Elimination System (NPDES) permit, as well as adhere to a Water Quality Management Plan (WQMP) and South Coast Air Quality Management District (SCAQMD) Rule 403. With mandatory compliance to these regulatory requirements, the potential for soil erosion impacts would be less than significant.</p> <p>Threshold k.): The Project consists of a proposed expansion to an existing aggregate quarry. No buildings or permanent structures are proposed as part of the Project. Additionally, slopes created as part of the Project would consist of bedrock materials suitable for aggregate mining, and no expansive soils are anticipated. As such, no impacts due to expansive soils would occur.</p>	No Impact			
4.6 Greenhouse Gas Emissions				
<p>Threshold a.): The total amount of net new Project-related GHG emissions would total 4,975.49 MTCO₂e per year. Although the Project's level of GHG emissions would not exceed the SCAQMD's industrial screening threshold of 10,000 MTCO₂e per year, for purposes of analysis herein it is assumed that GHG emission impacts would be significant if the Project were to emit more than 3,000 MTCO₂e/yr, in accordance with the SCAQMD Tier 3 screening threshold for mixed-use developments. EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.2, <i>Air Quality</i>, would apply and would help reduce the Project's GHG emissions but not to below a level of significance. However, more than 50 percent of the Project's GHG emissions are derived from vehicle usage. Since neither the Project Applicant nor the County have regulatory authority to control tailpipe emissions, no additional feasible mitigation measures exist that would reduce GHG emissions to levels that are less-than-significant. As such, Project impacts due to GHG emissions</p>	Significant and Unavoidable Impact	<p>Mitigation Measure MM 4.2-1 shall apply.</p> <p>CRDR 4.6-1 The Project would be required to comply with all mandates imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air quality emissions. Those that are applicable to the Project and that would assist in the reduction of greenhouse gas emissions are listed below:</p> <ul style="list-style-type: none"> • Global Warming Solutions Act of 2006 (AB32) • Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles. • Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California 	<p>As specified above for Mitigation Measure MM 4.2-1</p> <p>N/A</p>	<p>As specified above for Mitigation Measure MM 4.2-1</p> <p>N/A</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>would be significant and unavoidable on a cumulatively-considerable basis</p> <p>Threshold b.): The Project would emit more than 3,000 MTCO_{2e} of GHGs, which exceeds the screening threshold identified by the Riverside County CAP. Additionally, the County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. As such, it would not be possible for the Project to achieve 100 points pursuant to the CAP Screening Tables, and no feasible mitigation measures exist that would result in Project consistency with the CAP. Therefore, the Project would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the Riverside County CAP.</p>	Significant and Unavoidable Impact	<p>to be 10% less by 2020.</p> <ul style="list-style-type: none"> Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions. Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020. Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. 		
4.7 Historic and Archaeological Resources				
<p>Thresholds a.) and b.): The proposed Project would not alter or destroy a historic site and would not cause a substantial change in the significance of a historical resource as defined in California Code of Regulations § 15064.5. Impacts would be less than significant.</p> <p>Thresholds c.) and d.): The proposed Project would not alter or destroy an archaeological site and would not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations § 15064.5. Impacts would be less than significant.</p>	<p>Less than Significant</p> <p>Less than Significant</p>	<p>MM 4.7-1 If human remains are encountered during mining activities on site, compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. shall be required. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours).</p>	Project Applicant or Mine Operator, Project Archaeologist/ County Coroner, Planning Department	In the event human remains are discovered



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Threshold e.): The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. Although the Project Applicant would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq., the Project’s potential impacts to buried human remains would be significant on a direct and cumulatively-considerable basis prior to mitigation. With implementation of Mitigation Measure 4.7-1, impacts would be reduced to less-than-significant levels.</p>	<p>Less than Significant with Mitigation</p>	<p>Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this mitigation measure, if human remains are found, shall be provided to Riverside County Planning Department upon the completion of a treatment plan and final report detailing the significance and treatment finding.</p> <p>CRDR 4.7-1 Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).</p>	<p>Project Applicant or Mine Operator, Project Archaeologist/ County Coroner, Planning Department</p>	<p>In the event human remains are discovered</p>
<p>4.8 Hydrology and Water Quality</p>				
<p>Threshold a.): The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, and impacts would be less than significant.</p> <p>Threshold b.): Under the proposed Project, there would be a reduced demand for groundwater resources as compared to existing conditions. Thus, the Project would not substantially deplete groundwater supplies such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant. Additionally, because all runoff from the Mine would be conveyed off-site towards the San Jacinto Upper</p>	<p>Less than Significant</p> <p>Less than Significant</p>	<p>CRDR 4.8-1 The Project is required to comply with the provisions of the County’s National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R8-2013-0024, NPDES Permit No. CAS618033) and the Project’s Storm Water Pollution Prevention Program (SWPPP).</p>	<p>Project Applicant or Mine Operator/ Riverside County Transportation and Land Management Agency</p>	<p>During all mining activities within the EDA</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Pressure GMZ and/or would be allowed to infiltrate into the groundwater table, the Project would not adversely affect groundwater recharge under interim mining operations. Under post-reclamation conditions, because all runoff from the site under post-mining and reclamation activities would contribute to groundwater within the San Jacinto Upper Pressure GMZ, the Project would not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level and impacts would be less than significant.</p> <p>Thresholds c.), e.), and f.): The Project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, and would not introduce substantial amounts of new impervious surfaces. Additionally, under both interim and post-reclamation conditions, the total amount of runoff leaving the site would be similar to existing conditions, and would therefore not result in increased flood hazards on- or off-site. Additionally, because the rate and amount of runoff would be similar to existing conditions, the Project would not exceed the capacity of existing or planned stormwater drainage systems. Furthermore, because all runoff from disturbed portions of the site would be detained on site or treated by sedimentation basins prior to discharge from the site, the Project would not provide substantial additional sources of polluted runoff. Impacts would be less than significant.</p> <p>Threshold d.): All runoff in the disturbed portions of the site would either be fully detained on site or would be treated by sedimentation basins prior to discharge from the site.</p>	<p>Less than Significant</p> <p>Less than Significant</p>			



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Additionally, dust control measures, including watering and the use of gravel stabilization, would reduce the amount of dust generated in the actively mined portions of the site. As such, the Project would not result in substantial erosion or siltation on- or off-site, and impacts would be less than significant.</p> <p>Threshold g.): The Project is not located within a mapped flood zone and would not impede or redirect flood flows. Impacts would be less than significant.</p> <p>Threshold h.): The Project site is not located in an area that is subject to inundation due to tsunamis, flood hazards, or seiches, and not impact would occur.</p> <p>Threshold h.): The Project would be fully consistent with the Santa Ana River Basin Plan and the West San Jacinto GMP. As such, Project impacts due to a conflict with a water quality control plan or sustainable groundwater management plan would be less than significant.</p>	<p>Less than Significant</p> <p>No Impact</p> <p>Less than Significant</p>			
4.9 Noise				
<p>Thresholds a.) and b.): The Project would not expose people residing or working in the area to excessive noise levels associated with public or private airports, as there are no airports within two miles of the Project site.</p> <p>Threshold c.): The Project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Impacts associated with site operations, Project-related traffic, and blasting activities would be less than significant.</p>	<p>Less than Significant</p> <p>Less than Significant</p>	<p>CRDR 4.9-1 Pursuant to Riverside County Ordinance No. 787, the Project Applicant shall obtain a blasting permit from the Riverside County Sheriff prior to each blasting event.</p>	<p>Project Applicant or Mine Operator/ Riverside County Sheriff's Department</p>	<p>Prior to any blasting events</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
Threshold d.): Vibration levels associated with Project-related blasting and truck haul trips would be below applicable thresholds of significance. Thus, the Project would not cause the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts would be less than significant.	Less than Significant			
4.10 Paleontological Resources				
Threshold a.): Implementation of Mitigation Measures MM 4.10-1 through MM 4.10-4 would ensure the proper identification and subsequent treatment of any paleontological resources that may be encountered in the northern and northeastern portions of the proposed EDA during ground-disturbing activities associated with implementation of the proposed Project. Therefore, with implementation of Mitigation Measures MM 4.10-1 through MM 4.10-4, the Project's direct and cumulative impacts to paleontological resources would be reduced to less-than-significant levels.	Less than Significant with Mitigation	<p>MM 4.10-1 Prior to the commencement of ground-disturbing activities within the EDA, a pre-construction meeting shall be held and attended by the Project Paleontologist, Project Applicant, and a representative of the Lead Agency (County of Riverside). The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials. The Mine Operator shall be responsible for monitoring for compliance with this requirement, and shall document the date, time, location, and attendees who participated at this meeting. Complete grading plans shall be made available to the Project Paleontologist or Paleontological Monitor prior to the start of any earthmoving activities.</p> <p>MM 4.10-2 Prior to commencement of mining activities within the EDA, the Project Applicant shall provide evidence to Riverside County that mass grading and excavation activities in areas identified as likely to contain paleontological resources will be monitored by a qualified paleontologist or paleontological monitor shall occur. Monitoring shall be conducted full-time in all areas of grading or excavation in undisturbed Mount Eden formation sediments ("Area B" on EIR Figure 4.10-2) located in the northern and northeastern portions of the proposed EDA as well as locations where over-excavation of surficial alluvial sediments will encounter these formational sediments in the</p>	<p>Project Applicant or Mine Operator, Project Paleontologist/ Planning Department</p> <p>Project Applicant or Mine Operator, Project Paleontologist/ Planning Department</p>	<p>Prior to commencement of ground-disturbing activities within the EDA</p> <p>Prior to commencement of mining activities within the EDA</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>shallow subsurface. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid operational delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain fossil resources. Evidence of compliance with this mitigation measure shall be provided to Riverside County prior to commencement of mining activities within the EDA.</p> <p>MM 4.10-3 If a paleontological resource is discovered on the property, discovered fossils or samples of such fossils shall be collected and identified by a qualified paleontologist. Preparation of recovered specimens to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Evaluation and museum-level preparation of discovered fossils shall be overseen by a qualified paleontologist. Any and all fossils encountered during Project grading activities will be deposited at the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the Project Applicant. The Project Applicant shall provide evidence of compliance with this mitigation measure to Riverside County within 60 days of completion of grading activities within the "High" paleontological sensitivity area of the Project site, if such resources are found on-site.</p>	<p>Project Applicant or Mine Operator, Project Paleontologist/ Planning Department</p>	<p>Upon discovery of paleontological resources</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways, and impacts would be less than significant.</p> <p>Threshold c.): The Project would not substantially increase hazards due to a design feature or incompatible uses, and impacts would be less than significant.</p> <p>Threshold d.): There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant.</p> <p>Threshold e.): The Project proposes to expand areas approved for mining on site, and the Project does not propose any roadway or intersection improvements and the Project would not involve a construction phase. As such, the Project would not cause an effect upon circulation during the Project's construction, and no impact would occur.</p> <p>Threshold f.): The Project would not result in inadequate emergency access or access to nearby uses, and impacts would be less than significant.</p> <p>Threshold g.): The Project does not propose nor require the construction or expansion of a bike system or bike lanes, and no impact would occur.</p>	<p>Less than Significant</p> <p>Less than Significant</p> <p>No Impact</p> <p>Less than Significant</p> <p>No Impact</p>	<p>159 (SMP 159R2), the Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 659.</p> <p>CRDR 4.11-2 Prior to commencement of mining activities as authorized under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the Project Applicant shall pay appropriate Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 824.</p>	<p>Transportation Department</p> <p>Project Applicant/ Transportation Department</p>	<p>mining activities within the EDA</p> <p>Prior to commencement of mining activities within the EDA</p>
<p>4.12 Tribal Cultural Resources</p>				
<p>Threshold a.): The proposed Project was subject to consultation efforts between Riverside County and local tribes, as required by AB 52. As a result of this consultation</p>	<p>Less than Significant</p>	<p>Mitigation Measure MM 4.7-1 shall apply.</p>	<p>As specified above for Mitigation</p>	<p>As specified above for Mitigation Measure MM 4.7-</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>effort, no tribal cultural resources were identified. Accordingly, Project impacts to tribal cultural resources would be less than significant.</p>		<p>City Regulation and Design Requirement CRDR 4.7-1 shall apply.</p>	<p>Measure MM 4.7-1 As specified above for CRDR 4.7-1</p>	<p>1 As specified above for CRDR 4.7-1</p>
4.13 Utilities and Service Systems				
<p>Thresholds a.) and b.): Overall water demand at the Mine would be reduced approximately 16.1% under the Project as compared to existing/baseline conditions. The existing wells on-site provide adequate water supplies for dust control under existing conditions, and because less water would be needed for dust control under the Project as compared to existing conditions, it can therefore be concluded that the existing wells would adequately serve the proposed Project without the need for new or expanded water supply facilities. No new water facilities would be required to serve the proposed Project. Additionally, all wastewater generated by the Mine under existing and proposed conditions is handled via portable toilets that would regularly be emptied by a service company. As such, the Project would not result in impacts due to the need for new or expanded wastewater treatment facilities. Additionally, impacts associated with storm drainage facilities are evaluated throughout this EIR, and would be less than significant or reduced to less-than-significant levels with implementation of the mitigation measures identified in this EIR.</p> <p>Thresholds c.) and d.): The Project would not require or result in the construction or expansion of new wastewater treatment facilities, including septic systems, the construction of which could cause significant environmental effects.</p>	<p>Less than Significant</p> <p>No Impact</p>	<p>CRDR 4.13-1 The Project is required to comply with the Riverside Countywide Integrated Waste Management Plan (CIWMP). The CIWMP requires up to 50 percent of its solid waste needs to be diverted from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. The CIWMP outlines goals, policies, and programs that comply with the provisions of AB 939 and its diversion mandates.</p> <p>CRDR 4.13-2 The Project is required to comply with the provisions of the California Solid Waste Integrated Waste Management Act, (AB 939, 1989) which mandates a reduction of disposed waste throughout California.</p> <p>CRDR 4.13-3 The Project is required to comply with the provisions of the Mandatory Commercial Recycling Program (AB 341). AB 341 made a legislative declaration that it is the policy goal of the state that not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020, and required the Department of Resources Recycling and Recovery, by January 1, 2014, to provide a report to the Legislature that provides strategies to achieve that policy goal and also includes other specified information and recommendations.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Additionally, all wastewater from the site would be handled via portable toilets and would be disposed of by the rental service company in accordance with all applicable regulatory requirements. The rental service company would be required to dispose of wastewater at a facility that has adequate capacity. Thus, no impact would occur.</p> <p>Threshold e.): The Project would generate a nominal increase in the amount of solid waste produced on-site due to the addition of eight (8) new employees. This nominal increase in solid waste generation would not result in the generation of solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure. There are also no components of the Project that would impair the attainment of solid waste reduction goals. Impacts would be less than significant.</p> <p>Threshold f.): The Project would comply with all applicable federal, State, and local statutes and regulations related to solid waste disposal, reduction, and recycling, and impacts would be less than significant.</p> <p>Threshold g.): The Project would not result in or require the construction or expansion of electrical, natural gas, or telecommunication facilities, and does not propose or require the installation of new street lighting. The Project would not affect other government facilities. Although the Project would result in an increased need for roadway maintenance in the long term, costs associated with such increased maintenance would not affect existing or future County plans or programs that protect the environment. Although the Project would result in an increase in demand for electricity by approximately 55.98% as compared to baseline conditions,</p>	<p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>			



Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City-County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
the Project would not result in the inefficient or wasteful use of energy. Additionally, the Project would not result in or require the construction or expansion of new electrical facilities. Impacts would be less than significant.				



1.0 INTRODUCTION

1.1 PURPOSE AND LEGAL AUTHORITY

This Environmental Impact Report (EIR) was prepared in full compliance with the California Environmental Quality Act (Public Resources Code § 2100 et. seq.) (“CEQA”), as amended, and the CEQA State Guidelines (Title 14 California Code of Regulations § 15000 et. seq.) (“CEQA Guidelines”), as amended most recently in December 2018. As stated by CEQA Guidelines § 15002(a), the basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed government actions (including the discretionary approval of land entitlement applications submitted by private parties);
- Identify the ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if a project will be approved involving significant environmental effects.

The public agency with the principal responsibility for carrying out or approving a project or the first public agency to make a discretionary decision to proceed with a proposed project should ordinarily act as the “Lead Agency” pursuant to CEQA Guidelines §§ 15050-15051. Riverside County is the Lead Agency for the proposed Project evaluated in this EIR.

Under CEQA if a Lead Agency determines that there is substantial evidence in light of the whole record that a project may have a significant effect on the environment, the agency must prepare an EIR (CEQA Guidelines § 15064(a)(1)). The purpose of an EIR is to inform public agency decision-makers and the public of the potentially significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (CEQA Guidelines § 15121(a)).

This EIR is an informational document that represents the independent judgement of Riverside County (as the Lead Agency) regarding the physical environmental effects that could result from the proposed Project. The “Project” or “proposed Project” is herein defined as approval of Amendment No. 2 to Surface Mining Permit SMP 159 (SMP 159R2) for an existing aggregate mining site known as the Gilman Springs Mine (CA Mine ID # 91-33-0019), as well as other related discretionary and administrative actions that are required for Project implementation, as described in Section 3.0, *Project Description*.

As a first step in the CEQA compliance process, an Initial Study was prepared by Riverside County pursuant to CEQA Guidelines § 15063 to determine if the Project could have a significant effect on the environment.



The Initial Study determined that implementation of the Project has the potential to result in significant environmental effects, and a Project EIR, as defined by CEQA Guidelines § 15161, is required. Pursuant to CEQA Guidelines § 15161, a Project EIR should “...focus primarily on the changes in the environment that would result from the development project,” and “...examine all phases of the project including planning, construction, and operation.” Accordingly, and in conformance with CEQA Guidelines § 15121(a), the purposes of this EIR are to: (1) disclose information by informing public agency decision makers and the public generally of the significant environmental effects associated with all phases of the Project, (2) identify possible ways to minimize or avoid those significant effects, and (3) to describe a reasonable range of alternatives to the Project that would feasibly attain most of the basic Project objectives but would avoid or substantially lessen its significant environmental effects.

1.2 DEFINITION OF TERMS

The proposed Project consists of Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2). The Project proposes 1) an expansion in areas permitted for mining by 54.5 acres, resulting in approximately 204.9 acres permitted for mining activities; 2) an increase mining reserves from approximately 14,000,000 tons to 44,000,000 tons, representing an increase of approximately 30,000,000 tons; 3) the operation of an Inert Debris Engineered Fill Operation (IDEFO) to facilitate ultimate site reclamation; 4) to establish a revised reclamation plan in compliance with the Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code § 2710 et seq.) and Chapter 5.48, *Surface Mining Operations*, of the Riverside County Code (Riverside County, 1995); and 5) to revise the Mine’s timing restrictions for mining activities within 300 feet of the Mine’s boundaries from between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holidays, to 24 hours per day, seven days per week including Sundays and federal holidays. In accordance with CEQA’s requirements for evaluating projects involving modifications to an on-going permit, provided below are definitions of various aspects of the Project as will be used throughout this EIR document.

- **“Expanded Disturbance Area (EDA)”** refers to the proposed approximately 54.5-acre increase in the approved disturbance limits for the Gilman Springs Mine.
- **“Existing Approved Mining Limits”** refers to the approximately 150.4 acres that are currently approved for mining operations pursuant to SMP 159R1.
- **“Historical Baseline”** refers to the average operational characteristics of the Gilman Springs Mine over the operational period from 2003 through 2017 (refer to EIR Subsection 3.3.2).
- **“Gilman Springs Mine” or “Mine”** refers to the approximately 1,021.4-acre mine, of which 150.4 acres are currently subject to mining activities pursuant to the existing approved SMP 159R1.
- **“Project” or “proposed Project”** refers to the proposed revisions to the existing approved SMP 159 to include an expansion in the approved mining limits by 54.5 acres; an increase to mining reserves to by approximately 30,000,000 tons, resulting in total reserves of approximately 44,000,000 tons; an increase to equipment operational hours within 300 feet of the approved mining limits to seven days per week, twenty-four hours per day, including holidays; operation of an IDEFO to facilitate ultimate site reclamation; and identification of ultimate site reclamation conditions.



1.3 SUMMARY OF THE PROJECT EVALUATED BY THIS EIR

The existing Gilman Springs Mine (herein, “Mine”) site comprises approximately 1,021.4 acres, and encompasses Assessor Parcel Numbers (APNs) 422-240-(007, 008), 423-240-(001, 018, 019, 020, 021, 022, 023, 024), and 424-190-(001, 002). The Mine is located northeast of the intersection of Gilman Springs Road and Bridge Street in unincorporated Riverside County, southeast of the City of Moreno Valley and north of the City of San Jacinto.

The proposed Project consists of approval of SMP 159R2, which would allow for the following: 1) an expansion in areas permitted for mining by 54.5 acres, resulting in approximately 204.9 acres permitted for mining activities; 2) an increase to mining reserves from approximately 14,000,000 tons to 44,000,000 tons, representing an increase of approximately 30,000,000 tons; 3) the operation of an Inert Debris Engineered Fill Operation (IDEFO) to facilitate ultimate site reclamation; 4) an expansion in the hours permitted for mining within 300 feet of the approved and proposed mining limits from between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holidays, to 24-hour operations 7 days a week, including holidays; and 5) to establish a revised reclamation plan in compliance with SMARA (Public Resources Code, § 2710 et seq.) and Riverside County Ordinance No. 555 (Surface Mining and Reclamation Act) (Riverside County, 2012, Chapter 5.48). SMP 159R2 would not affect the annual tonnage limit at the Mine, which would remain capped at 1,000,000 tons per year (tpy).

1.4 LEGAL AUTHORITY

This EIR has been prepared in accordance with all criteria, standards, and procedures of CEQA (California Public Resource Code § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.).

Pursuant to CEQA § 21067 and CEQA Guidelines Article 4 and § 15367, Riverside County is the Lead Agency under whose authority this EIR has been prepared. “Lead Agency” refers to the public agency that has the principal responsibility for carrying out or approving a project. Serving as the Lead Agency and before taking action to approve the Project, Riverside County has the obligations to: (1) ensure that this EIR has been completed in accordance with CEQA; (2) review and consider the information contained in this EIR as part of its decision-making process; (3) make a statement that this EIR reflects Riverside County’s independent judgment; (4) ensure that all significant effects on the environment are eliminated or substantially lessened where feasible; and, if necessary (5) make written findings for each unavoidable significant environmental effect stating the reasons why mitigation measures or project alternatives identified in this EIR are infeasible and citing the specific benefits of the proposed Project that outweigh its unavoidable adverse effects (CEQA Guidelines §§ 15090 through 15093).

Pursuant to CEQA Guidelines § 15040 through § 15043, and upon completion of the CEQA review process, Riverside County will have the legal authority to do any of the following:

- Approve the proposed Project;



- Require feasible changes in any or all activities involved in the Project in order to substantially lessen or avoid significant effects on the environment;
- Disapprove the Project, if necessary, in order to avoid one or more significant effects on the environment that would occur if the Project was approved as proposed; or
- Approve the Project even though the Project would cause a significant effect on the environment if the County makes a fully informed and publicly disclosed decision that: 1) there is no feasible way to lessen the effect or avoid the significant effect; and 2) expected benefits from the Project will outweigh significant environmental impacts of the Project.

This EIR fulfills the CEQA environmental review requirements for proposed SMP No. 159R2 and all other governmental discretionary and administrative actions related to the Project.

1.5 RESPONSIBLE AND TRUSTEE AGENCIES

The California Public Resource Code (§ 21104) requires that all EIRs be reviewed by Responsible and Trustee agencies (see also CEQA Guidelines § 15082 and § 15086(a)). As defined by CEQA Guidelines § 15381, “the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” A Trustee Agency is defined in CEQA Guidelines § 15386 as “a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.”

For the proposed Project, the South Coast Air Quality Management District (SCAQMD), Santa Ana Regional Water Quality Control Board (RWQCB), Riverside County Flood Control & Water Conservation District (RCFCWCD), United States Army Corps of Engineers (USACE), California Department of Conservation (CDC), Western Riverside County Regional Conservation Authority (RCA), and United States Fish and Wildlife Service (USFWS) are considered Responsible Agencies. The California Department of Fish and Wildlife (CDFW) is a Trustee Agency for the proposed Project that is responsible for managing “...California's diverse fish, wildlife, and plant resources, and the habitats upon which they depend, for their ecological values and for their use and enjoyment by the public” (CDFW, 2018). Table 3-5, *Matrix of Project Approvals/Permits*, in EIR Section 3.0, *Project Description*, lists the agencies that are expected to review this EIR and provides a summary of the subsequent actions associated with the Project.

1.6 EIR SCOPE, FORMAT AND CONTENT

1.6.1 EIR SCOPE

As a first step in complying with the procedural requirements of CEQA, Riverside County prepared an Initial Study to preliminarily identify the environmental issue areas that may be adversely impacted by the Project. Following completion of the Initial Study, the County filed a Notice of Preparation (NOP) with the California Office of Planning and Research (OPR) (State Clearinghouse) to indicate that an EIR would be prepared to evaluate the Project’s potential to impact the environment. The NOP was filed with the State Clearinghouse



and distributed to property owners located within 2,400 feet of the property, Responsible Agencies, Trustee Agencies, and other interested parties on May 16, 2018, for a 30-day public review period. Riverside County also made copies of the NOP available to the general public for review at the Moreno Valley Library and San Jacinto Library. The County distributed the NOP for public review to solicit responses that may assist the County in identifying the full scope and range of potential environmental concerns associated with the Project so that these issues could be fully examined in this EIR.

As a result of the Initial Study and in consideration of all comments received by the County on the NOP, this EIR evaluates the Project’s potential to cause adverse effects to the following environmental issue areas. It should be noted that the issue of “Energy” has been added as a result of the December 2018 updates to Appendix G to the CEQA Guidelines, and has been addressed in this EIR accordingly. Additionally, although the December 2018 CEQA Guidelines update added the subject of wildfire to the list of topics requiring analysis under CEQA, the Project’s Initial Study/NOP determined that the Project’s potential impacts due to wildfire hazards would be less than significant (refer to the discussion of Hazards and Hazardous Materials in the Project’s Initial Study, which is included in *Technical Appendix A*). As such, the topic of wildfire hazards is not addressed in detail in this EIR. Accordingly, this EIR evaluates the following issue areas in detail:

- Aesthetics
- Air Quality
- Biological Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Historic and Archaeological Resources
- Hydrology/Water Quality
- Noise
- Paleontological Resources
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

The Initial Study, NOP, public review distribution list, and written comments received by the County during the NOP public review period are provided in Technical Appendix A to this EIR. Substantive issues raised in response to the NOP are summarized below in Table 1-1, *Summary of NOP Comments*. The purpose of this table is to present the primary environmental issues of concern raised during the NOP review period. The table is not intended to list every comment received by the County during the NOP review period. Regardless of whether or not a comment is listed in the table, all applicable comments received in response to the NOP are addressed in this EIR.

Table 1-1 Summary of NOP Comments

Commenter	Date	Comments	Location in this EIR where comment is addressed
California Department of Fish and Wildlife (CDFW)	June 5, 2018	<ul style="list-style-type: none"> • CDFW requests an assessment of potential impacts to biological resources, including impacts to habitat types; a general biological inventory of fish, amphibian, reptile, bird, and mammal species that could be impacted by the Project; an inventory of rare, threatened, endangered, and other sensitive species within the proposed impact areas; special status and 	EIR Subsection 4.3, <i>Biological Resources</i>



Commenter	Date	Comments	Location in this EIR where comment is addressed
		<p>sensitive natural communities surveys; and an analysis of direct, indirect, and cumulatively-considerable impacts to biological resources.</p> <ul style="list-style-type: none"> • CDFW requests the identification of mitigation measures for impacts to biological resources. • CDFW requests a review of Project consistency with the California Endangered Species Act, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and the lake and streambed alteration program. 	
Department of California Highway Patrol	June 29, 2018	<ul style="list-style-type: none"> • The Department of California Highway Patrol (CHP) indicates concern regarding traffic congestion and safety, particularly along Gilman Springs Road. 	EIR Subsection 4.11, <i>Transportation and Traffic</i>
South Coast Air Quality Management District (SCAQMD)	June 5, 2018	<ul style="list-style-type: none"> • SCAQMD recommends the City use the CEQA Air Quality Handbook (1993) when preparing the air quality analysis. • SCAQMD recommends the City use the CalEEMod land use emissions software when preparing the air quality analysis. • SCAQMD indicates the City should identify any potential adverse air quality impacts that could occur from all phases of the project (including construction and operation) and all air pollutant sources related to the project. • SCAQMD requests that the City quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds. The SCAQMD also recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). • The SCAQMD also recommends the City perform a mobile source health risk assessment in the event the proposed Project generates or attracts vehicular trips. • In the event that significant adverse air quality impacts are identified in association with the Project, SCAQMD identifies consulting several sources for mitigation measures. 	EIR Subsection 4.2, <i>Air Quality</i>
Riverside County Transportation Department (RCTD)	June 13, 2018	<ul style="list-style-type: none"> • Page 4-36 of the Initial Study incorrectly indicated that there would be “No Impact” under the threshold of whether the Project would result in “Changes in the amount of surface water in any water body.” RCTD indicates this checkbox was marked incorrectly and should be studied in the EIR. 	EIR Subsection 4.8, <i>Hydrology and Water Quality</i>
City of Moreno Valley	June 13, 2018	<ul style="list-style-type: none"> • Moreno Valley requests that the subject of air quality be evaluated and impacts should be mitigated. • Moreno Valley requests dispersion modeling of potential pollutants. • Moreno Valley requests an analysis of potential noise impacts, including impacts due to expanded hours of operation, and noise impacts associated with blasting. • Moreno Valley requests an analysis of construction and operational noise impacts. 	<p>EIR Subsection 4.2, <i>Air Quality</i>.</p> <p>EIR Subsection 4.9, <i>Noise</i>. It should be noted that as a mining operation, the Project does not involve a construction phase that would warrant additional analysis.</p>



Commenter	Date	Comments	Location in this EIR where comment is addressed
		<ul style="list-style-type: none"> Moreno Valley requests an analysis of potential traffic impacts, including impacts along Gilman Springs Road and at the interchange with State Route 60. 	EIR Subsection 4.11, <i>Transportation and Traffic</i>
Sierra Club	June 17, 21018	<ul style="list-style-type: none"> Sierra Club requests an analysis of on- and off-site impacts to biological resources. Sierra Club indicates concern over noise, light, vibration, runoff from operations as well as storms, wind patterns causing significant dust/pollution, reduced food/habitat for raptors, ground water resources and vehicle movement. Sierra Club queries as to whether CARB Tier 4 off road equipment will be required, whether solar will be required, whether equipment will be electric, and whether equipment will be required to be upgraded per CARB requirements. Sierra Club requests that the World Logistic Center project be considered in the cumulative traffic analysis. Sierra Club requests information regarding potential future expansions of the Mine. 	<p>EIR Subsection 4.3, <i>Biological Resources</i>.</p> <p>EIR Subsections 4.9 (<i>Noise</i>), 4.1 (<i>Aesthetics</i>), 4.8 (<i>Hydrology and Water Quality</i>), 4.2 (<i>Air Quality</i>), 4.3 (<i>Biological Resources</i>), and 4.11 (<i>Transportation and Traffic</i>)</p> <p>Section 3.0 (<i>Project Description</i>), Subsections 4.2 (<i>Air Quality</i>) and 4.6 (<i>Greenhouse Gas Emissions</i>)</p> <p>Subsections 4.0 (<i>Environmental Analysis</i>) and 4.11 (<i>Transportation and Traffic</i>)</p> <p>EIR Subsection 3.0, <i>Project Description</i>. It should be noted that there are no plans at this time for further expansion of the Mine</p>
Alonzo Ledezma	May 29, 2018	<ul style="list-style-type: none"> Indicates concern over 24-hour operations, particularly related to potential dust and noise. 	EIR Subsections 4.2, <i>Air Quality</i> , and 4.9, <i>Noise</i> .
Francisco Ramirez	May 31, 2018	<ul style="list-style-type: none"> Indicates concern over noise and dust, including health risks associated with dust. 	EIR Subsections 4.2, <i>Air Quality</i> , and 4.9, <i>Noise</i> .

1.6.2 USE OF THIS EIR

This EIR will be made available for review by the public and public agencies for a minimum period of 45 days to provide comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated” (CEQA Guidelines § 152049(a)). During the decision-making process, the Project and its design features, objectives, merits, environmental consequences, and socioeconomic factors, among other information contained in the Project’s administrative record, will be considered by Riverside County decision-makers. If the Final EIR is certified and the Project approved, other public agencies with permitting authority over all, or portions, of the Project will be able to use the Final EIR as part of their permitting processes to evaluate the environmental effects of the Project as they pertain to the approval or denial of applicable permits.



1.6.3 CONTENT AND ORGANIZATION OF THIS EIR

This EIR contains all of the information required to be included in an EIR as specified by the CEQA Statutes and Guidelines (California Public Resources Code, § 21000 et. seq. and California Code of Regulations, Title 14, Chapter 5). This EIR is organized in the following manner:

- **Section S.0, Executive Summary**, provides an overview of the EIR document and CEQA process. The Project, including its objectives, is described, and the location and regional setting of the Project site is documented. In addition, the Executive Summary discloses potential areas of controversy related to the Project, including those issues identified by other agencies and the public, and identifies potential alternatives to the proposed Project that would reduce or avoid significant impacts, as required by CEQA. Finally, the Executive Summary provides a summary of the Project's impacts, mitigation measures, and conclusions, in a table that forms the basis of the EIR's Mitigation Monitoring and Reporting Program.
- **Section 1.0, Introduction**, provides introductory information about the CEQA process and the responsibilities of Riverside County, serving as the Lead Agency for this EIR; a brief description of the Project; the purpose of the EIR; a list of applications proposed by the Project Applicant that would require discretionary County approvals; permits and approvals required by other agencies; and an overview of the EIR format.
- **Section 2.0, Environmental Setting**, describes the environmental setting, including an overview of the regional and local setting, as well as descriptions of the Project site's physical conditions and surrounding context. The existing setting is defined as the condition of the Project site and surrounding area at the approximate date this EIR's NOP was released for public review (May 16, 2018). The setting discussion also addresses the relevant regional planning documents that apply to the Project site and vicinity.
- **Section 3.0, Project Description**, serves as the EIR's Project Description for purposes of CEQA and contains a level of specificity commensurate with the level of detail proposed by the Project, including the summary requirements pursuant to CEQA Guidelines § 15123. This section provides a detailed description of the Project, including its purpose and main objectives. In addition, the discretionary actions required of Riverside County and other government agencies to implement the Project are discussed.
- **Section 4.0, Environmental Analysis**, provides an analysis of the potential direct, indirect, and cumulative impacts that may occur from implementing the proposed Project. The topics analyzed in this section include the topics summarized above under Section 1.6.1. Topics that were found to have no potential of being significantly impacted are discussed in Section 5.0, *Other CEQA Considerations*. A conclusion concerning significance is reached for each discussion; mitigation measures are presented as warranted. The environmental changes identified in Section 4.0 and throughout this EIR are referred



to as “effects” or “impacts” interchangeably. The CEQA Guidelines also describe the terms “effects” and “impacts” as being synonymous (CEQA Guidelines § 15358).

In the environmental analysis subsections of Section 4.0, the existing conditions are disclosed that are pertinent to the subject area being analyzed, accompanied by a specific analysis of physical impacts that may be caused by implementing the proposed Project. Impacts are evaluated on a direct, indirect, and cumulative basis. Direct impacts are those that would occur directly as a result of the proposed Project. Indirect impacts represent secondary effects that would result from Project implementation. Cumulative effects are defined in CEQA Guidelines § 15355 as “...two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.”

The analyses in Section 4.0 are based in part upon technical reports that are appended to this EIR. Information also is drawn from other sources of analytical materials that directly or indirectly relate to the proposed Project and are cited in Section 7.0, *References*. Where the analysis demonstrates that a physical adverse environmental effect may or would occur without undue speculation, feasible mitigation measures are recommended to reduce or avoid the significant effect. Mitigation measures must be fully enforceable, have an essential nexus to a legitimate governmental interest, and be “roughly proportional” to the impacts of the Project. The discussion then indicates whether the identified mitigation measures would reduce impacts to below a level of significance. In most cases, implementation of the mitigation measures would reduce the adverse environmental impacts to below a level of significance. If mitigation measures are not available or feasible to reduce an identified impact to below a level of significance, the environmental effect is identified as a significant and unavoidable adverse impact, for which a Statement of Overriding Considerations (SOC) would need to be adopted by Riverside County pursuant to CEQA Guidelines § 15093.

- **Section 5.0, Other CEQA Considerations**, includes specific topics that are required by CEQA. These include a summary of the Project’s significant and unavoidable environmental effects, a discussion of the significant and irreversible environmental changes that would occur should the Project be implemented, as well as potential growth-inducing impacts of the proposed Project. Section 5.0 also includes a discussion of the potential environmental effects that were found not be significant during as part of the Project’s Initial Study/NOP.
- **Section 6.0, Project Alternatives**, describes and evaluates alternatives to the proposed Project that could reduce or avoid the Project’s adverse environmental effects. CEQA does not require an EIR to consider every conceivable alternative to the Project but rather to consider a reasonable range of alternatives that will foster informed decision making and public participation. A range of three (3) alternatives is presented in Section 6.0.
- **Section 7.0, References**, cites all reference sources used in preparing this EIR and lists the agencies and persons that were consulted during preparation of this EIR. Section 7.0 also lists the persons who authored or participated in preparing this EIR.



- **Technical Appendices.** CEQA Guidelines § 15147 states that the “information contained in an EIR shall include summarized...information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public,” and that the “placement of highly technical and specialized analysis and data in the body of an EIR shall be avoided.” Therefore, the detailed technical studies, reports, and supporting documentation that were used in preparing this EIR are bound separately as Technical Appendices. The Technical Appendices are available for review at Riverside County Planning Department; 4080 Lemon Street, 12th Floor, Riverside, California 92502 during the County’s regular business hours or can be requested in electronic form by contacting the County Planning Department. The individual technical studies, reports, and supporting documentation that comprise the Technical Appendices are as follows:

- A. Initial Study, Notice of Preparation, and Written Comments on the NOP
- B1. Air Quality Impact Analysis
- B2. Supplemental Air Quality and Greenhouse Gas Assessment
- C1. Biological Resources Assessment
- C2. Jurisdictional Delineation
- C3. Determination of Biological Equivalent or Superior Preservation
- D. Slope Stability Investigation
- E. Greenhouse Gas Analysis
- F. Archaeological Resources Report
- G1. Preliminary Hydrology Study
- G2. Storm Water Pollution Prevention Plan
- H1. Noise Study
- H2. Supplemental Noise Assessment
- I. Paleontological Resource Impact Mitigation Program
- J1. Traffic Impact Analysis
- J2. Supplemental Traffic Assessment
- J3. Driveway Queuing Analysis
- K. Energy Analysis

CEQA requires that an EIR contain, at a minimum, certain specified content. Table 1-2, *Location of CEQA Required Topics*, provides a quick reference in locating the CEQA-required content within this document.

1.6.4 INCORPORATION BY REFERENCE

CEQA Guidelines § 15147 states that the “information contained in an EIR shall include summarized... information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public,” and that the “placement of highly technical and specialized analysis and data in the body of an EIR shall be avoided.” CEQA Guidelines § 15150 allows for the incorporation “by reference all or portions of another document... [and is] most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of a problem at hand.” The purpose of incorporation by reference is to assist the Lead Agency in limiting the length of this EIR. Where this EIR incorporates a document by reference, the document is identified in the body of the EIR, citing



the appropriate section(s) of the incorporated document and describing the relationship between the incorporated part of the referenced document and this EIR.

Table 1-2 Location of CEQA Required Topics

CEQA Required Topic	CEQA Guidelines Reference	Location in this EIR
Table of Contents	§ 15122	Table of Contents
Summary	§ 15123	Section S.0
Environmental Setting	§ 15125	Section 2.0
Project Description	§ 15124	Section 3.0
Consideration and Discussion of Environmental Impacts	§ 15126	Section 4.0
Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented	§ 15126.2(b)	Section 4.0 & Subsection 5.1
Significant Irreversible Environmental Changes Which Would be Caused by the Proposed Project Should it be Implemented	§ 15126.2(c)	Subsection 5.2
Growth-Inducing Impact of the Proposed Project	§ 15126.2(d)	Subsection 5.3
Analysis of the Project's Energy Conservation Measures	§ 15126.4(c)	Subsection 5.4
Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects	§ 15126.4	Section 4.0 & Table S-1
Consideration and Discussion of Alternatives to the Proposed Project	§ 15126.6	Section 6.0
Effects Not Found to be Significant	§ 15128	Subsection 5.5
Organizations and Persons Consulted	§ 15129	Section 7.0 & Technical Appendices
Discussion of Cumulative Impacts	§ 15130	Section 4.0



Therefore, the detailed technical studies, reports, and supporting documentation that were used in preparing this EIR are bound separately as Technical Appendices. The Technical Appendices are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502, during the County's regular business hours or can be requested in electronic form by contacting the County's Planning Department. The individual technical studies, reports, and supporting documentation that comprise the Technical Appendices are as follows:

- A. Initial Study, Notice of Preparation, and Written Comments on the NOP
- B1. Air Quality Impact Analysis
- B2. Supplemental Air Quality and Greenhouse Gas Assessment
- C1. Biological Resources Assessment
- C2. Jurisdictional Delineation
- C3. Determination of Biological Equivalent or Superior Preservation
- D. Slope Stability Investigation
- E. Greenhouse Gas Analysis
- F. Archaeological Resources Report
- G1. Preliminary Hydrology Study
- G2. Storm Water Pollution Prevention Plan
- H1. Noise Study
- H2. Supplemental Noise Assessment
- I. Paleontological Resource Impact Mitigation Program
- J1. Traffic Impact Analysis
- J2. Supplemental Traffic Assessment
- J3. Driveway Queuing Analysis
- K. Energy Analysis

Other reference sources that are incorporated into this EIR by reference are listed in Section 7.0, *References*, of this EIR. In most cases, documents or websites not included in the EIR's Technical Appendices are cited by a link to the online location where the document/website can be viewed by the public. All references relied upon by this EIR are included as part of Riverside County's Administrative Record pertaining to the proposed Project.



2.0 ENVIRONMENTAL SETTING

2.1 CEQA REQUIREMENTS FOR ENVIRONMENTAL SETTING AND BASELINE CONDITIONS

CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as “...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced...” (CEQA Guidelines § 15125[a]). As required under CEQA, aside from specifics related to the historic production averages for the operating Mine, as discussed in more detail below, the Project site’s baseline physical conditions are set at the time the notice of preparation (NOP) for this EIR was published, which is May 16, 2018.

CEQA Guidelines § 15125 further clarifies that the environmental setting “...will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.” California courts have held that using the qualifying term, “normally,” CEQA Guidelines § 15125 recognizes that in appropriate situations a lead agency has the discretion to select a different baseline method that accounts for the circumstances presented. (See *Fat v. County of Sacramento* (2002) 97 Cal.App.4th 1270, 1278.) In the case of mining projects specifically, the courts have held that the established usage of the property (e.g., historic production averages for the operating Mine) may be considered to define the environmental setting. (See *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, pg. 659.) Because the amount of material that mining operators quarry is driven by supply and demand market forces that vary from month to month and year to year, the courts have ruled that it is appropriate to consider conditions over a time period range to establish a production volume average. (See *Hansen Brothers Enterprises, Inc. v. Board of Supervisors* (1996) 12 Cal.4th 533; *Save Our Peninsula Committee v. Monterey County Bd. of Supervisors*, 87 Cal.App.4th at p. 125.) The environmental setting for a long-operating mine must take into account the historical averages, because using only a single year of production values would be “misleading and illusory.” (See *Fairview Neighbors v. County of Ventura* (1999) 70 Cal.App.4th 238.) However, the existing baseline conditions must also be representative of the mine’s actual operations (acknowledging latitude where operations fluctuate), and not be based merely on theoretical conditions, such as a theoretical maximum allowed under an approved permit that has not actually been realized based on historical data. (See *Communities for a Better Environment v. South Coast Air Quality Management District, et al.* (2010) 48 Cal.4th 310.)

In accordance with the provisions of CEQA Guidelines § 15125(a) and relevant CEQA case law, for proposed projects that seek to modify existing on-going mining permits, the operational characteristics of the “project” evaluated by the CEQA document are the characteristic differences between the proposed permit provisions (maximum quantity of materials that would be allowed to be mined) compared against the historical baseline average. Riverside County determined that 15 years of historical mine production data is an adequate and appropriate time span to determine average production volumes and calculate the historical average. In the case of this particular analysis, 15 years is appropriate because it spans a time period of 2003-2017, which includes a period of economic expansion, followed by the recession in 2008-2009, and then a recovery between



2010 and 2017. Thus, the 15-year baseline represents a full economic cycle and is therefore appropriate for the proposed Project. Table 2-1, *Annual Mine Tonnage (2002 through 2016)*, presents the annual tonnage for the Gilman Springs Mine for the years 2003 through 2017. Although proposed SMP 159R2 would not change the allowed maximum total annual tonnage material of 1,000,000 tpy (tons per year), historical data recorded by the Mine operator indicates that the Mine produced an average of approximately 377,675 tpy between 2003 through 2017. (Project Applicant, 2018)

Table 2-1 Annual Mine Tonnage (2002 through 2016)

Year	Production
2003	375,000 tpy
2004	1,237,417 tpy
2005	1,273,168 tpy
2006	596,908 tpy
2007	455,321 tpy
2008	307,943 tpy
2009	231,147 tpy
2010	35,666 tpy
2011	140,102 tpy
2012	48,698 tpy
2013	172,588 tpy
2014	269,970 tpy
2015	152,169 tpy
2016	113,104 tpy
2017	255,930 tpy
Total (2002-2016):	5,665,131 tons
Annual Average:	377,675 tpy

It is important to note that the Project Applicant is entitled to continue operating the Gilman Springs Mine under approved Surface Mining Permit No. 159R1 (SMP 159R1) until all reserves at the Mine are exhausted. Thus, consistent with CEQA and case law interpreting CEQA, the Project environmental impacts analyzed in this EIR are the incremental impacts beyond those associated with existing and fully permitted operations at the Mine.

2.2 REGIONAL SETTING AND LOCATION

The approximately 1,021.4-acre Gilman Springs Mine is located within unincorporated western Riverside County, California. Figure 2-1, *Regional Map*, depicts the regional locale of the Mine within the regional setting. As shown, the Project site is located 2.4 miles southeast of Moreno Valley and 2.6 miles north of the City of San Jacinto within the Inland Empire region of southern California. The Inland Empire is an approximate 28,000 square mile region comprising western Riverside County, western San Bernardino

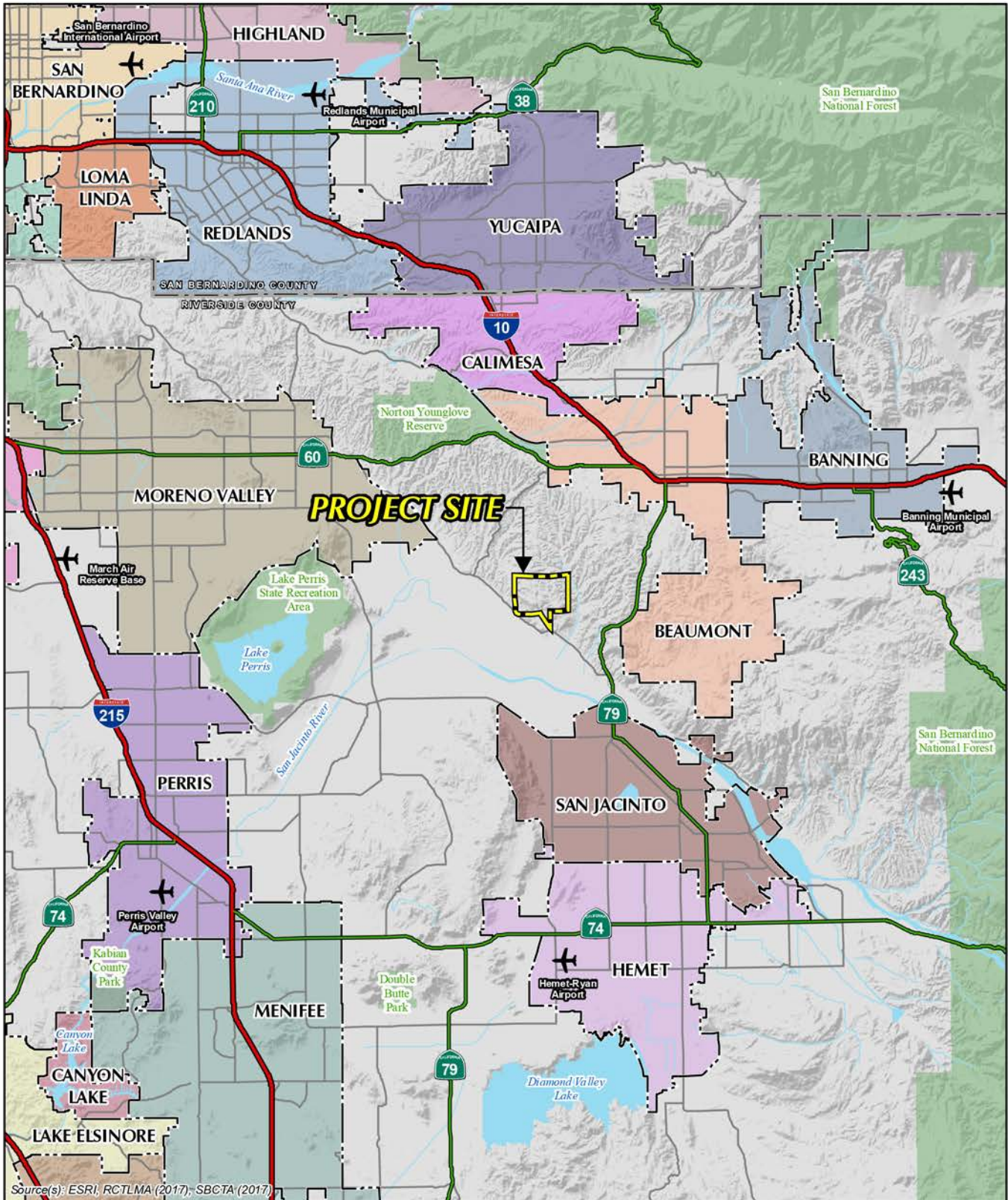


Figure 2-1



REGIONAL MAP



County, and the eastern reaches of Los Angeles County. The Southern California Association of Governments (SCAG) estimates that the majority of growth for the entire southern California region will take place in Riverside and San Bernardino Counties (SCAG, 2016). According to U.S. Census data, the 2010 population of Riverside County was 2,189,753 (USCB, 2015). SCAG forecast models predict that the population of Riverside County will grow to approximately 3,324,000 persons (an approximate 1.1 million persons increase) by the Year 2035 (SCAG, 2012).

2.3 LOCAL SETTING AND LOCATION

The Gilman Springs Mine (APNs 422-240-(007, 008), 423-240-(001, 018, 019, 020, 021, 022, 023, 024), and 424-190-(001, 002)) is located approximately 2.6 miles north of the City of San Jacinto, approximately 2.4 miles southeast of the City of Moreno Valley, and approximately 4.3 miles east of Lake Perris State Recreation Area. State Route 79 (SR-79) is located approximately 1.2 miles southeast of the Project site, State Route 60 (SR-60) is located approximately 4.0 miles north of the Project site, and Interstate 215 (I-215) occurs approximately 11.7 miles west of the Project site. The Project site encompasses portion of Section 25, Township 3 South, Range 2 West; Section 36, Township 3 South, Range 2 West; and Section 30 West, Township 3 South, Range 1 West, of the San Bernardino Baseline and Meridian. Specifically, the Project site occurs northeast of Gilman Springs Road, with the entrance to the Project site located along Gilman Springs Road, approximately 0.6 mile southeast of the intersection of Gilman Springs Road and Bridge Street, as depicted in Figure 2-2, *Vicinity Map*.

2.4 SURROUNDING LAND USES AND DEVELOPMENT

Land uses in the immediate vicinity of Gilman Springs Mine are depicted on Figure 2-3, *Surrounding Land Uses and Development*. As shown on Figure 2-3, located to the north is the Lockheed Propulsion company property; to the east is open space and the Lamb Canyon Landfill; immediately to the south is open space, beyond which is Gilman Springs Road and varying agricultural uses; and to the west is open space and Gilman Springs Road beyond which are varying agricultural uses and open space. The nearest residential home to the Mine's boundary is located approximately 1,030 feet to the west along Peppertree Lane.

2.5 AGGREGATE MINING CONTEXT IN THE SAN BERNARDINO PRODUCTION AREA

The Gilman Springs Mine extracts and exports aggregate material for use as construction material. According to Riverside County General Plan EIR No. 521, dated March 2014, classification of the region occurred in 1984 by Special Report No.143, Part VII from the California Department of Conservation, Division of Mines and Geology. In addition, the State Mining and Geology Board (SMGB) designated lands within the region as being of "regional significance" in 1987 with SMARA (Surface Mining and Reclamation Act) Designation Report No. 5. Material extracted from the region are exported to Riverside and San Bernardino Counties, as well as northern San Diego County. (Riverside County, 2015, pp. 4.14-5)

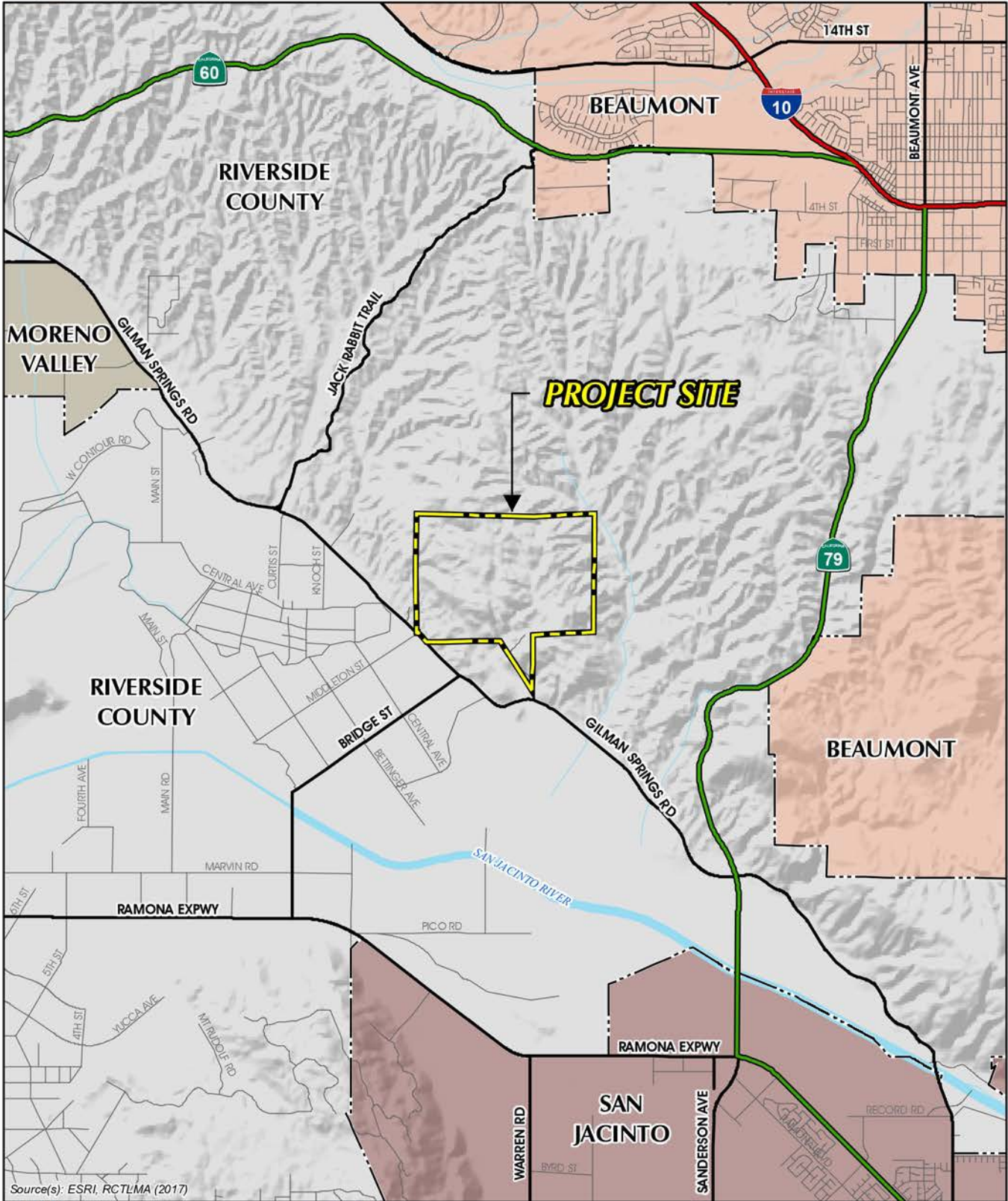


Figure 2-2



VICINITY MAP

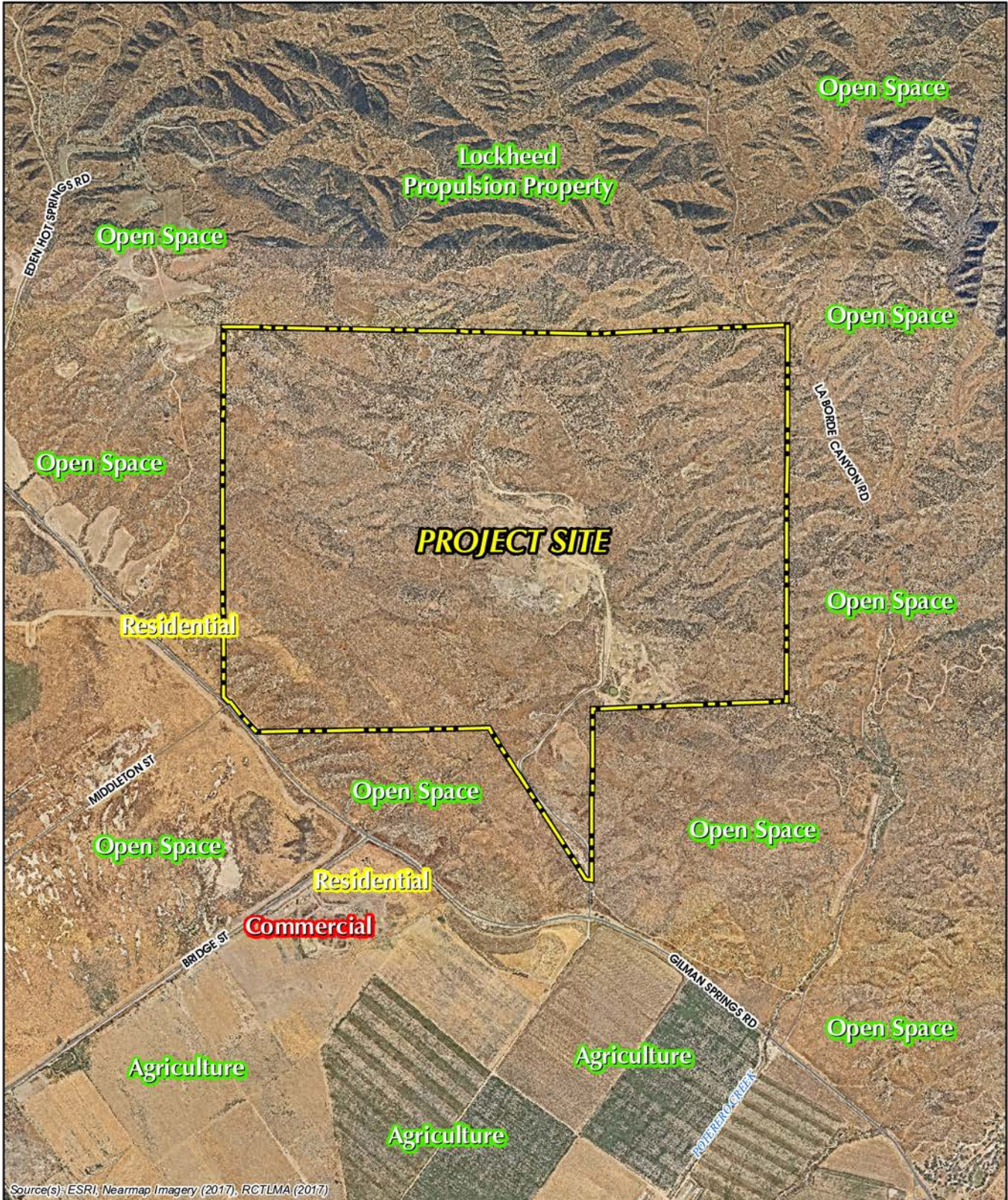
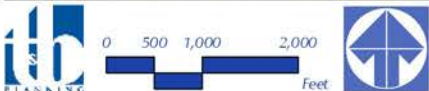


Figure 2-3



SURROUNDING LAND USES AND DEVELOPMENT



Department of Finance estimates show the population for the five-county area containing Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties is expected to increase by approximately 6.5 million people between 2010 and 2060. Of that approximately 6.5 million, Riverside County's population is expected to grow by 2 million persons and San Bernardino by about 1.4 million persons. Much of the future growth in these two counties will likely occur in the Inland Empire region served by the San Bernardino Production Area. Growth in Los Angeles, Orange, and San Diego counties is likely to increase demand for aggregate in those areas, creating additional demand for increased exports of aggregate from the production area. (CGS, 2014, p. 24)

2.6 LOCAL PLANNING CONTEXT

This Subsection provides a description of the subject property's land use designations, as applied by planning documents adopted by Riverside County, as discussed below.

2.6.1 SCAG REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (RTP/SCS)

The Southern California Association of Governments (SCAG) is a regional agency established pursuant to California Government Code § 6500, also referred to as the Joint Powers Authority law. SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). The Project site is within SCAG's regional authority. On April 7, 2016, SCAG adopted the *2016-2040 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS)* with goals to: 1) Align the plan investments and policies with improving regional economic development and competitiveness; 2) Maximize mobility and accessibility for all people and goods in the region; 3) Ensure travel safety and reliability for all people and goods in the region; 4) Preserve and ensure a sustainable regional transportation system; 5) Maximize the productivity of our transportation system; 6) Protect the environment and health of our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking); 7) Actively encourage and create incentives for energy efficiency, where possible; 8) Encourage land use and growth patterns that facilitate transit and active transportation; and 9) Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies. Performance measures and funding strategies also are included to ensure that the adopted goals are achieved through implementation of the RTP. (SCAG, 2016, p. 74)

2.6.2 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT AIR QUALITY MANAGEMENT PLAN

Currently, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are exceeded in most parts of the South Coast Air Basin. In response, and in conformance with California Health & Safety Code § 40702 et seq. and the California Clean Air Act, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. Each version of the plan is an update of the previous plan and has a 20-year horizon with a revised baseline. The most recent AQMP was adopted by the AQMD Governing Board on March 3, 2017 ("2016 AQMP"). The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including the *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)* and updated emission



inventory methodologies for various source categories. The 2016 AQMP is based on assumptions provided by the Emission FACTor model (EMFAC) developed by the California Air Resources Board (CARB) for motor vehicle information and assumptions provided by SCAG for demographics. The air quality levels projected in the 2016 AQMP are based on the assumption that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its *2016 RTP/SCS*. The 2016 AQMP also assumes that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. (SCAQMD, 2017c)

2.6.3 RIVERSIDE COUNTY GENERAL PLAN AND SAN JACINTO VALLEY AREA PLAN

Riverside County's prevailing planning document is the Riverside County General Plan, which was most recently updated on April 16, 2019. As depicted on Figure 2-4, *Existing General Plan Land Use Designations*, the Riverside General Plan and the San Jacinto Valley Area Plan land use designations for the Mine's property is "Open Space – Rural (OS-RUR)" and "Open Space – Mineral Resource (OS-MR)." The OS-RUR land use designation allows for one single-family residence and/or for extraction of mineral resources subject to a Surface Mining Permit (SMP) provided that scenic resources and views are protected. The OS-MR land use designation allows for mineral extraction and processing facilities.

2.6.4 RIVERSIDE COUNTY ZONING

The Riverside County Zoning Ordinance is intended to implement the Riverside County General Plan's Land Use Plan. As shown in Figure 2-5, *Existing Zoning Classifications*, the Mine's property is zoned M-R-A for "Mineral Resource & Related Manufacturing" and W-2 for "Controlled Development Areas." Both the M-R-A and W-2 zoning allow for mineral extraction provided a Surface Mining Permit has been granted pursuant to the California Surface Mining and Reclamation Act (SMARA) of 1975 and County Ordinance No. 555.

2.6.5 WESTERN RIVERSIDE COUNTY MULTIPLE SPECIFIC HABITAT CONSERVATION PLAN

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a regional Habitat Conservation Plan (HCP), was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and participating entities, including Riverside County. The intent of the Western Riverside County MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP identifies Criteria Areas, in which habitat conservation efforts are targeted. The Gilman Springs Mine property encompasses multiple MSHCP Criteria Cells and Cell Groups: Cell Group A (Cell 1653), Cell Group B (Cells 1687 and 1784), Cell Group C (Cells 1688 and 1785), Cell Group H (Cells 1763 and 1881), and Cell Group I (Cell 4070). The Conservation Criteria for Cell Group A is to achieve 50%-60% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group B is to achieve 40%-50% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group C is to achieve 20%-30% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group H is to

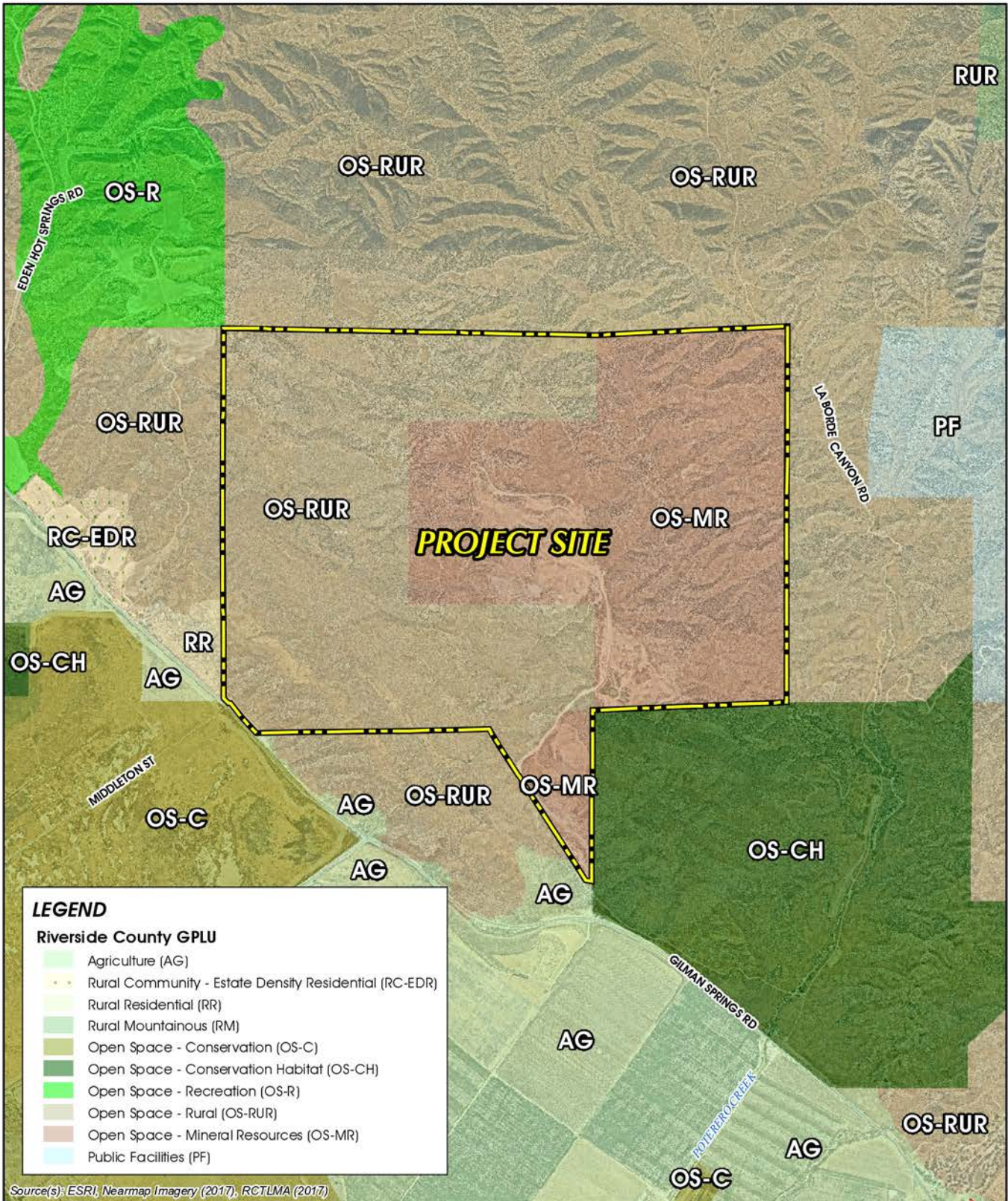
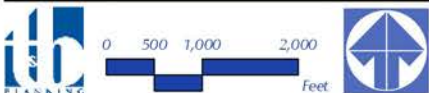


Figure 2-4



EXISTING GENERAL PLAN LAND USE DESIGNATIONS

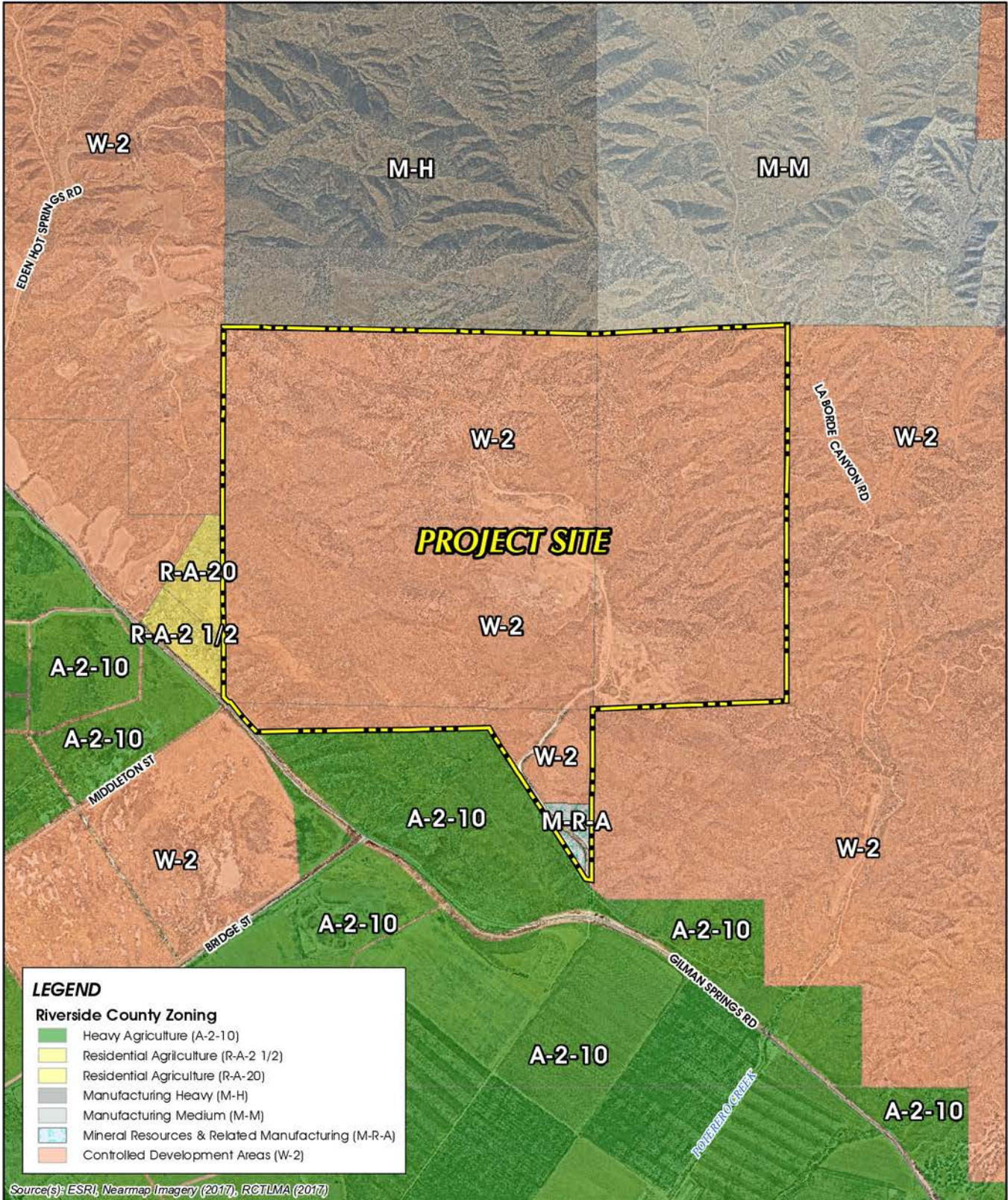
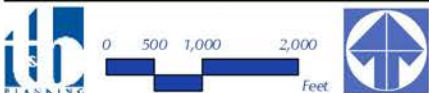


Figure 2-5



EXISTING ZONING CLASSIFICATIONS



achieve 25%-35% of the Cell Group, focusing on the northern portion of the Cell Group. The Conservation Criteria for Cell Group I is to achieve 15%-25% of the Cell Group, focusing on the northern portion of the Cell Group. (RCIT, 2018) The Mine also is located within the Criteria Area Species Survey Area (CASSA) for the Burrowing Owl. The Project site is not located within the CASSA for any other species and is not located within the Narrow Endemic Plant Species Survey Area (NEPSSA). (Alden, 2018, pp. 20-26)

2.7 EXISTING PHYSICAL SITE CONDITIONS

For purposes of establishing the setting of an EIR, and pursuant to CEQA Guidelines § 15125, the physical condition of the environment as it existed at the time of the EIR's NOP was released for public review is used to establish the existing conditions on the Project site. The NOP for this EIR was released for public review on May 16, 2018. The following subsections provide a description of the Project site's physical environmental condition ("existing condition") as of that approximate date. The site's physical conditions are shown on Figure 2-6, *Aerial Photograph*. More detailed information regarding the Project's environmental setting as it relates to a specific environmental issue area is provided in the various subsections of EIR Section 4.0, *Environmental Analysis*.

2.7.1 LAND USE

Existing mining operations at the Gilman Springs Mine encompass approximately 150.4 acres of the approximately 1,021.4-acre Mine property. Under existing conditions, the mining disturbance area primarily consists of stockpiles, excavated mining pits, interior unpaved roads, and support equipment for aggregate mining operations, with several drainage basins located in the southern portion of the site. Existing management offices are located north of the entrance to the Mine, which is approximately 0.6 mile southeast of the intersection of Gilman Springs Road and Bridge Street along Gilman Springs Road. The remaining approximately 871.0 acres of the property consist of undeveloped lands.

2.7.2 TOPOGRAPHY

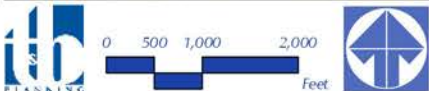
Figure 2-7, *USGS Topographic Map*, depicts the Project's topographic conditions. The Project site is characterized by steeply rolling hills with areas containing level ground. Elevations range from approximately 1,550 feet above mean sea level (amsl) near the entrance of the Mine along Gilman Springs Road along the southern boundary of the Project site to approximately 2,230 amsl near the northern boundary of the Project site (Google Earth, 2016).

2.7.3 AESTHETICS FEATURES

Open Space occurs to the immediate west, north, east, and south of the Mine's property. Although the Mine's property abuts Gilman Springs Road, the Mine's mining activities are approximately 3,200 feet from Gilman Springs Road. The Gilman Springs Mine is located approximately 8.5 miles north of State Route 74 (SR-74), which is designated as a "State Eligible" scenic highway, although the Mine is not prominently visible from SR-74 due to distance, intervening development, and topography (Caltrans, 2011; Google Earth, 2016). Refer to EIR Subsection 4.1, *Aesthetics*, for a more thorough discussion of the Project site's existing aesthetic setting.



Figure 2-6



AERIAL PHOTOGRAPH

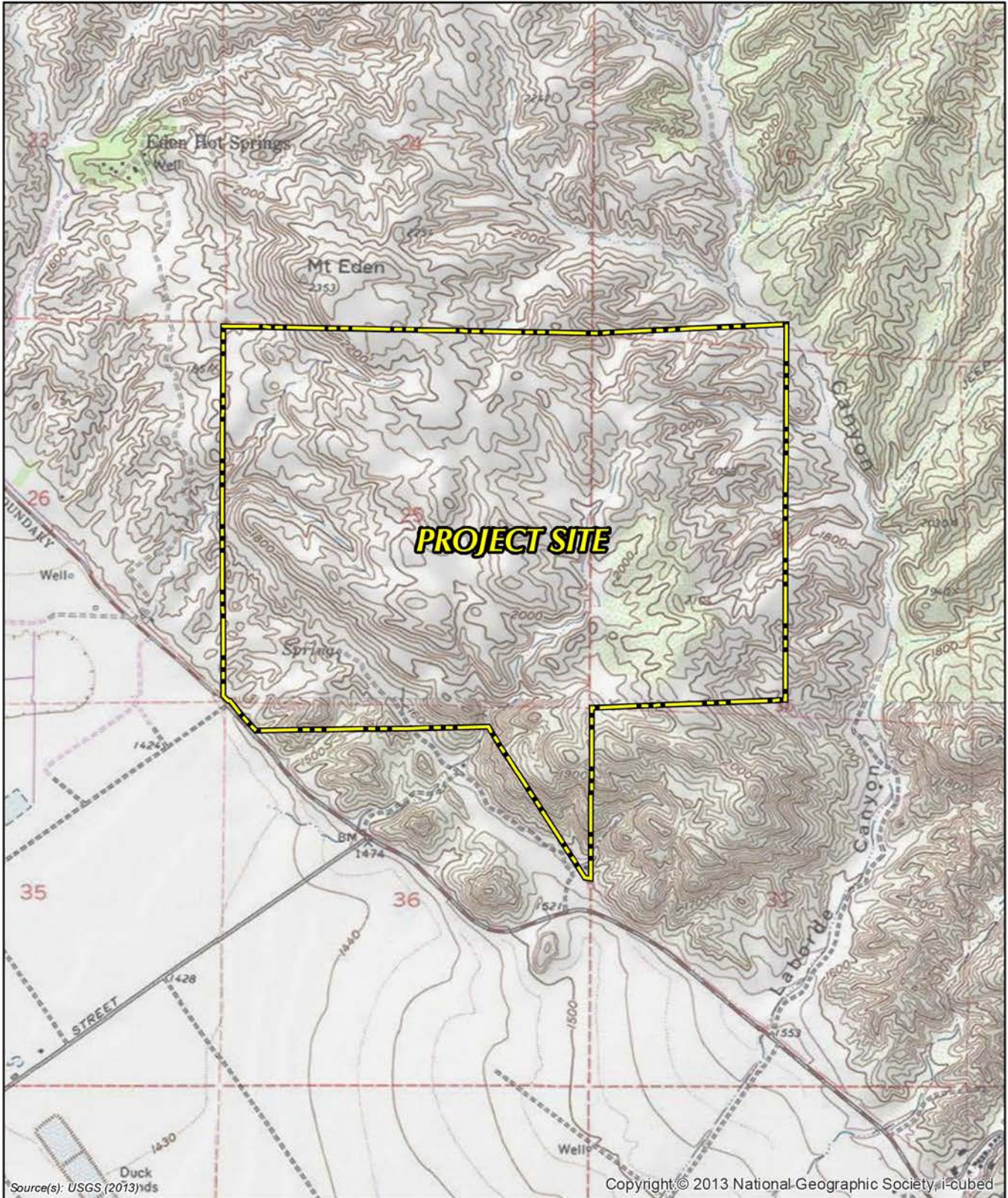
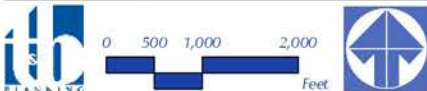


Figure 2-7



USGS TOPOGRAPHIC MAP



2.7.4 AIR QUALITY AND CLIMATE

The Gilman Springs Mine is located in the 6,745-square-mile South Coast Air Basin (SCAB), which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, the San Jacinto Mountains to the north and east, and San Diego County to the south. The SCAB is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD), the agency charged with bringing air quality in the SCAB into conformity with federal and state air quality standards. Although the climate of the SCAB is characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. More than 90% of the SCAB's rainfall occurs from November through April. Temperatures during the year range from an average minimum of 36°F in January to over 100°F maximum in the summer. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Ana[s]" each year. (Urban Crossroads, 2020a, p. 9)

The SCAB is a non-attainment area for various state and federal air quality standards including ozone (O₃), Inhalable Particulates (PM₁₀), and Ultra-Fine Particulates (PM_{2.5}) (CARB, 2017). The SCAQMD conducts in-depth analysis of toxic air contaminants and their resulting health risks for all of Southern California and compiles the data in a study, entitled, *Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES IV)*. Mates IV predicts an estimated lifetime carcinogenic risk ranging from 421.91 to 443.15 per one million for the vicinity of the Gilman Springs Mine site. (SCAQMD, 2018)

Under existing conditions, the Mine emits air pollutants from the mining and processing equipment utilized on-site and from the vehicles traveling to and from the Mine site. The Mine is subject to two separate SCAQMD Permits to Operate (PTO Permit No. G46950, A/N 595066; and PTO Permit No. G46949, A/N 595067). PTO Permit No. G46950 imposes standard conditions of approval on activities at the processing areas located in the southeastern areas of the Mine and prohibits on-site equipment from processing more than 70,400 tons of material per month (or approximately 2,707 tons per working day). PTO Permit No. G46949 also imposes standard conditions of approval on activities at the processing areas located in the northern portion of the Mine and prohibits on-site equipment from processing more than 88,000 tons of material per month (or approximately 3,385 tons per working day). Combined, these PTOs allow for up to 158,400 tons of material per month (or approximately 6,092 tons per working day). (SCAQMD, 2017a; SCAQMD, 2017b)

Refer to EIR Subsection 4.2, *Air Quality*, and Subsection 4.6, *Greenhouse Gas Emissions*, for a more thorough discussion of the existing air quality and climate setting.

2.7.5 BIOLOGICAL RESOURCES

Existing mining operations at the Gilman Springs Mine encompass approximately 150.4 acres of the approximately 1,021.4-acre Mine property, which are mostly disturbed under existing conditions. Within the Project's proposed 54.5-acre Expanded Disturbance Area (EDA), vegetation communities primarily consist of a mixture of Riversidean Sage Scrub (*Encelia farinosa* dominated), chamise chaparral, and non-native grassland. Within the EDA, the following sensitive animal species were identified during field surveys: Bell's



sage sparrow (*Artemisiospiza belli belli*), loggerhead shrike (*Lanius ludovicianus*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*). (Alden, 2018, Figure 5)

The Gilman Springs Mine property encompasses multiple MSHCP Criteria Cell Groups: Cell Group A (Cell 1653), Cell Group B (Cells 1687 and 1784), Cell Group C (Cells 1688 and 1785), Cell Group H (Cells 1763 and 1881), and Cell Group I (Cell 4070). The Conservation Criteria for Cell Group A is to achieve 50%-60% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group B is to achieve 40%-50% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group C is to achieve 20%-30% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group H is to achieve 25%-35% of the Cell Group, focusing on the northern portion of the Cell Group. The Conservation Criteria for Cell Group I is to achieve 15%-25% of the Cell Group, focusing on the northern portion of the Cell Group. (RCIT, 2018) The Mine also is located within the Criteria Area Species Survey Area (CASSA) for the Burrowing Owl. The Project site is not located within the CASSA for any other species and is not located within the Narrow Endemic Plant Species Survey Area (NEPSSA). (Alden, 2018, pp. 19-25)

Refer to EIR Subsection 4.3, *Biological Resources*, for a more thorough discussion of the Project site's existing biological setting.

2.7.6 GEOLOGY AND SOILS

The site is situated in an elevated and dissected badlands terrain in the northern Peninsular Ranges geomorphic province. The Peninsular Ranges include plutonic and metamorphic crystalline rocks of Cretaceous and older age. The crystalline basement rocks are locally mantled by residual soils and capped by isolated alluvial/sedimentary remnants. The site is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ) designated by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The closest APZ boundary, designated for the San Jacinto fault, is located approximately two-tenths of a mile southwest of the proposed EDA. (Terracon, 2018, pp. 4-6) Refer to EIR Subsection 4.5, *Geology and Soils*, for a more thorough discussion of the Project site's existing geologic setting.

2.7.7 HYDROLOGY

Under existing conditions, the areas subject to mining activities are located in two separate drainage basins. The primary drainage basin conveys runoff from active mining areas in the north to a detention/siltation pond, where runoff is then conveyed off-site near the Mine's southern boundary. The second drainage area drains to a series of detention basins in the southern portion of the Mine and is then conveyed off site to the south. Natural drainage courses tributary to the site are conveyed through the Mine via existing natural drainage channels. Runoff within the areas subject to mining under existing conditions is addressed by the site's existing Stormwater Pollution Prevention Plan (SWPPP). According to Riverside County General Plan EIR Figure 4.11.1, *Flood Prone Areas*, the 1,021.4-acre Gilman Springs Mine is not located within a 100-year flood zone (Riverside County, 2015, p. 4.11-9).



2.7.8 TRANSPORTATION

Major travel routes in the vicinity of the Gilman Springs Mine site include Gilman Springs Road, which abuts the southern portion of the Mine; SR-79, located 1.1 mile east of the mine; SR-60, located 3.0 miles north of the Mine; and I-215, located approximately 11.5 miles west of the Mine (Google Earth, 2016). Under existing conditions, access to the Gilman Springs Mine is provided from a private access road extending from Gilman Springs Road. Refer to EIR Subsection 4.11, *Transportation and Traffic*, for a more thorough discussion of the Project's existing transportation and traffic setting.

2.7.9 PUBLIC SERVICES

Fire protection services are primarily provided by the Riverside County Fire Department. The nearest fire station to the Project site is Riverside County Fire Station No. 78 located approximately 6.6 roadway miles to the south within the City of San Jacinto. Fire Stations No. 3 is located approximately 7.7 roadway miles to the southwest of the Mine's property and Fire Station No. 25 is located approximately 7.7 roadway miles to the southeast of the Mine's property.

Police protection services are provided by the Riverside County Sheriff's Department via the Perris Sheriff's Station located approximately 12.5 miles, or approximately 15.2 roadway miles, to the Mine's property.

There are no existing or planned schools or libraries within the Project vicinity.

2.7.10 UTILITIES AND SERVICE SYSTEMS

A. Water Service

Under existing conditions, water used for aggregate processing and dust control at the Mine is obtained from groundwater wells on-site. The Project site is within the service area of the Eastern Municipal Water District (EMWD), which has a 55 square mile service area that includes seven incorporated cities in addition to unincorporated areas in the County of Riverside. Water supplies within the EMWD are obtained from recycled water, potable groundwater, and desalinated groundwater. (EMWD, 2016, pp. 3-1 and 6-1)

B. Sewer Service

Under existing conditions, wastewater treatment at the Mine is handled by portable toilets, which are regularly emptied by a rental service company. Waste from these portable toilets is disposed of in accordance with all applicable regulatory requirements.

C. Solid Waste Service

Solid waste disposal services are provided by Waste Management Inc. of the Inland Empire, a private company under franchise agreement with the Riverside County Department of Waste Resources. Solid waste in the Project area is disposed of at one of three landfill facilities in Riverside County: Badlands, Lamb Canyon, and/or El Sobrante.



2.7.11 RARE AND UNIQUE RESOURCES

As required by CEQA Guidelines Section 15125(c), the environmental setting should identify any inconsistencies between a proposed project and applicable general, specific, or regional plans, and place special emphasis on resources that are rare or unique to that region and would be affected by the project. The Project proposed to expand existing mining activities from approximately 150.4 acres to 204.9 acres, an increase of 54.5 acres. The principal discretionary actions required of Riverside County to implement the Project are described in detail in Section 3.0, *Project Description*, and are listed in Table 3-5, *Matrix of Project Approvals/Permits*.

Based on the existing conditions of the Project site and surrounding area described above and discussed in more detail in Section 4.0, *Environmental Analysis*, the Project site does not contain any rare or unique resources. Although the Mine contains rolling hills with rock outcroppings, the topographic features within the Project's EDA are not uncommon within the local area. Similarly, vegetation on site is typical of the region, and important habitats would be created or preserved through the Project's participation in the MSHCP. Additionally, the Project site does not contain any trees that would be considered part of a forest. Based on a review of the site's existing conditions, there are no rare or unique resources on the Project site.



3.0 PROJECT DESCRIPTION

This Section provides all of the information required of an Environmental Impact Report (EIR) Project Description by CEQA Guidelines § 15124, including a description of the Project’s precise location and boundaries; a statement of the Project’s objectives; a description of the Project’s technical, economic, and environmental characteristics; and a description of the intended uses of this EIR, including a list of the government agencies that are expected to use this EIR in their decision-making processes, a list of the permits and approvals that are required to implement the Project, and a list of related environmental review and consultation requirements.

The existing Gilman Springs Mine (herein, “Mine”) site comprises approximately 1,021.4 acres located northeast of Gilman Springs Road in unincorporated Riverside County, east of the City of Moreno Valley and north of the City of San Jacinto (herein, “Project site”). Specifically, the entrance to the Project site occurs along Gilman Springs Road, approximately 0.6 mile southeast of the intersection of Bridge Street and Gilman Springs Road. Approximately 150.4 acres of the Project site are subject to the approved Surface Mining Permit No. 159 (SMP 159) that allows for mining and associated activities (CA Mine ID # 91-33-0019). The project evaluated by this EIR (herein, “Project” or “proposed Project”) proposes the Second Revision to SMP 159 (SMP 159R2), which would expand areas permitted for mining by approximately 54.5 acres (Expanded Disturbance Area, or “EDA”) and alter the operational characteristics of the Mine.

This EIR analyzes the physical environmental effects associated with all components of the Project, including planning and ongoing operation. The governmental approval requested from Riverside County to implement the Project is limited to the proposed SMP 159R2, which would allow for the following: 1) an expansion in areas permitted for mining by 54.5 acres, resulting in approximately 204.9 acres permitted for mining activities; 2) an increase mining reserves from approximately 14,000,000 tons to 44,000,000 tons, representing an increase of approximately 30,000,000 tons; 3) the operation of an Inert Debris Engineered Fill Operation (IDEFO) to facilitate ultimate site reclamation; 4) to establish a revised reclamation plan in compliance with the Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code § 2710 et seq.) and Chapter 5.48, *Surface Mining Operations*, of the Riverside County Code (Riverside County, 1995); and 5) to revise the Mine’s timing restrictions for mining activities within 300 feet of the Mine’s boundaries from between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holidays, to 24 hours per day, seven days per week including Sundays and federal holidays.

The application for SMP159R2, as submitted to Riverside County by the Project Applicant, is herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for review at Riverside County Planning office at 4080 Lemon Street, 12th Floor, Riverside, California, 92502. All other discretionary and administrative approvals that would be required by Riverside County or other government agencies are also within the scope of the Project analyzed in this EIR.



3.1 PROJECT LOCATION

The Gilman Springs Mine comprises approximately 1,021.4 acres and consists of Assessor Parcel Numbers (APNs) 422-240-(007, 008), 423-240-(001, 018, 019, 020, 021, 022, 023, 024), and 424-190-(001, 002). The Project site encompasses portion of Section 25, Township 3 South, Range 2 West; Section 36, Township 3 South, Range 2 West; and Section 30 West, Township 3 South, Range 1 West, of the San Bernardino Baseline and Meridian. From a regional perspective, and as previously shown on EIR Figure 2-1, the Project site is located in the northwestern portion of unincorporated Riverside County approximately 2.6 miles north of the City of San Jacinto, approximately 2.4 miles southeast of the City of Moreno Valley, and approximately 4.3 miles east of Lake Perris State Recreation Area. State Route 79 (SR-79) is located approximately 1.2 miles southeast of the Project site, State Route 60 (SR-60) is located approximately 4.0 miles north of the Project site, and Interstate 215 (I-215) is located approximately 11.7 miles west of the Project site. Specifically, the Project site occurs northeast of Gilman Springs Road, with the entrance to the Project site located approximately 0.6 mile southeast of the intersection of Bridge Street and Gilman Springs Road, as previously depicted on EIR Figure 2-2.

Refer to EIR Section 2.0, *Environmental Setting*, for more information related to the regional and local setting of the Mine.

3.2 STATEMENT OF OBJECTIVES

The Project's fundamental purpose is to increase the availability of high-quality aggregate resources within the local area in order to help meet the regional demand for aggregate material. The primary objective of the proposed Project is to expand areas for mining by adding approximately 54.5 acres to the currently approved 150.4 acres of mining area and to adjust the operational restrictions at the Mine. The following is a list of specific objectives that the proposed Project is intended to achieve.

- A. To increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine's aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities.
- B. To facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary.
- C. To establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity.
- D. To reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County.
- E. To assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).



- F. To establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands.

3.3 PROJECT'S COMPONENT PARTS

The proposed Project consists of the Second Revision to a Surface Mining Permit No. 159 (SMP 159R2) for an existing aggregate mining site (Gilman Springs Mine). SMP159R2 proposes the following: 1) expand areas for mining by adding approximately 54.5 acres to the currently approved 150.4 acres of mining area, resulting in approximately 204.9 acres of mining area; 2) increase the total tonnage of minable aggregate from approximately 14,000,000 tons to 44,000,000 tons, an increase of approximately 30,000,000 tons; 3) allow for the operation of an IDEFO to facilitate ultimate site reclamation; 4) to establish a revised reclamation plan in compliance with the Surface Mining and Reclamation Act of (SMARA, Public Resources Code § 2710 et seq.) and Chapter 5.48, *Surface Mining Operations*, of the Riverside County Code (Riverside County, 1995); and 5) to revise the Mine's timing restrictions for mining activities within 300 feet of the Mine's boundaries from between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holidays, to 24 hours per day, seven days per week including Sundays and federal holidays. The proposed Project also refers to the changes that would result from approval of the proposed Project, such as increased traffic and additional employees, pursuant to CEQA's requirements for evaluating revisions to on-going permits. Figure 3-1, *Proposed SMP 159R2 Revised Mining Plan*, depicts the proposed mining plan proposed as part of SMP 159R2, while Figure 3-2, *Proposed Revised Reclamation Plan for SMP 159R2*, depicts the reclamation conditions proposed as part of SMP 159R2.

All other components of mining and processing activities at the Mine site would be identical to what was permitted pursuant to the Mine's existing entitlements. With approval of the proposed Project, the total aggregate reserves that would be available at the Gilman Springs Mine, inclusive of existing remaining reserves, would total approximately 44,000,000 tons. Additionally, proposed SMP 159R2 would establish a 50-year time limit to complete mining operations and reclamation activities on site.

The Mine is and would continue to be subject to two separate South Coast Air Quality Management District (SCAQMD) Permits to Operate (PTO Permit No. G46950, A/N 595066; and PTO Permit No. G46949, A/N 595067). PTO Permit No. G46950 imposes standard conditions of approval on activities at the processing areas located in the southeastern areas of the Mine and prohibits on-site equipment from processing more than 70,400 tons of material per month (or approximately 2,707 tons per working day). PTO Permit No. G46949 also imposes standard conditions of approval on activities at the processing areas located in the northern portion of the Mine and prohibits on-site equipment from processing more than 88,000 tons of material per month (or approximately 3,385 tons per working day). Combined, these PTOs allow for up to 158,400 tons of material per month (or approximately 6,092 tons per working day). (SCAQMD, 2017a; SCAQMD, 2017b)



3.3.2 SCOPE OF PHYSICAL DISTURBANCE

As indicated in Subsection 3.3.3, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]), thereby increasing areas permitted for mining activities at the Mine from 150.4 acres to 204.9 acres. As shown on Figure 3-3, *Existing and Proposed Limits of Physical Disturbances*, areas subject to new disturbances as part of the Project would occur to the west and north of the northwestern portion of the areas approved for mining pursuant to the approved Surface Mining Permit No. 159, Revision No. 1 (SMP 159R1). Mining activities ultimately would achieve the final grades depicted on Figure 3-2. The Project would not result in new disturbances within the 150.4 acres of the site that are already approved for mining activities by SMP 159R1, as these areas would be allowed to be mined whether or not the proposed Project is approved. Accordingly, for purposes of analysis herein, the limits of new physical disturbance attributable to Project-related mining activities would be limited to the proposed 54.5-acre EDA.

3.3.3 SCOPE OF OPERATIONAL CHARACTERISTICS

A. Project-Related Annual Tonnage Estimates

The proposed Project would not change the limit on the annual tonnage of exported materials of 1,000,000 ton per year (tpy) as established by SMP 159R1, although historical data recorded by the mine operator indicates that the Mine produced an average of approximately 377,675 tpy, as summarized in Table 3-1, *Average Annual Aggregate Production (2002-2016)*. In consideration of CEQA requirements for proposed projects that seek to modify existing on-going permits, the difference between the proposed permitted quantities must be compared to the historical baseline average. The Project would not change the total annual production limit of 1,000,000 tpy, which includes operations associated with SMP 159R1. Because the historical baseline yearly average for the Mine is 377,675 tpy, as shown in Table 3-1, the annual production amount attributable to the Project as evaluated throughout this EIR would be 622,325 tpy, (1,000,000 tpy – 377,675 tpy = 622,325 tpy), or 62.2% of the total annual production limit of 1,000,000 tpy. As noted above, although this EIR analyzes 622,325 tpy for the proposed Project, under SMP 159R2 the Mine Operator would be allowed to produce up to 1,000,000 tpy of aggregate material, consistent with the existing permits for the Mine. Where daily tonnage is necessary for analysis of Project-related impacts in this EIR, the daily tonnage estimates, as described in Subsection 3.3.3.B, are utilized in lieu of the annual tonnage estimates.

B. Project-Related Daily Tonnage Estimates

Based on the physical and operational characteristics of the Mine, the Mine operator estimates that a reasonable daily maximum total of 4,000 tons of material per day (tpd) (inclusive of aggregate mining and IDEFO tonnage, combined) could be processed on the site. The daily maximum value is reasonable high-end estimate for the proposed Project, because at the 4,000 tpd production level the Mine would reach the annual tonnage limit in approximately 250 days and would be required to be idle for the remaining 115 working days of the year (assuming operations 365 days per year, as proposed by the Project). Similarly, if the Mine were to operate at 4,000 tpd it would produce 1,460,000 tpy, or 460,000 tons more than the maximum allowable 1,000,000 tpy. As discussed in Subsection 3.3.3.A, based on historical tonnage data for the Mine (Table 3-1), tonnage attributable to the Project would be approximately 622,235 tpy out of the 1,000,000 tpy annual limit; thus,

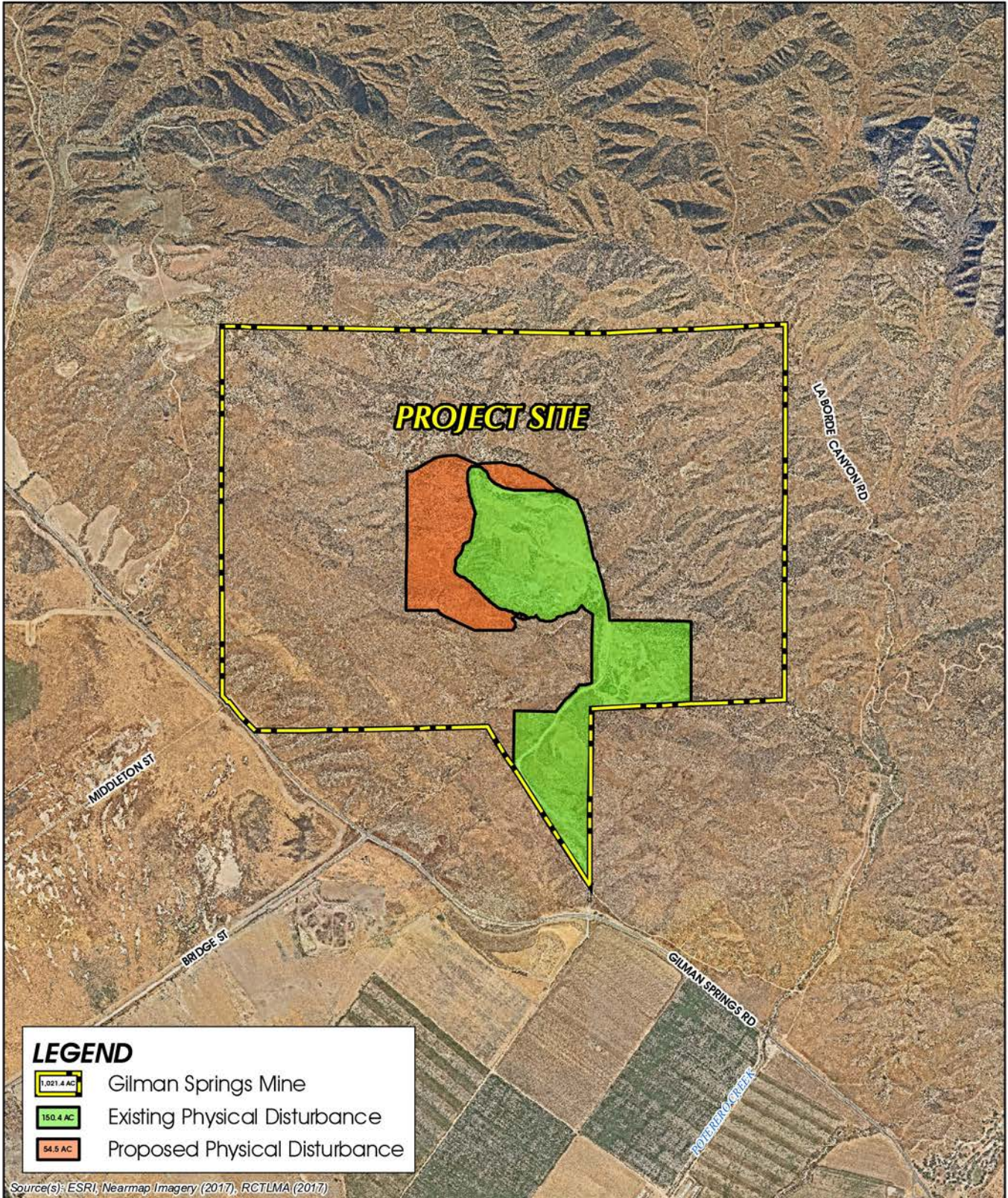
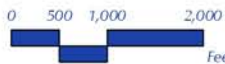
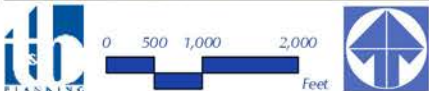


Figure 3-3



EXISTING AND PROPOSED LIMITS OF PHYSICAL DISTURBANCES



Table 3-1 Average Annual Aggregate Production (2002-2016)

Year	Annual Tonnage (tpy)
2003	375,000
2004	1,237,417
2005	1,273,168
2006	596,908
2007	455,321
2008	307,943
2009	231,147
2010	35,666
2011	140,102
2012	48,698
2013	172,588
2014	269,970
2015	152,169
2016	113,104
2017	255,930
15-Year Average:	377,675

tonnage attributable to the Project would be approximately 62.2% of the total maximum annual tonnage limit. Thus, it can be projected that approximately 62.2% of the estimated high-end daily tonnage of 4,000 tpd would be attributable to the Project, or approximately 2,489 tpd ($4,000 \text{ tpd} \times 62.2235\% = 2,489 \text{ tpd}$).

C. Operational Hours

Under existing conditions, mining, processing, and export activities on-site are permitted to occur 24 hours per day, except for areas within 300 feet of the mining limit boundaries that are limited to the hours between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holidays. Under the proposed Project, mining activities within 300 feet of the Mine's boundaries would be allowed to occur 24 hours per day, seven days per week, including Sundays and federal holidays. It should be noted that there are no sensitive receptors (e.g., residences, schools, etc.) within 300 feet of areas currently permitted for mining activities or areas proposed for expanded mining activities as part of the proposed Project.

D. Surrounding Land Uses

Under existing conditions, the Project site has a primary crushing and crushed aggregate production location in the northern portion of the site, with crushing, washing, and sizing capable of making both crushed aggregates and washed aggregates. A secondary location occurs in the southeastern portion of the site, and contains processing equipment for crushing, washing, and sizing of aggregate material. Under the proposed Project, these two locations would be consolidated in the eastern portion of the site, near the existing northern processing area, as shown previously on Figure 3-1. The operational characteristics of the two existing processing areas on site would not immediately change upon Project approval and would continue to operate



as they do under existing conditions until the processing areas on site are consolidated to a single location. Thus, the analysis herein focuses on potential impacts associated with the relocated and consolidated facility.

Relocation of the processing equipment on site has the potential to affect surrounding land uses in proximity to the site. Potential impacts to surrounding land uses are evaluated based on the land use's proximity to the component of the Project which would impact the land use. The distances of the various components of the Project and the distance to surrounding land uses is shown in Figure 3-4, *Distances to Surrounding Land Uses*.

E. Mine Employees

Under existing conditions, the Mine employs seven (7) workers on-site. Under the proposed Project, and assuming maximum production levels, the Mine would employ up to an additional eight (8) workers on-site, bringing the total on-site employees to 15.

F. Project Related Traffic Volumes

Table 3-2, *Project Trip Generation Summary*, provides a summary of the number of vehicular trips that would be produced under the proposed Project in both actual vehicles and Passenger Car Equivalents (PCEs). Under the Project, a typical peak operating day would result in the production of 4,000 tpd of aggregate resources, of which 1,511 tpd would be attributable to existing mining operations (i.e., the historical baseline) and 2,489 tpd would be attributable to the proposed Project (refer to subsection 3.3.3.B). Table 3-2 shows the total trips that would be generated at 4,000 tpd and the trip generation associated with the 2,489 tpd increase that would be attributable to the proposed Project. Refer to EIR Subsection 4.11 for a detailed discussion of the Project's estimated traffic volumes. (Urban Crossroads, 2018, Table 4-5)

As shown in Table 3-2, at 4,000 tpd, which includes both existing and proposed tonnage, the Mine is expected to generate 30 passenger vehicle trips and 320 truck trips (actual vehicles). When converted to PCEs, operations at 4,000 tpd would generate 960 PCE truck trips. Thus, mining at 4,000 tpd would generate a total of 990 PCE trips per day, with 145 PCE AM peak hour trips and 133 PCE PM peak hour trips.

Table 3-2 also summarizes the number of vehicular trips that would be generated by the Project (i.e., the increase in trips above the historical baseline, based on an increase of 2,489 tpd). As shown, the Project is expected to produce 19 passenger vehicle trips and 199 truck trips (actual vehicles). When converted to PCEs, the Project would generate 597 PCE truck trips. Thus, the Project's proposed increase of 2,489 tpd would generate a total of 616 PCE trips per day, with 90 PCE AM peak hour trips and 83 PCE PM peak hour trips.

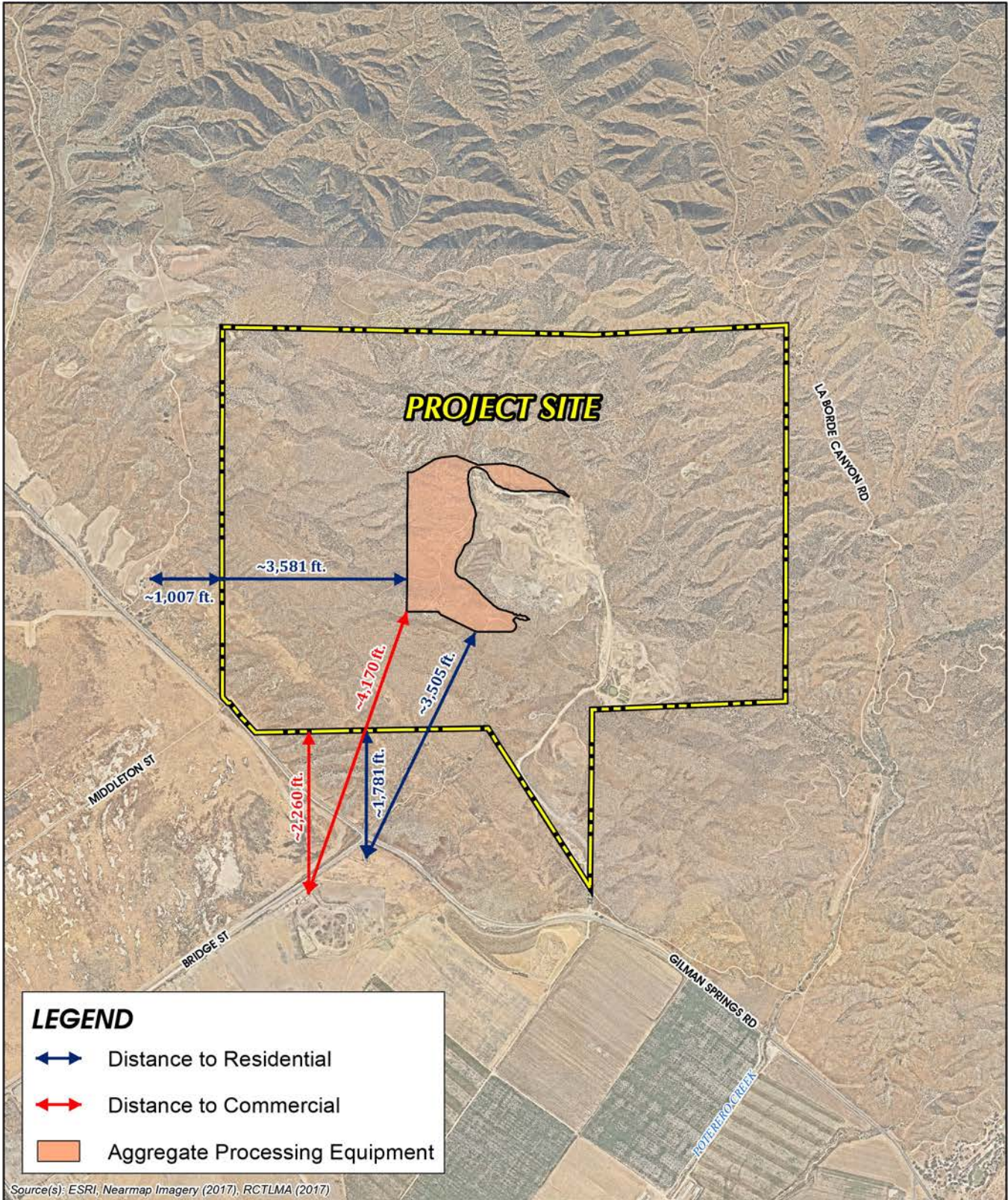
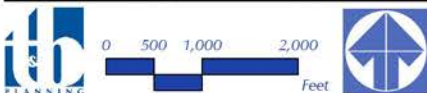


Figure 3-4



DISTANCES TO SURROUNDING LAND USES



Table 3-2 Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary – Existing + Proposed Trips (4,000 tpd)²									
Gilman Mine (Total)	4,000	TPD							
Passenger Cars			6	4	10	4	6	10	30
Truck Trips ³			23	22	45	20	21	41	320
Total Trips (PCE) – 4,000 tpd⁴			75	70	145	64	69	133	990
Trip Generation Summary – Project Only Trips (2,489 tpd)²									
Gilman Mine (Project Only)	2,489	TPD							
Passenger Cars			4	2	6	2	4	6	19
Truck Trips ⁵			14	14	28	12	13	26	199
Total Trips (PCE) – 2,489 tpd⁴			47	44	90	40	43	83	616

1. TPD = Tons Per Day
2. A total of up to 4,000 tpd is expected to be produced under the proposed Project. Of the 4,000 tpd, 1,511 tpd would be attributable to mining activities over the historical baseline, while 2,489 tpd would be attributable to the proposed Project as evaluated herein (refer to subsection 3.3.3.B).
3. Total Truck Trips based on typical peak operating day of 4,000 tpd (i.e., existing plus Project Truck Trips).
4. Based on passenger car equivalent (PCE) factor of 3.0 PCE per truck.
5. Total Truck Trips based on typical peak operating day of 2,489 tpd (i.e., Project only Truck Trips). (Urban Crossroads, 2018, Table 4-5)

G. Operational Equipment

Table 3-3, *Baseline vs Proposed Operational Equipment Summary*, summarizes the equipment utilized at the Mine on a daily basis under existing conditions and the daily operation equipment assumed in this EIR for the proposed Project. As shown, mining activities during the baseline period required the equivalent of approximately 30,388 horsepower hours per day (hhpd). Implementation of the proposed Project (i.e. mining activities) would result in additional electricity demands associated with the existing operations trailer, on-site equipment usage, and water usage. The Air Quality Impact Analysis (*Technical Appendix BI*) prepared by Urban Crossroads, Inc. accounts for a total of 47,400 hhpd, or an increase of approximately 19,292 net new hhpd (approximately 55.98% increase). (Urban Crossroads, 2020a, p. 39)

H. Project-Related Water Consumption

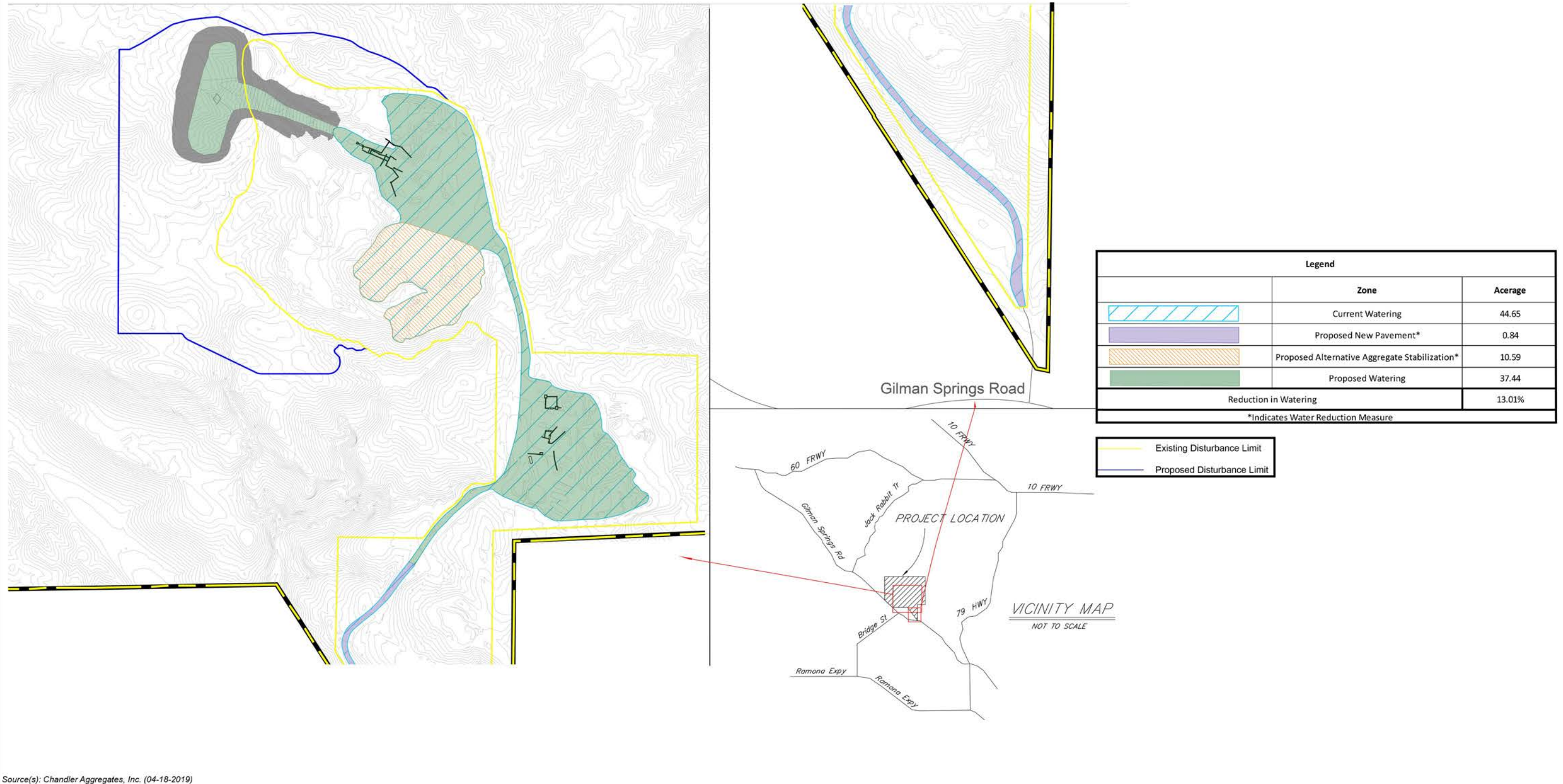
Water used on-site for dust control and aggregate processing would be obtained from Eastern Metropolitan Water District (EMWD) and various groundwater wells on-site. Existing and proposed water usage at the Mine primarily would consist of dust control within disturbed portions of the Mine so as to reduce the generation of particulate matter and prevent substantial erosion. All water used on site consists of groundwater pumped from on-site wells. Figure 3-5, *Dust Control Measures*, shows areas currently subject to watering for dust control, and also shows the Project’s proposed dust control measures. As shown, under existing conditions approximately 44.65 acres of the Project site are subject to watering for dust control. Under the proposed Project, the Mine’s access road would be paved to reduce areas subject to watering by 0.84 acre. Additionally, the Project proposes to use gravel stabilization over approximately 10.59 acres of the existing disturbed areas



Table 3-3 Baseline vs Proposed Operational Equipment Summary

Baseline Operational Equipment Summary					
Hours/Day	Equipment	Quantity	Tier Rating	HP	Total HP Hours Per Day
4	Skid Steer	1	T4i	51	204
10	735 Haul Truck	2	T2	394	7,880
8	980K Wheel Loader	1	T4i	318	2,544
8	988H Wheel Loader	1	T3	501	4,008
11	JD 844 Wheel Loader	2	T4i	380	8,360
4	D10R Dozer	1	T2	570	4,560
8	Water Truck 2000 Gal	1	T0	354	2,832
Total Baseline HP Hours					30,388
Proposed Project Equipment Summary					
Hours/Day	Equipment	Quantity	Tier Rating	HP	Total HP Hours Per Day
6	Skid Steer	1	T4i	51	306
16	735C Haul Truck	2	T2	394	12,608
16	980K Wheel Loader	1	T4i	318	5,088
14	988H Wheel Loader	1	T3	501	7,014
16	JD 844 Wheel Loader	2	T4i	380	12,160
8	D10R Dozer	1	T2	570	4,560
16	Water Truck 2000 Gal	1	T0	354	5,664
Subtotal Project HP Hours					47,400
Net New Project Equipment Summary					
Hours/Day	Equipment	Quantity	Tier Rating	HP	Total HP Hours Per Day
2	Skid Steer	1	T4i	51	102
6	735C Haul Truck	2	T2	394	4,728
8	980K Wheel Loader	1	T4i	318	2,544
6	988H Wheel Loader	1	T3	501	3,006
5	JD 844 Wheel Loader	2	T4i	380	3,800
4	D10R Dozer	1	T2	570	2,280
8	Water Truck 2000 Gal	1	T0	354	2,832
Total Net New Project Horsepower Hours					19,292

(Urban Crossroads, 2020a, Table 3-2)



Source(s): Chandler Aggregates, Inc. (04-18-2019)

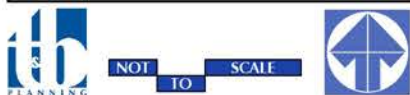


Figure 3-5

DUST CONTROL MEASURES



at the Mine, which would preclude the need for watering for dust control purposes. Thus, with the proposed Project, areas subject to watering for dust control would be reduced by 7.21 acres, from 44.65 acres under existing conditions to 37.44 under the proposed Project, thereby reducing the total areas subject to watering for dust control from 44.65 acres to approximately 37.44 acres. Thus, total water usage for dust control purposes would be reduced by approximately 16.1% as compared to baseline conditions.

I. Erosion and Sediment Control

The Project site is located within the Gilman Hot Springs Hydrologic Subarea of the San Jacinto Hydrologic Unit (RWQCB, 2016, p. 1-5). Under existing conditions, runoff from areas subject to mining in the northern portions of the site are conveyed to one of two sedimentation basins, which detain and provide water quality treatment for runoff prior to being discharged via natural drainage channels near the southwestern corner of the site. These conditions would be maintained during on-going mining activities under the proposed Project. Upon final reclamation of the site, runoff from the EDA and other mining areas in the north of the site ultimately would be conveyed to a proposed sedimentation pond within the proposed EDA, and runoff would be fully detained on site and allowed to infiltrate into the groundwater table. Additionally, as part of site reclamation, all disturbed areas on site would be revegetated.

J. Blasting

Blasting is a component of current operations under SMP 159R1. Historically, the amount of blasting has depended on production needs and development and has averaged approximately six to nine blasts per year. Blasting would be required to occur in areas of the Mine where vegetation has already been removed. Specifically, blasting would continue to be conducted on-site in a planned and intermittent basis at a maximum of 15 blasts per year. The relationship between tonnage production and number of blasts is not fixed. The number of blasts per year varies depending on production needs, benching and pit development, and drilling equipment availability. The blasting operations are required to be conducted at a time and manner so that disturbance or distraction would be minimized by and to any sensitive receptors that would or could be proximate to the blasting area. The mining operator is required to obtain blasting permit(s) from the State, and to notify Riverside County Sheriff's Department within 24 hours of planned blasting events.

K. Duration of Mining Activities

Based on physical and operational characteristics of the Mine, the Mine Operator estimates that SMP 159R1 has approximately 14,000,000 tons of aggregate material expected to be present on-site based on the existing approved mining limits. Under the proposed Project, an additional approximately 30,000,000 tons of aggregate material would be made available for mining, in addition to the 14,000,000 tons remaining under SMP 159. Thus, the total reserves with approval of the proposed Project would be approximately 44,000,000 tons of material. The Mine Operator estimates that aggregate production and reclamation as part of the IDEFO would take approximately 50 years, which equates to an annual average of approximately 880,000 tpy.



Table 3-4 Reclamation Seed Mix

SCIENTIFIC NAME	COMMON NAME	POUNDS/ACRE
<i>Acmispon glaber</i>	Deerweed	2
<i>Ambrosia dumosa</i>	Burro bush	3
<i>Artemisia californica</i>	California sage brush	5
<i>Deinandra fasciculata</i>	Fascicled tarweed	2
<i>Baccharis pilularis</i>	Coyote brush	3
<i>Encelia farinosa</i>	Brittlebush	3
<i>Eriogonum fasciculatum</i>	Flat-top buckwheat	5
<i>Eriophyllum confertiflorum</i>	Golden yarrow	3
<i>Gutierrezia californica</i>	California matchweed	3
<i>Lasthenia californica</i>	Goldfields	2
<i>Lupinus bicolor</i>	Lupine	2
<i>Mimulus aurantiacus</i>	Monkey-flower	2
<i>Plantago erecta</i>	Dot-seed plantain	3
<i>Salvia apiana</i>	White sage	3
<i>Salvia mellifera</i>	black sage	3
<i>Stipa pulchra</i>	Purple needlegrass	5
TOTAL		49

L. Revegetation

The reclamation seed mix specified for the proposed Project would consist of the species identified in Table 3-4, *Reclamation Seed Mix*. The revegetation mix is based on natural site conditions as documented by the Project’s biologist. Table 3-4 identifies the species used to vegetate the flat mined areas of the Mine. California Code of Regulations (CCR) Section 3705(a) states that a vegetative cover suitable for the proposed end use and capable of self-regeneration without continued dependence on irrigation, soil amendments, or fertilizer shall be established on disturbed land, and further specifies that vegetative cover or density and species-richness shall be, where appropriate, sufficient to stabilize the surface against effects of long-term erosion and shall be similar to naturally occurring habitats in the surrounding area. The species identified in Table 3-4 would be used to revegetate the mined areas on-site following as part of reclamation activities to control erosion and to reduce fugitive dust. At this time, future development of these areas is speculative and unlikely given the site’s “W-2 (Controlled Development Areas Zone)” and “M-R-A (Mineral Resource & Related Manufacturing)” zoning designations, which allow only a limited number of uses (including mining and agricultural uses). Future development is not proposed by the Project, so this EIR approximately assumes that the flat mined areas would be revegetated.

M. Inert Debris Engineered Fill Operation

SMP 159R2 proposes to allow for the operation of an Inert Debris Engineered Fill Operation (IDEFO). The proposed IDEFO would allow for the importation and processing of inert construction debris to aid in the reclamation of the Mine. It should be noted that IDEFO material imported to the site would be counted towards the Mine’s maximum of 1,000,000 tpy, such that the total amount of material imported to and exported from the site may not exceed 1,000,000 tons in a given year.



3.4 STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL

The proposed Project and its technical aspects have been reviewed by various Riverside County departments. These departments are responsible for reviewing land use applications for compliance with County codes and regulations. These departments also were responsible for reviewing all or parts of this EIR for technical accuracy and compliance with CEQA. The Riverside County departments that are responsible for technical review include:

- Planning Department
- Fire Department
- Building & Safety Department
- Transportation and Land Management Department
- Riverside County Flood Control & Water Conservation District (RCFCWCD)

Review of the proposed Project by the entities listed above will result in the production of a comprehensive set of draft Conditions of Approval that will be available for public review prior to consideration of the proposed Project by the County of Riverside Planning Commission. These conditions will be considered by the Planning Commission in conjunction with their consideration of the Project. If approved, the Project would be required to comply with all imposed Conditions of Approval.

Conditions of Approval, applicable mitigation measures from the Riverside County General Plan EIR, and other applicable regulations, codes, and requirements that the Project is required to comply with as a matter of law and that result in the reduction or avoidance of one or more environmental impact(s) are specified in EIR Section 4.0, *Environmental Analysis*, under the appropriate subject heading.

3.5 SUMMARY OF REQUESTED ACTIONS

Riverside County has primary approval responsibility for the proposed Project. As such, the County serves as the Lead Agency for this EIR pursuant to CEQA Guidelines § 15050. (The role of the Lead Agency was previously described in detail in Subsection 1.4 of this EIR). The County's Planning Commission will consider the Project as part of a publicly-noticed public hearing. The Planning Commission will consider the information contained in this EIR and this EIR's Administrative Record in its decision-making processes. At the conclusion of the public hearing, the Planning Commission will approve, approve with changes, or deny the proposed Project, and the revised financial assurances pursuant to Public Resources Code Section 2770(d). If, within 10 days after the notice of decision appears on the Board's agenda, an aggrieved person files a written appeal with the County Clerk, then an additional publicly-noticed public hearing would be held before the County Board of Supervisors, during which the Board of Supervisors would hear written and oral testimony and would consider all information contained in the Project's Administrative Record. At the conclusion of the public hearing, the Board of Supervisors would either affirm, modify, or set aside the decision of the Planning Commission. A list of the primary actions under County jurisdiction is provided in Table 3-5, *Matrix of Project Approvals/Permits*.



3.6 RELATED-ENVIRONMENTAL REVIEW AND CONSULTATION REQUIREMENTS

Subsequent to approval of the proposed Project described herein, additional discretionary and/or administrative actions would be necessary to implement the proposed Project. Table 3-5 lists the government agencies that are expected to use this EIR and provides a summary of the subsequent actions associated with the Project. This EIR covers all federal, state, local government and quasi-government approvals which may be needed to implement the Project, whether or not they are explicitly listed in Table 3-5 or elsewhere in this EIR (CEQA Guidelines § 15124(d)).

Table 3-5 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
RIVERSIDE COUNTY	
Riverside County Discretionary Approvals	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny the proposed Second Revision to Surface Mining Permit No. 159 (SMP 159R2) and associated revised Financial Assurances. • Reject or certify this EIR along with appropriate CEQA Findings. • Consider compliance with the Riverside County Climate Action Plan.
Riverside County Subsequent Discretionary and Ministerial Approvals	
Riverside County Fire Department	<ul style="list-style-type: none"> • Issuance of Blasting Permit
OTHER AGENCIES-SUBSEQUENT APPROVALS AND PERMITS	
U.S. Army Corps of Engineers (USACE)	<ul style="list-style-type: none"> • Issuance of a Section 404 Permit
California Department of Conservation (CDC)	<ul style="list-style-type: none"> • Review of Reclamation Plan included as part of SMP No. 159R2
California Department of Fish and Wildlife (CDFW)	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement (SAA) pursuant to the Fish and Game Code
Santa Ana Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Compliance with National Pollutant Discharge Elimination System (NPDES) Permit. • Filing of an Amended Notice of Intent (NOI) for the existing NPDES Permit • Issuance of a Clean Water Act Section 401 Water Quality Certification.
United States Fish and Wildlife Service (USFWS)	<ul style="list-style-type: none"> • Issuance of a Biological Opinion (BO) as part of a Section 7 consultation process between the USACE and USFWS
Riverside County Flood Control & Water Conservation District (RCFCWCD)	<ul style="list-style-type: none"> • Approvals for construction of stormwater sedimentation basins.



4.0 ENVIRONMENTAL ANALYSIS

4.0.1 SUMMARY OF EIR SCOPE

In accordance with CEQA Guidelines §15126-§15126.4, this EIR Section 4.0, *Environmental Analysis*, provides analyses of potential direct, indirect, and cumulatively considerable impacts that could occur from planning, constructing, and operating the proposed Project.

In compliance with the procedural requirements of CEQA, an Initial Study was prepared to determine the scope of environmental analysis for this EIR. Public comment on the scope consisted of written comments received by Riverside County in response to the NOP issued for this EIR. Additionally, subsequent to issuance of the Project's NOP for public review, the State of California adopted updates to the CEQA Guidelines in December 2018. These updates included revisions to Appendix G to the CEQA Guidelines, which revised recommended threshold questions and added the new topics of Energy and Wildfire. Taking all known information and public comments into consideration, including the recent updates to the CEQA Guidelines, thirteen (13) primary environmental subject areas are evaluated in this Section 4.0, as listed below. Each subsection evaluates several specific subject matters related to the general topic of the subsection. The title of each subsection is not limiting; therefore, refer to each subsection for a full account of the subject matters addressed therein. Additionally, it should be noted that although the updated Appendix G to the CEQA Guidelines include the topic of Wildfire, the Project's Initial Study/NOP determined that the Project would result in less-than-significant impacts due to wildfire hazards; thus, the issue of Wildfire is not addressed in detail by this EIR.

- | | |
|---|-------------------------------------|
| 4.1 Aesthetics | 4.8 Hydrology and Water Quality |
| 4.2 Air Quality | 4.9 Noise |
| 4.3 Biological Resources | 4.10 Paleontological Resources |
| 4.4 Energy | 4.11 Transportation and Circulation |
| 4.5 Geology and Soils | 4.12 Tribal Cultural Resources |
| 4.6 Greenhouse Gas Emissions | 4.13 Utilities and Service Systems |
| 4.7 Historic and Archaeological Resources | |

Seven (7) environmental subjects were determined by the County to have no potential to be significantly impacted by the Project, as concluded by the Project's Initial Study (included in Technical Appendix A to this EIR) and after consideration of all comments received by the County on the scope of this EIR and documented in the County's administrative record. These seven (7) subjects are discussed briefly in Section 5.0, *Other CEQA Considerations*, and include: Agricultural Resources; Hazards and Hazardous Materials (including wildfire hazards); Land Use and Planning; Mineral Resources; Population and Housing; Public Services; and Recreation.

4.0.2 SCOPE OF CUMULATIVE EFFECTS ANALYSIS

CEQA requires that an EIR contain an assessment of the cumulative impacts that may be associated with a proposed project. As noted in CEQA Guidelines § 15130(a), "an EIR shall discuss cumulative impacts of a



project when the project's incremental effect is cumulatively considerable..." "...[A] cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts" (CEQA Guidelines § 15130(a)(1)). As defined in CEQA Guidelines § 15355:

'Cumulative Impacts' refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

CEQA Guidelines § 15130(b) describes two acceptable methods for identifying a study area for purposes of conducting a cumulative impact analysis. These two approaches include: 1) a list of past, present, and probable future projects producing related or cumulative impacts, including if necessary, those projects outside the control of the agency ("the list of projects approach") or 2) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact ("the summary of projections approach").

For purposes of evaluating the Project's near-term (Existing plus Ambient Growth plus Project plus Cumulative (2016)) traffic and traffic-related impacts (e.g., transportation-related noise impacts), the analysis of cumulatively-considerable impacts uses the list approach, which includes present and reasonably foreseeable projects known to the Lead Agency (Riverside County), the City of Moreno Valley, the City of San Jacinto, and the City of Beaumont at the time the Project's Notice of Preparation (NOP) was distributed for public review on May 16, 2018. This approach was determined to be appropriate by Riverside County because the County determined that the comprehensive list of cumulative projects provides a sufficient amount of information to enable an analysis of near-term cumulative effect for the subject areas of transportation-related noise and transportation/traffic.

For purposes of evaluating the Project's Horizon Year (2035) traffic and traffic related-impacts, (e.g., transportation-related noise impacts), the analysis of cumulatively-considerable impacts uses the "buildout" approach, which utilizes a cumulative impact network using RivTAM, which includes transportation networks and land uses expected to occur within Riverside County and surrounding areas with General Plan buildout. This approach was determined to be appropriate by Riverside County because the County determined that the "buildout" approach accounts for growth through the buildout of the General Plans for jurisdictions located within the Project's study area, and provides a sufficient amount of information to enable an analysis of Horizon Year (2035) cumulative effect for the subject areas of transportation-related noise and transportation/traffic.



A cumulative project list was developed in consultation with Riverside County planning and engineering staff, the City of Moreno Valley, the City of San Jacinto, and the City of Beaumont. The cumulative project list includes known and foreseeable projects that are anticipated to contribute traffic to intersections that would receive 50 or more peak hour trips from the Project. (Urban Crossroads, 2018, p. 56) This methodology presents a more reasonable approach to cumulative traffic analysis than the General Plan projection approach by recognizing development projects that actually have the potential to contribute traffic to the same intersections, roadway segments, and/or freeway segments as the Project and have the potential to be made fully operational during a similar timeframe as the Project. Specific development projects included in the traffic impact cumulative analysis are listed in Table 4.0-1, *Summary of Cumulative Development Projects*.

Table 4.0-1 Summary of Cumulative Development Projects

TAZ	Project	Land Use	Quantity ²	
County of Riverside				
R1	CUP03600	Manufacturing	100.00	AC
R2	CUP03746	Manufacturing	35.00	AC
City of Beaumont				
B1	Fairway Canyon	Residential	3,300	DU
B2	Heartland	Residential	981	DU
B3	Hidden Canyon Industrial	Industrial	196.50	AC
B4	Rolling Hills Ranch Industrial Phase 2	Industrial	155.00	AC
City of San Jacinto				
SJ1	Bridge Commercial Center	Commercial	69.000	TSF
City of Moreno Valley				
MV1	TR36719	Single Family Detached Residential	34	DU
MV2	TR35377	Single Family Detached Residential	9	DU
MV3	World Logistics Center ¹	High-Cube Logistics Center	40,600.000	TSF
		Open Space	1,084.00	AC
		Public Facility	19.00	AC

¹ Source: The World Logistics Center TIA, Parsons Brinckerhoff, Inc., September 2014.

² TSF = Thousand Square Feet; AC = Acres; DU = Dwelling Units

(Urban Crossroads, 2018, Table 4-6)

For the issue of air quality, the cumulative impact analysis relies on guidance from the South Coast Air Quality Management District (SCAQMD). The SCAQMD published a report giving direction on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (SCAQMD, 2003b). In this report the AQMD states on page D-3:

“...the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission



significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.”

The cumulative analysis provided in EIR Subsection 4.2 assumes that individual projects that do not generate emissions that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related emissions that exceed SCAQMD thresholds for Project-specific impacts would be considered cumulatively considerable. (Urban Crossroads, 2020a, p. 57)

Compliance with the SCAQMD guidelines for evaluating direct and cumulatively-considerable impacts due to air quality emissions has been shown to result in a demonstrable reduction in air quality pollutants within the South Coast Air Basin. As more thoroughly discussed in EIR Subsection 4.2.2.H and as shown on EIR Tables 4.2-3 through 4.2-7, regulations promulgated by the SCAQMD have led to a dramatic reduction in the level of air quality pollutants within the South Coast Air Basin (SCAB), including levels of ozone, particulate matter (PM₁₀ and PM_{2.5}), carbon monoxide, and oxides of nitrogen. As noted in the SCAQMD 2016 AQMP, “the remarkable historical improvement in air quality since the 1970’s is the direct result of Southern California’s comprehensive, multiyear strategy of reducing air pollution from all sources as outlined in its AQMPs” (SCAQMD, 2016). Improvements also have been seen in ozone levels. Part of the control processes of the SCAQMD’s duty to greatly improve the air quality in the SCAB is the uniform CEQA review procedures required by SCAQMD’s CEQA Handbook (SCAQMD, 2003a). The single threshold of significance used to assess Project direct and cumulative impacts has in fact been successful, as evidenced by the track record of the air quality in the Basin dramatically improving over the course of the past decades (please refer to EIR Subsection 4.2 for an additional discussion on the improvements of air quality within the SCAB).

The list of projects method also was not used for the issue area of greenhouse gas (GHG) emissions, because GHG impacts are inherently cumulative in nature. The Project does not have the potential to result in direct significant effects due to global climate change (GCC) because GCC is a global phenomenon resulting from global emissions of GHGs, and the proposed Project has no potential to individually cause or perceptively exacerbate the effects of GCC due to GHGs. Additionally, it is not feasible to list every project throughout the globe that would have a potential for contributing to GHG emissions. Instead, the analysis of cumulatively-considerable GHG impacts relies on SCAQMD’s interim screening threshold of 10,000 MTCO_{2e} per year in determining whether additional analysis is needed to determine the cumulative significance of Project-related GHG emissions. (Refer to EIR Subsection 4.6 for additional discussion of the thresholds of significance evaluated for the issue of GHG emissions).



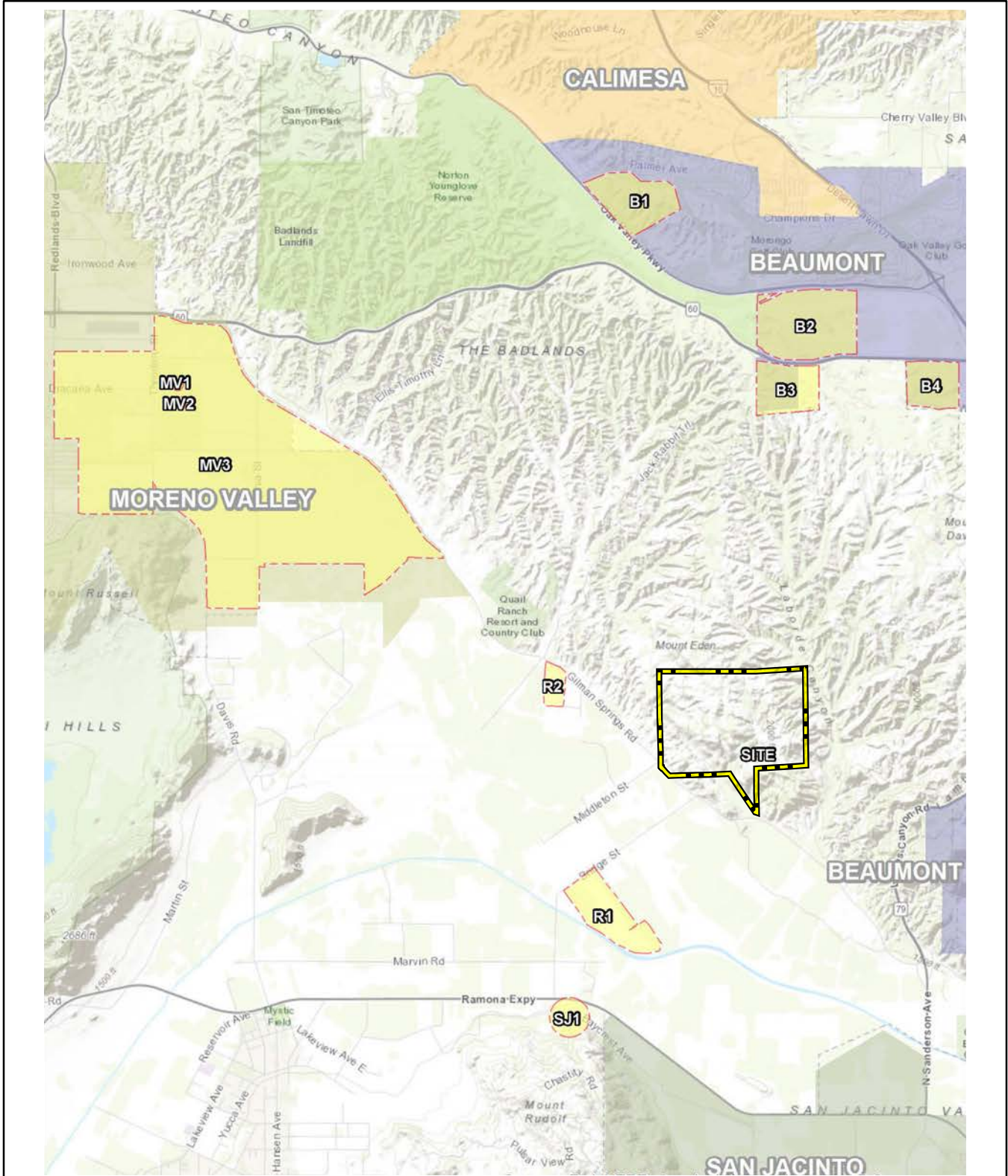
For the issue areas of aesthetics, biological resources, energy, geology and soils, historic and archaeological resources, hydrology/water quality, noise, paleontological resources, tribal cultural resources, and utilities/service systems, the cumulative study area is defined in each Subsection of Chapter 4.0, and relies on the “summary of projections” approach. For example, the issue of aesthetics considers the Project’s viewshed which is defined as the geographical area that is visible from a given location and represents the area within which the Project has the potential to result in adverse impacts to scenic resources. Within the Project’s viewshed, which includes portions of Riverside County, the City of Moreno Valley, and the City of San Jacinto, the cumulative analysis of aesthetics assumes buildout in accordance with the County and City General Plans. For the issue of biology, the cumulative study area corresponds to the boundaries of the Western Riverside County Multiple Habitat Species Conservation Plan (MSHCP), as the MSHCP provides for the conservation of a wide variety of special status plant and animal species and encompasses a broad region that generally represents biological conditions associated with the Project area; thus, the cumulative study area for biological resources includes all future land uses within western Riverside County as called for by the General Plans of the County and the various cities that are included in the MSHCP. Please refer to the cumulative impact analysis provided in each Subsection in Chapter 4.0 for an issue-specific discussion of the cumulative study area. Specific cumulative projects are shown in Figure 4.0-1, *Cumulative Development Project Location Map*.

4.0.3 IDENTIFICATION OF IMPACTS

Subsections 4.1 through 4.13 of this EIR evaluate the thirteen (13) environmental subjects warranting detailed analysis, as determined by this EIR’s Initial Study and in consideration of public comment on this EIR’s NOP and the updates to Appendix G to the CEQA Guidelines that were adopted in December 2018. The format of discussion is standardized as much as possible in each section for ease of review. The environmental setting is discussed first, followed by a discussion of the Project’s potential environmental impacts based on specified thresholds of significance used as criteria to determine whether potential environmental effects are significant.

The thresholds of significance used in this EIR are based on the thresholds presented in CEQA Guidelines Appendix G and as applied by Riverside County to create the Project’s Initial Study Checklist (included in *Technical Appendix A* to this EIR). The thresholds are intended to assist the reader of this EIR in understanding how and why this EIR reaches a conclusion that an impact would or would not occur, is significant, or is less than significant. It should be noted that subsequent to the public review period for the Project’s Initial Study/NOP, the State of California enacted changes to the CEQA Guidelines in December 2018, including Appendix G to the CEQA Guidelines. In consideration of the updates to the CEQA Guidelines, the scope of analysis in this EIR also includes the topic of Energy.

Serving as the CEQA Lead Agency for this EIR, Riverside County is responsible for determining whether an adverse environmental effect identified in this EIR should be classified as significant or less than significant. While Riverside County has generally elected to use the thresholds presented in CEQA Guidelines Appendix G, it should be noted that CEQA affords the County discretion to formulate standards of significance, and recognizes that the significance of a particular impact may vary with the setting. (14 Cal. Code Regs., § 15064(b).) The standards of significance used in this EIR are based on the independent judgment of the Riverside County, taking into consideration the updated CEQA Guidelines Appendix G, Riverside County’s



Source(s): Urban Crossroads (03-07-2018)

Figure 4.0-1



NOT TO SCALE



CUMULATIVE DEVELOPMENT PROJECT LOCATION MAP



adopted ordinances, and adopted County policies; the judgment of the technical experts that prepared this EIR's Technical Appendices; performance standards adopted, implemented, and monitored by regulatory agencies; significance standards recommended by regulatory agencies; and the standards in CEQA that trigger the preparation of an EIR. As required by CEQA Guidelines § 15126.2(a), impacts are identified in this EIR as direct, indirect, cumulative, short-term, long-term, on-site, and/or off-site impacts of the proposed Project. A summarized "impact statement" is provided in each subsection following the analysis.

The following terms are used to describe the level of significance related to the physical conditions within the area affected by the proposed Project:

- No Impact: An adverse change in the physical environment would not occur.
- Less-than-Significant Impact: An adverse change in the physical environment would occur but the change would not be substantial or potentially substantial and would not exceed the threshold(s) of significance presented in this EIR.
- Significant Impact: A substantial or potentially substantial adverse change in the physical environment would occur and would exceed the threshold(s) of significance presented in this EIR, requiring the consideration of mitigation measures.

Each Subsection also includes a discussion or listing of the applicable regulatory criteria (laws, policies, regulations, etc.) that the Project is required to comply with (if any). If impacts are identified as significant after mandatory compliance with regulatory criteria, feasible mitigation measures are presented that would either avoid the impact or reduce the magnitude of the impact. The following terms are used to describe the level of significance following the application of recommended mitigation measures:

- Less-than-Significant Impact with Mitigation: A substantial or potentially substantial adverse change in the physical environment would occur that would exceed the threshold(s) of significance presented in this EIR; however, the impact can be avoided or reduced to a less than significant level through the application of feasible mitigation measure(s).
- Significant and Unavoidable Impact: A substantial or potentially substantial adverse change in the physical environment would occur that would exceed the threshold(s) of significance presented in this EIR. Feasible and enforceable mitigation measure(s) that have a proportional nexus to the Project's impact are either not available or would not be fully effective in avoiding or reducing the impact to below a level of significance.

For any impact identified as significant and unavoidable, Riverside County would be required to adopt a statement of overriding considerations pursuant to CEQA Guidelines § 15093 in order to approve the Project despite its significant impact(s) to the environment. The statement of overriding considerations would list the specific economic, legal, social, technological, and other benefits of the Project, supported by substantial evidence in the Project's administrative record, that outweigh the unavoidable impacts.



4.1 AESTHETICS

This Subsection describes the aesthetic qualities and visual resources present on the Project site and in the site's vicinity and evaluates the potential effects that the Project may have on these resources. Descriptions of existing visual characteristics, both on-site and in the vicinity of the Project site, and the analysis of potential impacts to aesthetic resources are based, in part, on field observations and site photographs collected by T&B Planning Inc. in March 2018, analysis of aerial photography (Google Earth, 2018), and Project application materials submitted to Riverside County and described in Section 3.0, *Project Description*, of this EIR. This Subsection also is based in part on information and policies contained in the Riverside County General Plan (Riverside County, 2019a), Riverside County GIS database (RCIT, 2017), Riverside County Ordinance No. 655 (Riverside County, 1988), and Riverside County Ordinance No. 915 (Riverside County, 2011).

4.1.1 SCOPE OF REVIEW

The Gilman Springs Mine, as discussed in Section 2.0, *Environmental Setting*, is an existing, ongoing surface mining operation operating pursuant to an approved Surface Mining Permit (SMP 159R1). Although the County has chosen to prepare an EIR for the proposed Project, the scope of review addresses those impacts resulting from the Project as described in Section 3.0, *Project Description*, and not impacts related to existing, approved operations, which form the environmental baseline, as discussed in EIR Subsection 2.7, *Existing Physical Site Conditions*. Accordingly, this Subsection does not analyze aesthetic impacts related to existing, approved operations, except in the cumulative context.

4.1.2 EXISTING CONDITIONS

A. Existing Aesthetic Conditions

The Project site occurs northeast of Gilman Springs Road, with the entrance to the Project site located approximately 0.6 mile southeast of the intersection of Bridge Street and Gilman Springs Road. Existing mining operations at the Gilman Springs Mine (hereafter "Mine") encompasses 150.4 acres. Within the existing mining operation areas are stockpiles, excavated mining pits, interior unpaved roads, and support equipment for aggregate mining operations, with several drainage basins located in the southern portion of the site. Existing management offices are located north of the entrance to the Mine, which is approximately 0.6 mile southeast of the intersection of Gilman Springs Road and Bridge Street along Gilman Springs Road. The remaining approximately 871.0 acres of the property consist of open space. Topographically, the site ranges in elevation from approximately 1,378 feet amsl at the southeast portion of the Project site, to 1,440 amsl in the northwest portion of the Project site (Google Earth, 2018).

Pursuant to CEQA Guidelines § 15125, the physical environmental condition for purposes of establishing the setting of an EIR is the environment as it existed at the time of the EIR's NOP was released for public review. The NOP for this EIR was released on May 16, 2018. The existing conditions of the Project site were previously shown on EIR Figure 2-6, *Aerial Photograph*.

To illustrate the existing visual conditions of the Project site in more detail, a photographic inventory was prepared. Figure 4.1-1, *Site Photograph Key Map*, depicts the locations of eight vantage point photographs, each of which are described below. These photographs, shown on Figure 4.1-2 through Figure 4.1-4, provide



a representative visual inventory of the site's visual characteristics as seen from surrounding public viewing areas. It should be noted that while site photographs were collected in March 2018, conditions on the property have not substantially changed since that time; thus, the photographs presented in this section provide an accurate reflection of the existing conditions of the Project site and surrounding areas.

- Site Photograph 1 (Figure 4.1-2): Site Photograph 1 was taken from the intersection of Gilman Springs Road and Bridge Street immediately south of the Project's southern boundary looking northwest (left side of the photograph) to southeast (right side of the photograph). The foreground of the photograph provides a view of Bridge Street intersecting Gilman Springs Road. Visible in the midground of the photograph are steep hillsides. The left side of the photograph depicts low-lying vegetation with utility poles constructed both perpendicular and parallel to Bridge Street. The right side of the photograph consists of a metal fence parallel to Bridge Street surrounding existing agricultural uses. Based on a viewshed analysis conducted in Google Earth, the disturbed portions of the Mine are not prominently visible from this location (Google Earth, 2018).
- Site Photograph 2 (Figure 4.1-2): Site Photograph 2 was taken from along Gilman Springs Road at the access road to the Mine, and depicts views looking northwest (left side of the photograph) to southeast (right side of the photograph). In the near-ground is Gilman Springs Road, with the access road to the Mine visible in the center portion of the photo, along with a stand of mature trees. Trees are also visible along the eastern edge of Gilman Springs Road in the left and right portions of the photo. As shown in the photo, the entrance into the Mine is accented by a series of boulders. In the background are a series of rolling hills that characterize the Project site and its surroundings. Based on a viewshed analysis conducted in Google Earth, and as shown in this photo, only the southernmost portions of the Mine are visible from this location; areas currently subject to active mining activities, as well as the proposed EDA, are not visible from this location (Google Earth, 2018).
- Site Photograph 3 (Figure 4.1-2): Site Photograph 3 was taken from along State Route 79 (SR-79) just south of the intersection with Gilman Springs Road looking northwest (left side of the photograph) to north (right side of the photograph). The center and left side of the photograph depicts existing agricultural uses with several scattered trees in the distance. The right side of the photograph depicts SR-79, with utility poles, a drainage ditch, and ruderal vegetation, with a solitary street tree visible in the distance. In the distance in the center and right portions of the photo are steep hillsides, including the Project site. According to a viewshed analysis conducted in Google Earth, the Project site is not prominently visible from this location (Google Earth, 2018).
- Site Photograph 4 (Figure 4.1-3): Site Photograph 4 was taken from along Ramona Expressway, northwest of the intersection with Warren Road, looking northwest (left side of the photograph) to northeast (right side of the photograph). The foreground of the photograph depicts ruderal vegetation and an existing three-wire fence, beyond which is agricultural lands. Several existing agricultural structures are visible in the distance in the central portion of the photo, with additional buildings visible

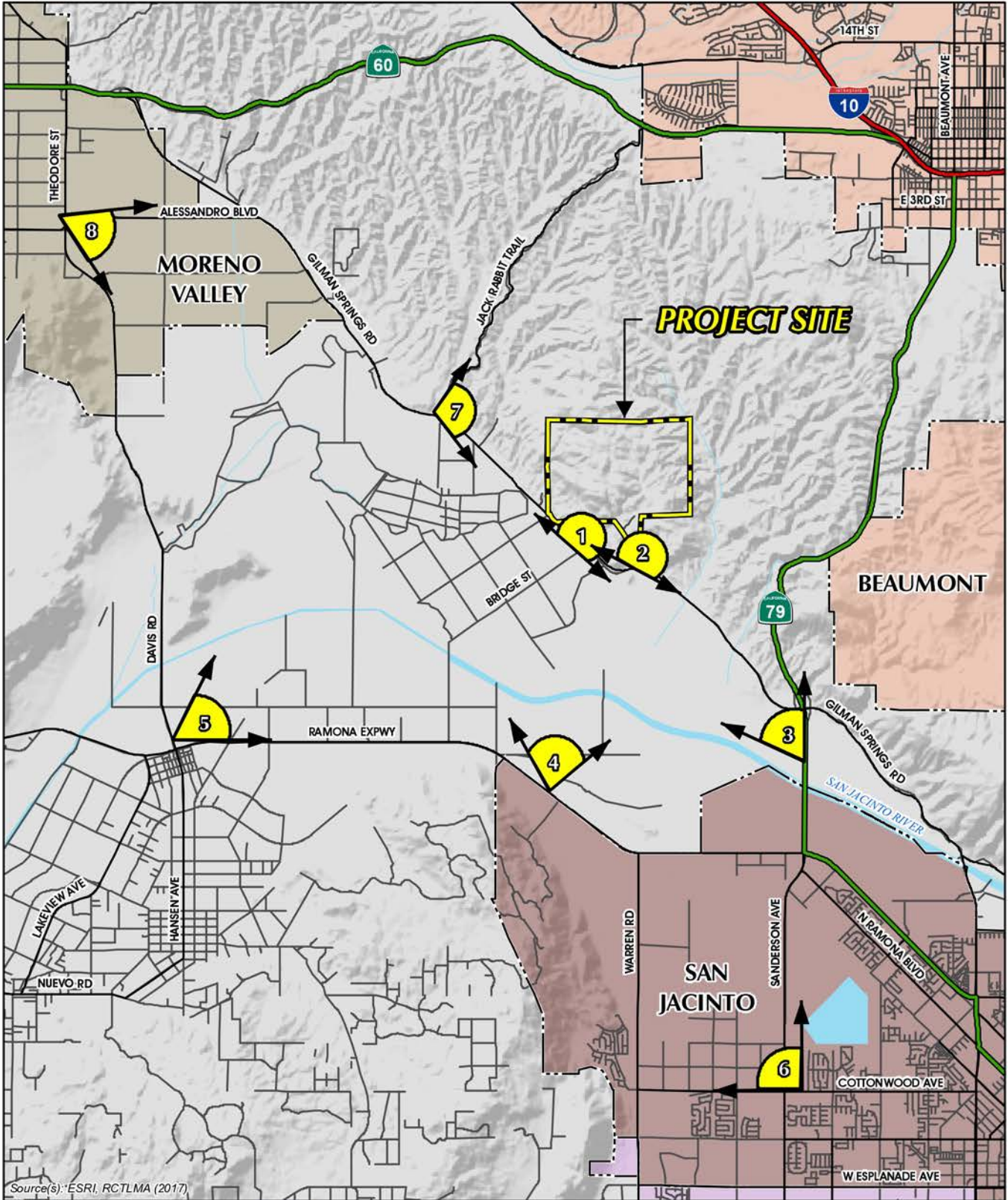
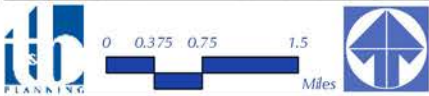


Figure 4.1-1



SITE PHOTOGRAPH KEY MAP

Northwest



Southeast

Site Photograph 1: From the intersection of Gilman Springs Road and Bridge Street looking northwest to southeast.

Northwest



Southeast

Site Photograph 2: From the intersection of Gilman Springs Road at the Mine access driveway, looking northwest to southwest.

Northwest



North

Site Photograph 3: State Route 79 south of Gilman Springs Road looking northwest to north.

Figure 4.1-2



Site Photograph 4: From along Ramona Expressway looking northwest to northeast.



Site Photograph 5: From along Davis Road looking northeast to east.



Site Photograph 6: From along Cottonwood Avenue looking west to north.

Figure 4.1-3

North



East

Site Photograph 7: From near the intersection of Jack Rabbit Trail and Gilman Springs Road looking north to east.

East



Southeast

Site Photograph 8: From along Alessandro Boulevard looking east to southeast.



in the far distance in the left portion of the photo. Along the horizon are existing steep hillsides, including the Project site. Based on a viewshed analysis conducted in Google Earth, this location offers very distant and scant views of the Project site, with primarily existing and planned open space visible from this location (Google Earth, 2018).

- Site Photograph 5 (Figure 4.1-3): Site Photograph 5 was taken from along Davis Road just north of the Ramona Expressway looking north (left side of the photograph) to east (right side of the photograph). Visible in the foreground is an existing agricultural operation. An agricultural building and associated fencing are visible in the left portion of the photo. Telephone/electric poles are visible in the distance. In the distance in the left portion of the photograph are existing steep hillsides, including the Project site. The San Jacinto Mountains are visible in the central portion of the photo along the horizon. According to a viewshed analysis in Google Earth, from this location distant views of the Project site are available, although the Project site does not comprise a prominent component of the viewshed from this location due to distance (approximately 4.6 miles) (Google Earth, 2018).
- Site Photograph 6 (Figure 4.1-3): Site Photograph 6 was taken along Cottonwood Avenue just west of the intersection with San Remo Avenue looking west (left side of the photograph) to north (right side of the photograph). The foreground of the photograph depicts the improved Cottonwood Avenue and San Remo Avenue roadways. In the foreground in the center and left of the photo is an existing agricultural field, to the right of which are existing single-family residences along the eastern edge of San Remo Avenue. Single-family homes also are visible along the distance in the horizon in the center-left portion of the photo, with ornamental landscaping and trees visible. In the distance along the right side of the photo are the steep hillsides that surround the Project site. According to a viewshed analysis conducted in Google Earth, the Project site is not prominently visible from this location in part due to distance (5.9 miles) (Google Earth, 2018).
- Site Photograph 7 (Figure 4.1-4): Site Photograph 7 was taken near the intersection of Jack Rabbit Trail and Gilman Springs Road looking north (left side of the photograph) to east (right side of the photograph). In the foreground is the Jack Rabbit Trail roadway, with ruderal vegetation present throughout the foreground. A palm tree is visible in the left portion of the photo, with several additional mature trees visible in the right portion of the photo. In the near distance is steep topography, with portions of the Project site visible in the right-center portion of the photo. According to a viewshed analysis conducted in Google Earth, only the extreme southern portions of the existing mining area are visible, along with the western portions of the proposed EDA (Google Earth, 2018). A majority of views of the Project site from this location are of existing and planned open space.
- Site Photograph 8 (Figure 4.1-4): Site Photograph 8 was taken from along Alessandro Boulevard just east of the intersection with Theodore Street, looking east (left side of the photograph) to southeast (right side of the photograph). Visible in the foreground is Alessandro Boulevard, with active agricultural uses occurring along both sides of the roadway. Several street signs and telephone poles are visible along the edge of the roadway. In the distance in the center-right portion of the photo, an existing industrial facility surrounded by palm trees is visible. Visible along the horizon in the center and left portion of the photo are the rolling steep hillsides that characterize the Mine's vicinity.



According to a viewshed analysis conducted in Google Earth, the Project site is visible from this location, although due to distance (approximately 5.8 miles) the Project site does not comprise a dominant component of the viewshed from this location (Google Earth, 2018).

B. Scenic Highways

According to information from the California Department of Transportation (Caltrans), there are no officially designated scenic highways within the Project site's vicinity. The nearest "Officially Designated Scenic Highway" to the Project site is State Route 243 (SR-243), located 8.3 miles northeast of the Project site. The Project site is not visible from any portion of SR-243 due to intervening topography and distance. The nearest "Eligible State Scenic Highway – Not Officially Designated" is State Route 74 (SR-74), which is located approximately 8.5 miles south of the Mine. (Caltrans, 2011; Google Earth, 2018)

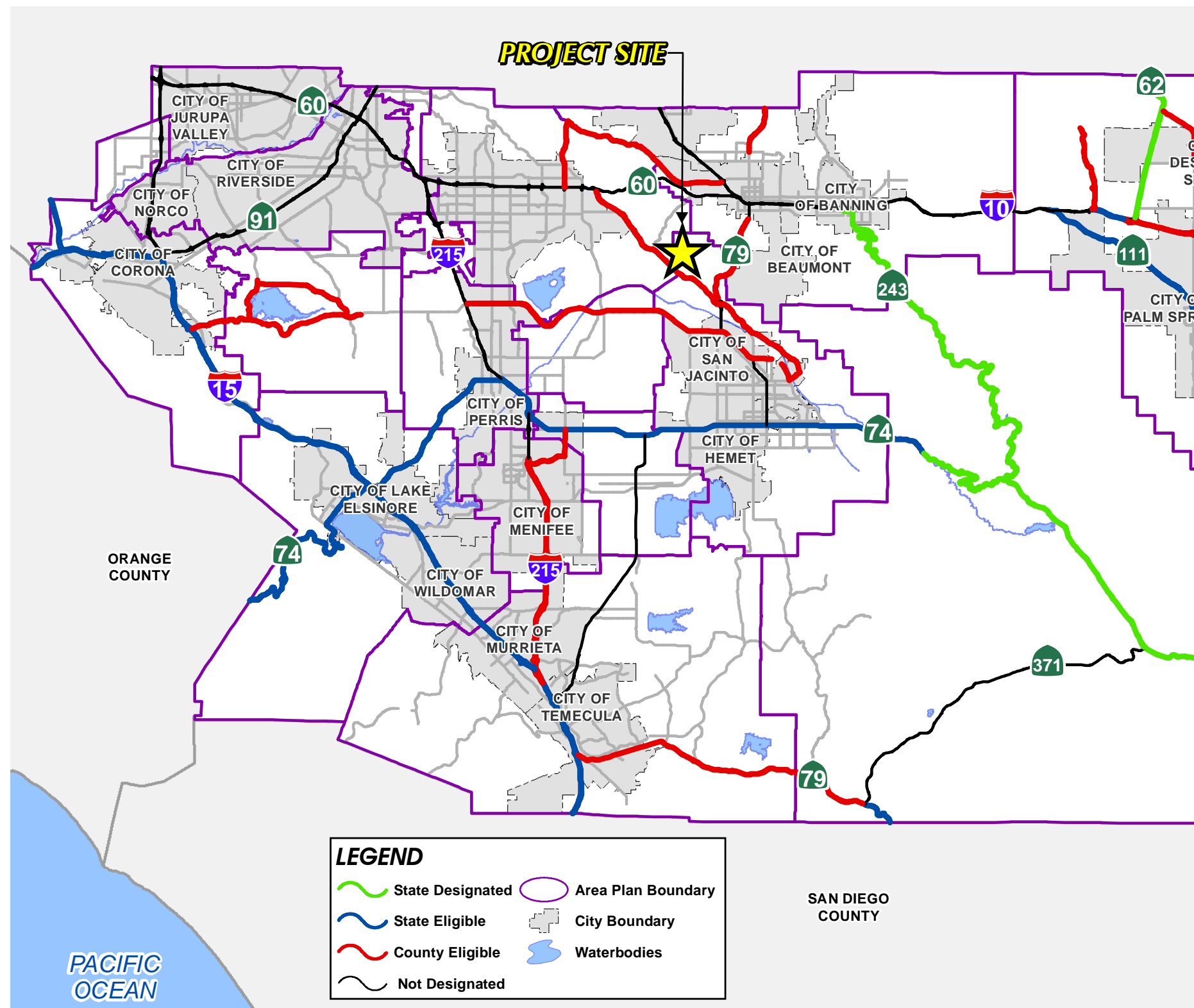
The Riverside County General Plan and its various Area Plans also identify eligible scenic highway facilities, including both state and County classifications. As shown on Figure 4.1-5, *Scenic Highways Map*, there are no County or state designated scenic highway facilities in the Project vicinity. However, there are a number of facilities that are identified as "County Eligible" facilities, and include Gilman Springs Road, Soboba Road, SR-79, and the Ramona Expressway. The General Plan also identifies SR-74 as a "State Eligible" scenic highway facility. (Riverside County, 2019b, Figure 9)

4.1.3 APPLICABLE REGULATORY REQUIREMENTS

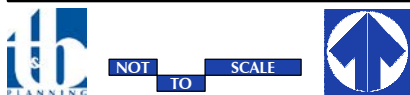
A. Riverside County General Plan

The Riverside County General Plan does not have any specific sections related to aesthetics and visual resources. However, the Land Use Element of the Riverside County General Plan includes policies related to Land Use Compatibility, Community Design, and Scenic Corridors, which have applicability to the topic of aesthetics. The Land Use Element provides direction related to how future development is intended to build out, such as the intensity/density and character of new development. The Land Use Element also addresses the relationship between development, community enhancement, and natural resource management.

The Multipurpose Open Space Element of the Riverside General Plan also addresses open space and scenic resources in Riverside County. According to the Multipurpose Open Space Element, scenic resources include: "...areas that are visible to the general public and considered visually attractive," and "natural landmarks and prominent or unusual features of the landscape" (Riverside County, 2019a, p. OS-52). Hillsides and ridges that rise above urban or rural areas or highways can also be considered scenic backdrops. Additionally, the Multipurpose Open Space Element defines scenic vistas as "...points, accessible to the general public, that provide a view of the countryside" (Riverside County, 2019a, p. OS-52). Riverside County General Plan Policy OS 21.1 intends to "Identify and conserve the skylines, view corridors, and outstanding scenic vistas within Riverside County" (Riverside County, 2019a, p. OS-53).



Source(s): Riverside County General Plan, Circulation Element (12-2016)



Lead Agency: County of Riverside

Figure 4.1-5

SCENIC HIGHWAYS MAP

SCH No. 2018051029



The Circulation Element, Land Use Element, and Multipurpose Open Space Element of the Riverside County General Plan also identify scenic corridors, which are roadways (including State and County eligible and designated scenic highways) that traverse scenic resources, and identify policies that are intended to protect and maintain the scenic resources within these corridors (Riverside County, 2019a, p. OS-52). In addition, the San Jacinto Valley Area Plan identifies scenic highways in the Project area, as shown previously on Figure 4.1-5 and described above in subsection 4.1.2.B. As noted in the San Jacinto Valley Area Plan, Policy SJVAP 13.1 seeks to “Protect the scenic highways in the San Jacinto Valley Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with the Scenic Corridors sections of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements.” (Riverside County, 2019b, p. 34)

B. Riverside County Ordinance No. 655, Regulating Light Pollution

The County of Riverside has adopted an ordinance regulating light pollution (Ordinance No. 655). Ordinance No. 655 is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce “skyglow” or light pollution that affects day or nighttime views from the Mt. Palomar Observatory (located approximately 36.5 miles south of the Project site in northern San Diego County). As shown on Figure 4.4.1, *Mount Palomar Nighttime Lighting Policy Area*, of the Riverside County General Plan Update Draft EIR No. 521, the Project site is located within the limits of “Zone B” of the Mt. Palomar Observatory Lighting Policy Area (Riverside County, 2015b, Figure 4.4.1). As such, the Project site is subject to the outdoor lighting policies and requirements applicable to Zone B that are stated in Riverside County Ordinance No. 655. This Ordinance includes specific standards for lighting fixtures installed along public roadways and in other common areas and applies to all new development. The use of low-pressure sodium lamps where possible by Ordinance No. 655, and the Ordinance also requires the shielding of all nonexempt outdoor lighting fixtures, specifies the hours of operation for non-exempt outdoor lighting fixtures, and regulates lighting fixtures used to illuminate an outdoor advertising display. (Riverside County, 1988)

C. Riverside County Ordinance No. 915, Regulating Outdoor Lighting

The County of Riverside has adopted an ordinance regulating outdoor lighting (Ordinance No. 915). Ordinance No. 915 is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life. (Riverside County, 2011)

4.1.4 BASIS FOR DETERMINING SIGNIFICANCE

According to Section I of Appendix G to the CEQA Guidelines, the proposed Project would result in a significant impact to aesthetics if the Project or any Project-related component would (OPR, 2016):

- Have a substantial adverse effect on a scenic vista;



- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of public views of the site and its surroundings, or within an urbanized area, conflict with applicable zoning and other regulations governing scenic quality; or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Additionally, the following thresholds are derived from EA No. 34079 (Riverside County’s Environmental Assessment Checklist, see *Technical Appendix A* to this EIR), and supplemented by the thresholds listed in the 2018 update to Appendix G to the CEQA Guidelines, in order to evaluate the significance of the proposed Project’s impacts on aesthetics. The proposed Project would result in a significant impact to aesthetics if the Project or any Project-related component would:

- Have a substantial effect upon a scenic highway corridor within which it is located;*
- Substantially damage scenic resources, including but not limited to the potential to damage trees, rock outcroppings, historic buildings, or landmark features; obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view;*
- In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage points.), or if the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality;*
- Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655;*
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or*
- Expose residential property to unacceptable light levels.*

4.1.5 IMPACT ANALYSIS

Threshold a: *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

As discussed above in subsection 4.1.2.B, according to information from the California Department of Transportation (Caltrans), there are no officially designated scenic highways within the Project site’s vicinity (Caltrans, 2011). The nearest officially designated State scenic highway to the site is State Route 243 (SR-243), located approximately 8.3 miles northeast of the Project site; however, no portion of the Mine is visible from SR-243 due to distance and intervening topography. Accordingly, the Project would result in less-than-significant impacts to State-designated scenic highway facilities. (Caltrans, 2011; Google Earth, 2018).



SR-74 is, however, designated as a “Eligible State Scenic Highway – Not Officially Designated” by Caltrans. As previously shown on Figure 4.1-5, the General Plan also identifies SR-74 as a “State Eligible” scenic highway facility. Additionally, Figure 4.1-5 shows that while there are no County or state designated scenic highways in the Project vicinity, there are a number of “County Eligible” facilities in the area, including Gilman Springs Road, Soboba Road, SR-79, and the Ramona Expressway.

Because the Project would not affect disturbances in areas currently permitted for mining, the Project only has the potential to result in aesthetic impacts associated with mining activities that would occur within the Project’s EDA. In order to assess the Project’s potential to result in significant impacts to eligible scenic highway facilities in the area, a viewshed analysis was conducted and is shown on Figure 4.1-6, *Gilman Springs Mine Viewshed and Scenic Highways*. Figure 4.1-6 shows areas that have at least a partial view of the proposed EDA in green, while areas that do not have a line of site to the EDA are shown in red. It should be noted that the viewshed presented on Figure 4.1-6 does not take into account intervening development or vegetation, which could obstruct lines of sight.

As shown on Figure 4.1-6, the proposed EDA would be visible at a distance from segments of SR-74 generally located east of Sanderson Avenue, which are identified as an “Eligible State Scenic Highway – Not Officially Designated”; however, these segments are located approximately 8.5 miles south of the Project site. At this distance, mining activities within the EDA would not form a prominent component of the viewshed. Furthermore, SR-74 is not officially designated as a scenic highway. On this basis, Project impacts to nearby segments of SR-74 would be less than significant.

As also shown on Figure 4.1-6, the proposed EDA would not be prominently visible from nearby segments of SR-79 due to intervening topography. Similarly, the EDA would not be visible along Soboba Road. However, the proposed EDA would be intermittently visible from nearby segments of Gilman Springs Road and the Ramona Expressway, both of which are identified as “County Eligible” scenic highway facilities. Although the EDA is visible from these County-eligible scenic highway facilities, mining operations within the EDA would consist of the removal of the hillsides within the EDA. As mining progresses within the EDA, areas affected by mining activities would be obstructed from view by the existing natural topography within the planned open space areas on site and in the surrounding areas. As a result, mining activities within the EDA would not be prominently visible from either of these “County Eligible” facilities. Furthermore, these facilities have not been officially designated as scenic highways. Therefore, the Project would result in less-than-significant visual impacts to nearby County-eligible scenic highway segments (Gilman Springs Road and the Ramona Expressway).

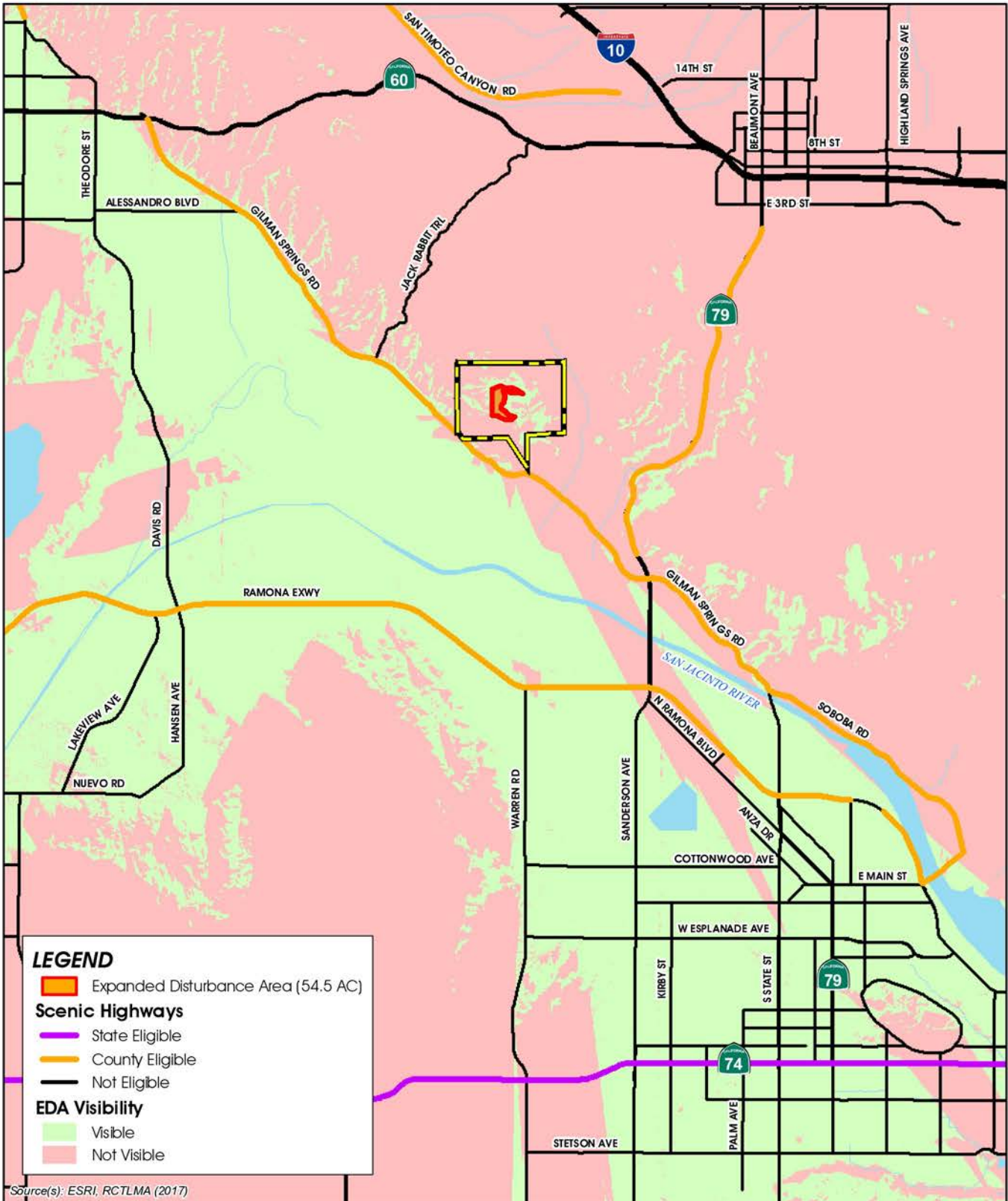


Figure 4.1-6



GILMAN SPRINGS MINE VIEWSHED AND SCENIC HIGHWAYS



Threshold b: Would the Project substantially damage scenic resources, including but not limited to the potential to damage trees, rock outcroppings, historic buildings, or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

As described above in subsection 4.1.2.A, the proposed EDA consists of rolling steep terrain with natural vegetation including Riversidean sage scrub, chaparral, and non-native grassland plant communities. As shown on the photographs depicted on Figure 4.1-2 through Figure 4.1-4 and as previously depicted on EIR Figure 2-6, *Aerial Photograph*, the EDA does not contain any significant rock outcroppings, trees, or other unique scenic resources. Although the EDA contains rolling steep terrain, the site's topographic characteristics are not visually unique as the areas west, north, and east of the Mine consist of very similar terrain. Furthermore, as mining progresses within the EDA, areas affected by mining activities would be obstructed from view by the existing natural topography within the planned open space areas on site and in the surrounding areas. As a result, mining activities within the EDA would not be prominently visible from off-site locations. Accordingly, the Project would not substantially damage a scenic vista or scenic resource, including trees, rock outcroppings, or unique or landmark features, and impacts would be less than significant.

Under existing conditions, the Mine consists of private property that does not afford any scenic vistas or views open to the public. Although the EDA is visible from off-site locations in the area, it does not comprise a major component of the viewshed, and instead appears as part of a large complex of steep, rolling terrain. Furthermore, as mining activities within the EDA progress, areas subject to mining would be obstructed from view at off-site locations by the existing natural hillsides within the planned open space on site and in the surrounding area. Thus, mining activities within the EDA would not result in a substantial impact on scenic vistas or views available in the area, and impacts would be less than significant.

Mining within the EDA would result in the removal of existing vegetation and the excavation of hillsides. However, the adverse aesthetic effects resulting from mining within the EDA primarily would be visible from areas within the Mine property, which are not publicly accessible. From public viewing areas surrounding the Mine, the EDA would not be prominently visible, particularly as mining progresses in the EDA and is obscured from view by the existing hillsides that surround the Mine. Furthermore, following reclamation, the site would be revegetated as discussed in EIR subsection 3.3.2.L. As a result, any adverse aesthetic impacts resulting from mining within the EDA would not be visible from off-site locations under long-term conditions. Thus, the Project would not result in the creation of an aesthetically offensive site open to public view, and impacts would be less than significant.

Threshold c: In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from publicly accessible vantage points.), or if the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality?

The Project site is located within a non-urbanized area. As noted above, mining within the EDA would result in the removal of existing vegetation and the excavation of hillsides. However, the adverse aesthetic effects resulting from mining within the EDA primarily would be visible from areas within the Mine property, which



are not publicly accessible. From public viewing areas surrounding the Mine, the EDA would not be prominently visible, particularly as mining progresses in the EDA and is obscured from view by the existing hillsides that surround the Mine. Furthermore, following reclamation, the site would be revegetated as discussed in EIR subsection 3.3.2.L. As such, while mining activities on site would remove natural vegetation and change the site's topography over time, because areas subject to mining activities within the EDA would be obscured by natural topography and would not be prominently visible from off-site public viewing locations, Project impacts would be less than significant.

Threshold d: Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

The Project site is approximately 36.5 miles north of the Mt. Palomar Observatory and is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Riverside County, 2019b, Figure 6). Implementation of the proposed Project would result in the expansion of the existing mining limits to accommodate an additional 54.5 acres of mining area within the EDA. No new lighting elements would be required in the EDA, as lighting elements currently used for mining within the approved mining areas would be used during mining activities within the EDA once mining activities within the existing permitting mining areas reach the EDA. However, lighting elements would be used over a longer period of time at the site because the Project would increase areas subject to mining, which would increase the number of years the Mine can remain active.

Thus, the Project would introduce lighting elements to the EDA that have the potential to interfere with the uses of the Mount Palomar Observatory. All development projects within Zone B of the Mt. Palomar Nighttime Lighting Policy Area are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Observatory. Ordinance No. 655 states that low-pressure sodium lamps are the preferred illuminating source, and that outdoor lighting fixtures are required to be shielded. According to information provided by the Project Applicant, all lighting sources used on site consist of 1,000 lumen or less. Pursuant to Ordinance No. 655, lamp types that are 4050 lumens and below are allowed within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. Due to intervening topography from lowered elevation of the site and mandatory compliance with Ordinance No. 655, potential impacts regarding lighting and the Palomar Observatory would be reduced to a less-than-significant level.

Threshold e: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area

Implementation of the proposed Project would result in the expansion of existing mining limits to accommodate an additional 54.5 acres of mining area and an increase in the Mine's hours of operation within 300 feet of the approved mining limits. New lighting elements would be needed on-site to support nighttime operations within the proposed EDA, similar to existing mining activities. As discussed in Threshold c), proposed mining activities would reduce the existing site elevation; thus, over time any lighting elements used on site would not affect surrounding properties and would not adversely affect day or nighttime views in the surrounding areas. The Project also would be required to comply with Riverside County Ordinance No. 655, which requires that all lighting fixtures (within Zone B) use low-pressure sodium lamps that do not exceed 4,050 lumens, and further requires that lighting must be partially shielded to minimize spill-light (Riverside



County, 1988), and Riverside County Ordinance No. 915, which has the purpose of providing minimum requirements for outdoor lighting in order to reduce light trespass (Riverside County, 2011). Furthermore, the Project does not propose additional sources of glare, such as highly reflective surfaces or buildings with reflective glass. Mining equipment and vehicles associated with the few additional employees at the EDA would not produce substantial glare should sunlight be reflected from their surfaces. Based on the foregoing, impacts regarding substantial light or glare to day or nighttime views in the area would be less than significant.

Threshold f: Expose residential property to unacceptable light levels.

The nearest residential property is approximately 0.2-mile west of the Mine's property (approximately 0.7 mile west of the proposed EDA) and approximately 0.9-mile northwest of the intersection of Gilman Springs Road at Bridge Street. Implementation of the proposed Project would result in the expansion of the existing mining limits to accommodate an additional 54.5 acres of mining area and an increase in the Mine's hours of operation within 300 feet of the approved mining limits (refer to Sections 2.0 and 3.0). As such, the Project would result in the use of lighting elements within the EDA. However, lighting elements would be directed at active mining and processing areas and would be shielded so as to prevent spillage. Furthermore, as mining activities within the EDA progress, areas subject to active mining would be shielded by the existing surrounding terrain. Moreover, given the distance between the EDA and the nearest residence (0.7 mile), it is highly unlikely that lighting elements within the EDA would expose this nearby residence to unacceptable light levels. Furthermore, lighting elements used at the Mine are required to comply with Riverside County Ordinance No. 655, which requires that all lighting fixtures (within Zone B) use low-pressure sodium lamps that do not exceed 4,050 lumens unless shielded, and further requires that lighting must be partially shielded to minimize spill-light. (Riverside County, 1988) The Project also would be required to comply with Riverside County Ordinance 915, which has the purpose of providing minimum requirements for outdoor lighting in order to reduce light trespass (Riverside County, 2011). Based on the foregoing, the Project would not expose residential property to unacceptable light levels. Impacts would be less than significant.

4.1.6 CUMULATIVE IMPACT ANALYSIS

For purposes of analysis herein, and with exception of potential sky glow effects, the Project's cumulative study area for aesthetics consists of the Project's viewshed, as depicted previously on Figure 4.1-6. Existing and planned development located outside the Project's viewshed have no potential to cumulatively-contribute to visual quality effects. For lighting, the cumulative study area comprises Zones A and B of the Mount Palomar Lighting Policy Area, as defined by Riverside County Ordinance No. 655, which encompasses those areas that would have the potential to result in cumulatively-considerable skyglow that could adversely affect operations at the Mt. Palomar Observatory.

As noted under the analysis of Threshold a., there are no officially-designated State or County scenic highways in the Project's viewshed. SR-74 is designated as a "Eligible State Scenic Highway – Not Officially Designated" by Caltrans, while the County General Plan identifies Gilman Springs Road, Soboba Road, SR-79, and the Ramona Expressway as "County Eligible" facilities. The proposed EDA would not be prominently visible from nearby segments of SR-74 due to distance (approximately 8.3 miles); thus, the Project would result in less-than-cumulatively considerable impacts to SR-74, a "Eligible State Scenic Highway – Not Officially Designated" facility. Additionally, Figure 4.1-6 shows that the proposed EDA would not be



prominently visible from nearby segments of SR-79 or Soboba Road; thus, Project impacts to these “County Eligible” highways would be less-than-cumulatively considerably. Although the EDA would be visible from nearby segments of Gilman Springs Road and the Ramona Expressway, mining operations within the EDA would consist of the removal of the hillsides within the EDA. As mining progresses within the EDA, areas affected by mining activities would be obstructed from view by the existing natural topography within the planned open space areas on site and in the surrounding areas. As a result, mining activities within the EDA would not be prominently visible from either of these “County Eligible” facilities. Moreover, there are no proposed developments in the immediate site vicinity that could contribute to impacts to scenic highways. As such, impacts would be less-than-cumulatively considerable.

As noted under the analysis of Thresholds b. and c., the Project site does not contain any prominent scenic resources under existing conditions. The EDA does not contain any significant rock outcroppings, trees, or other unique scenic resources. Although the EDA contains rolling steep terrain, the site’s topographic characteristics are not visually unique as the areas west, north, and east of the Mine consist of very similar terrain. Furthermore, as mining progresses within the EDA, areas affected by mining activities would be obstructed from view by the existing natural topography within the planned open space areas on site and in the surrounding areas. As a result, mining activities within the EDA would not be prominently visible from off-site locations. Additionally, although the EDA is visible from off-site locations in the area, it does not comprise a major component of the viewshed, and instead appears as part of a large complex of steep, rolling terrain; thus, the Project would not result in a cumulatively-considerable impact to scenic vistas or views available in the area. Additionally, the Project would not result in the creation of an aesthetically offensive site open to public view, and would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Accordingly, impacts would be less-than-cumulatively considerable.

Cumulative development projects in the unincorporated areas of Riverside County would comply with Riverside County Ordinance No. 655 (Regulating Light Pollution) and Riverside County Ordinance No. 915 (Regulating Outdoor Lighting). The requirements to shield lighting enforced by these lighting regulations has the effect of minimizing light and glare that would create sky glow. Additionally, development projects with artificial light sources in surrounding jurisdictions would be required to comply with the light reduction requirements applicable in their respective jurisdiction. Therefore, because of the light control regulations of other jurisdictions within the 45-mile radius of the Mount Palomar Observatory would minimize the amount of sky glow that could affect nighttime operations at the observatory, the cumulative effect would be less than significant.

As discussed under the analysis of Threshold e., the Project is required to comply with the regulations of Riverside County Ordinance No. 655. All development within the immediate vicinity of the Project site would be required to comply with the Riverside County Ordinances regarding lighting. All streetscape lighting within the immediate vicinity of the Project would therefore be required to use lamp covers to ensure light is cast downwards towards sidewalks and streets, thereby preventing “spillover” effects that could interfere with nighttime views in the area. The proposed Project has been designed to comply with the County Ordinance No. 655 to ensure that Project lighting elements do not adversely affect nighttime views in the local area. Additionally, there are no components of the proposed Project that would produce substantial amounts of glare, such as mirrored windows. Ongoing mining activities on the Project site would reduce the existing site



elevation; thus, the Project site would not be prominently visible from surrounding areas. Therefore, a cumulatively-considerable impact would not occur.

As discussed under the analysis of Threshold f., the Project occurs within proximity to existing residential land uses; however, ongoing mining activities proposed by the Project would lower the existing site elevation. Therefore, mining activities proposed by the Project would not be prominently visible to surrounding residential properties. Moreover, the Project would be subject to Riverside County Ordinances regarding outdoor lighting. The Project and all other developments in the area are subject to the requirements of County Ordinance No. 655 to further ensure that Project lighting elements do not expose residential property to unacceptable light levels. Therefore, cumulatively-considerable impacts would be less than significant.

4.1.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a.: Less-than-Significant Impact. Mining activities within the EDA, as would be allowed by the Project, would not be visible from any officially designated State or County highways. Mining activities within the EDA also would not be prominently visible from nearby segments of SR-74, a “Eligible State Scenic Highway – Not Officially Designated,” due to the distance between this roadway facility and the Project site (8.3 miles). Mining activities within the proposed EDA also would not be prominently visible from nearby “County Eligible” highways. Impacts to scenic highways corridors would be less than significant.

Threshold b.: Less-than-Significant Impact. The Project would not result in damage to any scenic resources on-site that are visually prominent from off-site locations. The Project also would not obstruct distant views of hills and mountains that frame the Project’s viewshed. The Project would not result in the creation of an aesthetically offensive site open to public view.

Threshold c.: Less-than-Significant Impact. Mining within the proposed EDA would not be prominently visible from public viewing locations offsite, and the visual impact of mining within the EDA would be reduced over time as elevations within the EDA are reduced to below that of surrounding topography. As such, the Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings and impacts would be less than significant.

Threshold d.: Less-than-Significant Impact. Intervening topography due to ongoing mining activities and mandatory compliance with the lighting provisions provided in Riverside County Ordinance No. 655 would ensure that the Project’s lighting elements do not adversely affect nighttime use of the Mt. Palomar Observatory.

Threshold e.: Less-than-Significant Impact. Intervening topography due to ongoing mining activities and mandatory compliance with the lighting provisions provided County Ordinance Nos. 655 and 915 would ensure that the Project would not create a new source of substantial light or glare. An adverse effect to daytime and nighttime views in the area would be less than significant.

Threshold f.: Less-than-Significant Impact. The proposed Project would not expose residential property to unacceptable light levels. Lighting elements within the proposed EDA would be shielded and directed onto



active mining/processing areas, and there would be a minimum of 0.7 mile between any lighting elements in the EDA and the nearest residential home. Mandatory compliance with County Ordinances No. 655 and No. 915 would further ensure that residential uses would not be exposed to unacceptable light levels.

4.1.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from the Mount Palomar Observatory (located approximately 36.5 miles south of the Project site in northern San Diego County). Pursuant to the requirements of Ordinance No. 655, all lighting shall consist of low-pressure sodium lighting, or other lamp types that emit 4050 lumens or less. If light fixtures are proposed above 4050 lumens, then the lighting shall be fully shielded in conformance with the requirements of Ordinance No. 655.
- The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.

Mitigation

Impacts would be less than significant; therefore, mitigation is not required.



4.2 AIR QUALITY

This Subsection is based on a technical report titled, “Gilman Springs Mine Air Quality Impact Analysis” (herein, “AQIA”), which is dated January 7, 2020 and is included as *Technical Appendix B1* to this EIR (Urban Crossroads, 2020a). Additionally, due to delays in Project’s opening year, a supplemental analysis was provided, entitled “Gilman Springs Mine Supplemental Air Quality and Greenhouse Gas Assessment,” dated April 22, 2019, and included as *Technical Appendix B2* to this EIR (Urban Crossroads, 2019a). Refer to Section 7.0, *References*, for a complete list of reference sources.

4.2.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]). As evaluated in this EIR, and as explained in EIR subsections 3.3.2.A and 3.3.2.B, the Project would result in an increase in the amount of aggregate produced at the mine from 377,675 tons per year (tpy) to 1,000,000 tpy, with tonnage attributable to the Project comprising 622,235 tpy (or 62.2% of the total 1,000,000 tpy). Thus, it can be projected that approximately 62.2% of the estimated high-end daily tonnage of 4,000 tpd would be attributable to the Project, or approximately 2,489 tpd. Accordingly, for purposes of analysis within this Subsection, it is assumed that the Project would result in the production of a maximum of 2,489 tpd.

4.2.2 EXISTING CONDITIONS

A. South Coast Air Basin

The Project site is located in the South Coast Air Basin (SoCAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. The Project site is located within the South Coast Air Basin (SoCAB), a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. (Urban Crossroads, 2020a, p. 9)

The SoCAB is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bounded by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside County portion of the Salton Sea Air Basin is bounded by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley. (Urban Crossroads, 2020a, p. 9)

B. Regional Climate

The regional climate has a substantial influence on air quality in the SoCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality. The annual average temperatures throughout the SoCAB vary from the low to middle 60s (degrees Fahrenheit). Due to a decreased marine influence, the eastern portion of the SoCAB shows greater variability in average annual minimum and



maximum temperatures. January is the coldest month throughout the SoCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SoCAB have recorded maximum temperatures above 100°F. (Urban Crossroads, 2020a, p. 9)

Although the climate of the SoCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SoCAB climate. Humidity restricts visibility in the SoCAB, and the conversion of sulfur dioxide (SO₂) to sulfates is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SoCAB is 71 percent along the coast and 59 percent inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast. (Urban Crossroads, 2020a, p. 9)

More than 90 percent of the SoCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SoCAB with frequency being higher near the coast. (Urban Crossroads, 2020a, pp. 9-10)

Due to its generally clear weather, about three-quarters of available sunshine is received in the SoCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14 ½ hours of possible sunshine. (Urban Crossroads, 2020a, p. 10)

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SoCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas" each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the radiational cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SoCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections. (Urban Crossroads, 2020a, p. 10)

In the SoCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion.



This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SoCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level. (Urban Crossroads, 2020a, p. 10)

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as NO_x and CO from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline. (Urban Crossroads, 2020a, p. 10)

C. Wind Patterns

The distinctive climate of the Project area and the SoCAB is determined by its terrain and geographical location. The SoCAB is located in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. (Urban Crossroads, 2020a, pp. 10-11)

Wind patterns across the south coastal region are characterized by westerly and southwesterly on-shore winds during the day and easterly or northeasterly breezes at night. Winds are characteristically light although the speed is somewhat greater during the dry summer months than during the rainy winter season. (Urban Crossroads, 2020a, p. 11)

D. Criteria Pollutants

Criteria pollutants are pollutants that are regulated through the development of human health-based and/or environmentally-based criteria for setting permissible levels. Criteria pollutants, their typical sources, and health effects are identified in Table 4.2-1, *Criteria Pollutants*. (Urban Crossroads, 2020a, p. 11)

E. Existing Air Quality

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect, as well health effects of each pollutant regulated under these standards are shown in Table 4.2-2, *Ambient Air Quality Standards*. (Urban Crossroads, 2020a, p. 18)



Table 4.2-1 Criteria Pollutants

Criteria Pollutant	Description	Sources	Health Effects
CO	<p>CO is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the SCAB. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.</p>	<p>Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.</p>	<p>Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of decreased oxygen supply to the heart. Inhaled CO has no direct toxic effect on the lungs but exerts its effect on tissues by interfering with oxygen transport and competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include fetuses, patients with diseases involving heart and blood vessels, and patients with chronic hypoxemia (oxygen deficiency) as seen at high altitudes.</p>



Table 4.2-1 Criteria Pollutants (Cont'd)

Criteria Pollutant	Description	Sources	Health Effects
SO ₂	<p>SO₂ is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO₂ oxidizes in the atmosphere, it forms sulfates (SO₄). Collectively, these pollutants are referred to as sulfur oxides (SO_x)</p>	<p>Coal or oil burning power plants and industries, refineries, diesel engines</p>	<p>A few minutes of exposure to low levels of SO₂ can result in airway constriction in some asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO₂. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO₂.</p> <p>Animal studies suggest that despite SO₂ being a respiratory irritant, it does not cause substantial lung injury at ambient concentrations. However, very high levels of exposure can cause lung edema (fluid accumulation), lung tissue damage, and sloughing off of cells lining the respiratory tract.</p> <p>Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO₂ levels. In these studies, efforts to separate the effects of SO₂ from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically, or one pollutant alone is the predominant factor.</p>



Table 4.2-1 Criteria Pollutants (Cont'd)

Criteria Pollutant	Description	Sources	Health Effects
NO _x	NO _x consist of nitric oxide (NO), nitrogen dioxide (NO ₂) and nitrous oxide (N ₂ O) and are formed when nitrogen (N ₂) combines with oxygen (O ₂). Their lifespan in the atmosphere ranges from one to seven days for nitric oxide and nitrogen dioxide, to 170 years for nitrous oxide. NO _x are typically created during combustion processes and are major contributors to smog formation and acid deposition. NO ₂ is a criteria air pollutant and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO ₂ is the most abundant in the atmosphere. As ambient concentrations of NO ₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO ₂ than those indicated by regional monitoring station.	Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.	Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposure to NO ₂ at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO ₂ in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups. In animals, exposure to levels of NO ₂ considerably higher than ambient concentrations result in increased susceptibility to infections, possibly due to the observed changes in cells involved in maintaining immune functions. The severity of lung tissue damage associated with high levels of ozone exposure increases when animals are exposed to a combination of ozone and NO ₂ .
Ozone (O ₃)	O ₃ is a highly reactive and unstable gas that is formed when VOCs and NO _x , both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally	Formed when reactive organic gases (ROG) and NO _x react in the presence of sunlight. ROG sources	Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible sub-groups for ozone effects.



Table 4.2-1 Criteria Pollutants (Cont'd)

Criteria Pollutant	Description	Sources	Health Effects
	highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.	include any source that burns fuels, (e.g., gasoline, natural gas, wood, oil) solvents, petroleum processing and storage and pesticides.	<p>Short-term exposure (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated ozone levels are associated with increased school absences. In recent years, a correlation between elevated ambient ozone levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple outdoor sports and live in communities with high ozone levels.</p> <p>Ozone exposure under exercising conditions is known to increase the severity of the responses described above. Animal studies suggest that exposure to a combination of pollutants that includes ozone may be more toxic than exposure to ozone alone. Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.</p>
Particulate Matter	PM ₁₀ (Particulate Matter less than 10 microns): A major air pollutant consisting of tiny solid or liquid particles of soot, dust,	Sources of PM ₁₀ include road dust, windblown dust and construction. Also	A consistent correlation between elevated ambient fine particulate matter (PM ₁₀ and PM _{2.5}) levels and an



Table 4.2-1 Criteria Pollutants (Cont'd)

Criteria Pollutant	Description	Sources	Health Effects
	<p>smoke, fumes, and aerosols. Particulate matter pollution is a major cause of reduce visibility (haze) which is caused by the scattering of light and consequently the significant reduction air clarity. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. Additionally, it should be noted that PM₁₀ is considered a criteria air pollutant.</p> <p>PM_{2.5} (Particulate Matter less than 2.5 microns): A similar air pollutant to PM₁₀ consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include sulfates formed from SO₂ release from power plants and industrial facilities and nitrates that are formed from NO_x release from power plants, automobiles and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. PM_{2.5} is a criteria air pollutant.</p>	<p>formed from other pollutants (acid rain, NO_x, SO_x, organics). Incomplete combustion of any fuel.</p> <p>PM_{2.5} comes from fuel combustion in motor vehicles, equipment and industrial sources, residential and agricultural burning. Also formed from reaction of other pollutants (acid rain, NO_x, SO_x, organics).</p>	<p>increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in lifespan, and an increased mortality from lung cancer.</p> <p>Daily fluctuations in PM_{2.5} concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children, and to increased medication use in children and adults with asthma. Recent studies show lung function growth in children is reduced with long term exposure to particulate matter.</p> <p>The elderly, people with pre-existing respiratory or cardiovascular disease, and children appear to be more susceptible to the effects of high levels of PM₁₀ and PM_{2.5}.</p>
Volatile Organic Compounds (VOC)	<p>VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic</p>	<p>Organic chemicals are widely used as ingredients in household products. Paints, varnishes and wax all contain organic solvents, as do many cleaning, disinfecting,</p>	<p>Breathing VOCs can irritate the eyes, nose and throat, can cause difficulty breathing and nausea, and can damage the central nervous system as well as other organs. Some VOCs can cause cancer. Not all VOCs have all these health</p>



Table 4.2-1 Criteria Pollutants (Cont'd)

Criteria Pollutant	Description	Sources	Health Effects
	compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form ozone to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O ₃ , which is a criteria pollutant. The terms VOC and ROG (see below) interchangeably.	cosmetic, degreasing and hobby products. Fuels are made up of organic chemicals. All of these products can release organic compounds while you are using them, and, to some degree, when they are stored.	effects, though many have several.
ROG	Similar to VOC, ROGs are also precursors in forming ozone and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO _x react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O ₃ , which is a criteria pollutant. The terms ROG and VOC (see previous) interchangeably.	Sources similar to VOCs.	Health effects similar to VOCs.
Lead (Pb)	Lead is a heavy metal that is highly persistent in the environment and is considered a criteria pollutant. In the past, the primary source of lead in the air was emissions from vehicles burning leaded gasoline. The major sources of lead emissions are ore and metals processing, particularly lead smelters, and piston-engine aircraft operating on leaded aviation gasoline. Other stationary sources include	Metal smelters, resource recovery, leaded gasoline, deterioration of lead paint.	Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are



Table 4.2-1 Criteria Pollutants (Cont'd)

Criteria Pollutant	Description	Sources	Health Effects
	waste incinerators, utilities, and lead-acid battery manufacturers. It should be noted that the Project does not include operational activities such as metal processing or lead acid battery manufacturing. As such, the Project is not anticipated to generate a quantifiable amount of lead emissions.		<p>associated with increased blood pressure.</p> <p>Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be stored in the bone from early age environmental exposure, and elevated blood Pb levels can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers.</p>
Odor	Odor means the perception experienced by a person when one or more chemical substances in the air come into contact with the human olfactory nerves (18).	Odors can come from many sources including animals, human activities, industry, natures, and vehicles.	Offensive odors can potentially affect human health in several ways. First, odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Second, studies have shown that the VOCs that cause odors can stimulate sensory nerves to cause neurochemical changes that might influence health, for instance, by compromising the immune system. Finally, unpleasant odors can trigger memories or attitudes linked to unpleasant odors, causing cognitive and emotional effects such as stress.

(Urban Crossroads, 2020a, Table 2-1)



Table 4.2-2 Ambient Air Quality Standards

Ambient Air Quality Standards						
Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹⁰	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹⁰	—	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

See footnotes on next page ...



Table 4.2-2 Ambient Air Quality Standards (Cont'd)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

(Urban Crossroads, 2020a, Table 2-1)



The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table 4.2-2. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for ozone (O₃), Carbon Monoxide (CO) (except 8-hour Lake Tahoe), Sulfur Dioxide (SO₂) (1 and 24 hour), nitrogen dioxide (NO₂), particulate matter ≤ 10 microns (PM₁₀), and particulate matter ≤ 2.5 microns (PM_{2.5}) are not equaled or exceeded at any time in any consecutive three-year period. It should be noted that the three-year period is presented for informational purposes, and is not the basis for how the State assigns attainment status. Attainment status for a pollutant means that the Air District meets the standards set by the federal Environmental Protection Agency (EPA) or the California EPA (CalEPA). Conversely, nonattainment means that an area has monitored air quality that does not meet the NAAQS or CAAQS standards. In order to improve air quality in nonattainment areas, a State Implementation Plan (SIP) is drafted by the California Air Resources Board (CARB). The SIP outlines the measures that the state will take to improve air quality. Once nonattainment areas meet the standards and additional re-designation requirements, the EPA will designate the areas as a maintenance area. (Urban Crossroads, 2020a, p. 18)

F. Regional Air Quality

Air pollution contributes to a wide variety of adverse health effects. The EPA has established NAAQS for six of the most common air pollutants: carbon monoxide, lead, ozone, particulate matter, nitrogen dioxide, and sulfur dioxide which are known as criteria pollutants. The SCAQMD monitors levels of various criteria pollutants at 37 permanent monitoring stations and 5 single-pollutant source Pb air monitoring sites throughout the air district. On February 21, 2019, CARB posted the 2018 amendments to the state and national area designations. See Table 4.2-3, *Attainment Status of Criteria Pollutants in the South Coast Air Basin*, for attainment designations for the SoCAB. Appendix 2.1 to the Project's AQIA (*Technical Appendix B1*) provides geographic representation of the state and federal attainment status for applicable criteria pollutants within the SCAB. (Urban Crossroads, 2020a, p. 21)

G. Local Air Quality

Relative to the Project site, the nearest long-term air quality monitoring site in relation to the Project for Ozone (O₃), Carbon Monoxide (CO), and Nitrogen Dioxide (NO₂) is carried out by the SCAQMD at the B San Gorgonio Pass monitoring station located approximately 10 miles east of the Project site. The Metropolitan Riverside County 1 station, located approximately 22 miles northwest of the Project site, is the nearest station that monitors data for CO and PM_{2.5}. The most recent three (3) years of data available is shown on Table 2-4 of the AQIA and identifies the number of days ambient air quality standards were exceeded at monitoring sites in the study area, which is was considered to be representative of the local air quality at the Project site. Data for O₃, CO, NO₂, PM₁₀, and PM_{2.5} for 2016 through 2018 was obtained from the SCAQMD Air Quality Data Tables. Additionally, data for SO₂ has been omitted as attainment is regularly met in the South Coast Air Basin and few monitoring stations measure SO₂ concentrations. (Urban Crossroads, 2020a, p. 21)



Table 4.2-3 Attainment Status of Criteria Pollutants in the South Coast Air Basin

Criteria Pollutant	State Designation	Federal Designation
O ₃ – 1-hour standard	Nonattainment	--
O ₃ – 8-hour standard	Nonattainment	Nonattainment
PM ₁₀	Nonattainment	Attainment
PM _{2.5}	Nonattainment	Nonattainment
CO	Attainment	Unclassifiable/Attainment
NO ₂	Attainment	Unclassifiable/Attainment
SO ₂	Unclassifiable/Attainment	Unclassifiable/Attainment
Pb ¹	Attainment	Unclassifiable/Attainment

Note: See Appendix 2.1 of the AQIA (*Technical Appendix B1*) for a detailed map of State/National Area Designations within the South Coast Air Basin.

“- “= The national 1-hour O₃ standard was revoked effective June 15, 2005.
(Urban Crossroads, 2020a, Table 2-3)

H. Regional Air Quality Improvement

The Project is within the jurisdiction of the SCAQMD. In 1976, California adopted the Lewis Air Quality Management Act which created SCAQMD from a voluntary association of air pollution control districts in Los Angeles, Orange, Riverside, and San Bernardino counties. The geographic area of which SCAQMD consists is known as the SoCAB. SCAQMD develops comprehensive plans and regulatory programs for the region to attain federal standards by dates specified in federal law. The agency is also responsible for meeting state standards by the earliest date achievable, using reasonably available control measures. (Urban Crossroads, 2020a, p. 26)

SCAQMD rule development through the 1970s and 1980s resulted in dramatic improvement in SoCAB air quality. Nearly all control programs developed through the early 1990s relied on (i) the development and application of cleaner technology; (ii) add-on emission controls; and (iii) uniform CEQA review throughout the SoCAB. Industrial emission sources have been significantly reduced by this approach and vehicular emissions have been reduced by technologies implemented at the state level by CARB. (Urban Crossroads, 2020a, p. 26)

The SCAQMD is the lead agency charged with regulating air quality emission reductions for the entire SoCAB. SCAQMD created Air Quality Management Plans (AQMPs) which represent a regional blueprint for achieving healthful air on behalf of the 16 million residents of the SoCAB. The 2012 AQMP states, “the remarkable historical improvement in air quality since the 1970’s is the direct result of Southern California’s comprehensive, multiyear strategy of reducing air pollution from all sources as outlined in its AQMPs.” (Urban Crossroads, 2020a, p. 26)

Emissions of O₃, NO_x, VOC, and CO have been decreasing in the SoCAB since 1975 and are projected to continue to decrease through 2020. These decreases result primarily from motor vehicle controls and



reductions in evaporative emissions. Although vehicle miles traveled (VMT) in the SoCAB continue to increase, NO_x and VOC levels are decreasing because of the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-emitting vehicles. NO_x emissions from electric utilities have also decreased due to use of cleaner fuels and renewable energy. O₃ contour maps show that the number of days exceeding the national 8-hour NAAQS has decreased between 1997 and 2007. In the 2007 period, there was an overall decrease in exceedance days compared with the 1997 period. However, as shown on Table 4.2-4, *South Coast Air Basin Ozone Trend*, O₃ levels have increased in the past two years due to higher temperatures and stagnant weather conditions. Notwithstanding, O₃ levels in the SoCAB have decreased substantially over the last 30 years, with the current maximum measured concentrations being approximately one-third of concentrations within the late 70's. (Urban Crossroads, 2020a, p. 27)

The overall trends of PM₁₀ and PM_{2.5} levels in the air (not emissions) show an overall improvement since 1975. Direct emissions of PM₁₀ have remained somewhat constant in the SoCAB and direct emissions of PM_{2.5} have decreased slightly since 1975. Area wide sources (fugitive dust from roads, dust from construction and demolition, and other sources) contribute the greatest amount of direct particulate matter emissions. (Urban Crossroads, 2020a, p. 28)

As with other pollutants, the most recent PM₁₀ statistics also show overall improvement as illustrated in Table 4.2-5, *South Coast Air Basin Average 24-Hour Concentration PM10 Trend (Based on Federal Standard)* and Table 4.2-6, *South Coast Air Basin Annual Average Concentration PM10 Trend (Based on State Standard)*. During the period for which data are available, the 24-hour national annual average concentration for PM₁₀ decreased by approximately 48 percent, from 103.7 µg/m³ in 1988 to 53.5 µg/m³ in 2018. Although the values are below the federal standard, it should be noted that there are days within the year where the concentrations will exceed the threshold. The 24-hour state annual average for emissions for PM₁₀, have decreased by approximately 53 percent since 1988. Although data in the late 1990's show some variability, this is probably due to the advances in meteorological science rather than a change in emissions. Similar to the ambient concentrations, the calculated number of days above the 24-hour PM₁₀ standards has also shown an overall drop. (Urban Crossroads, 2020a, p. 28)

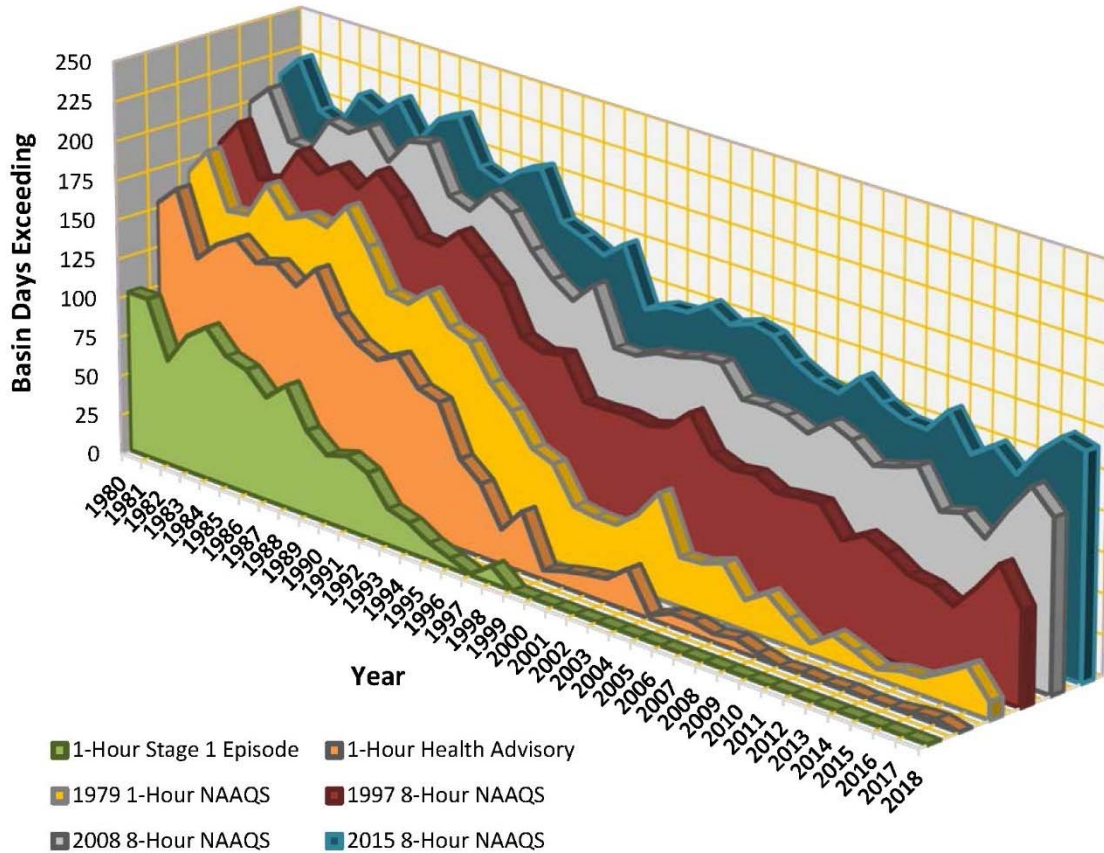
Table 4.2-7, *South Coast Air Basin 24-Hour Average Concentration PM2.5 Trend (Based on Federal Standard)*, and Table 4.2-8, *South Coast Air Basin 24-Hour Average Concentration PM2.5 Trend (Based on State Standard)*, show the most recent 24-hour average PM_{2.5} concentrations in the SoCAB from 1999 through 2018. Overall, the national and State annual average concentrations have decreased by almost 52 percent and 33 percent, respectively. It should be noted that the SoCAB is currently designated as nonattainment for the State and federal PM_{2.5} standards. (Urban Crossroads, 2020a, p. 29)

While the 2012 AQMP PM₁₀ attainment demonstration and the 2015 associated supplemental SIP submission indicated that attainment of the 24-hour standard was predicted to occur by the end of 2015, it could not anticipate the effect of the ongoing drought on the measured PM_{2.5}. The 2006 to 2010 base period used for the 2012 attainment demonstration had near-normal rainfall. While the trend of PM_{2.5}-equivalent emission reductions continued through 2015, the severe drought conditions contributed to the PM_{2.5} increases observed after 2012. As a result of the disrupted progress toward attainment of the federal 24-hour PM_{2.5} standard, SCAQMD submitted a request and the EPA approved, in January 2016, a "bump up" to the nonattainment



classification from “moderate” to “serious,” with a new attainment deadline as soon as practicable, but not beyond December 31, 2019. (Urban Crossroads, 2020a, p. 30)

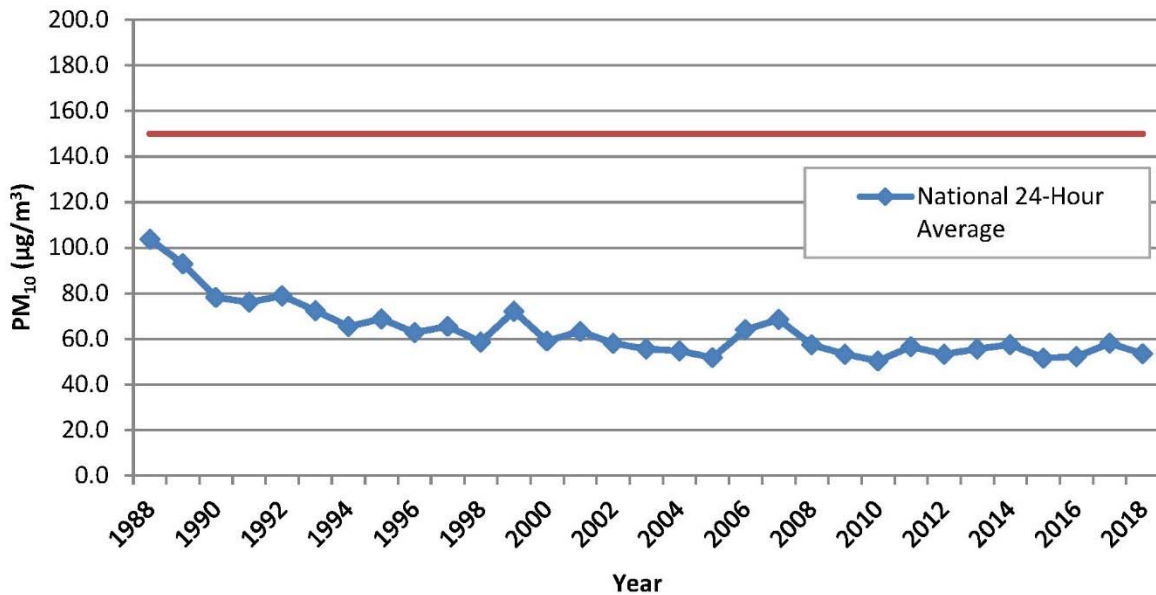
Table 4.2-4 South Coast Air Basin Ozone Trend



(Urban Crossroads, 2020a, Table 2-5)

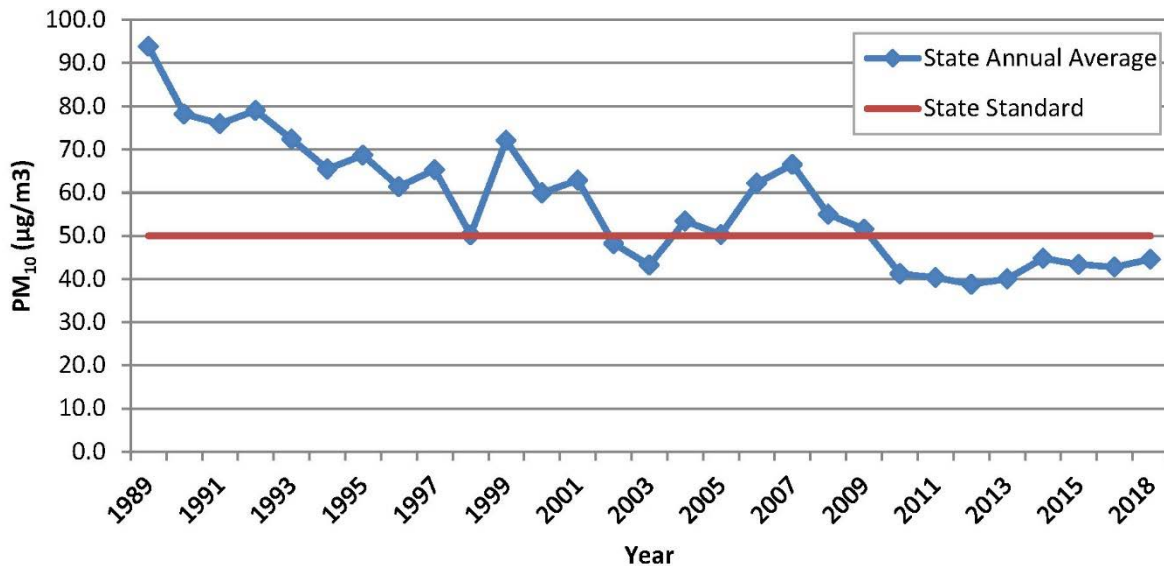


Table 4.2-5 South Coast Air Basin Average 24-Hour Concentration PM₁₀ Trend (Based on Federal Standard)



Note: Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of “0” have also been omitted.
(Urban Crossroads, 2020a, Table 2-6)

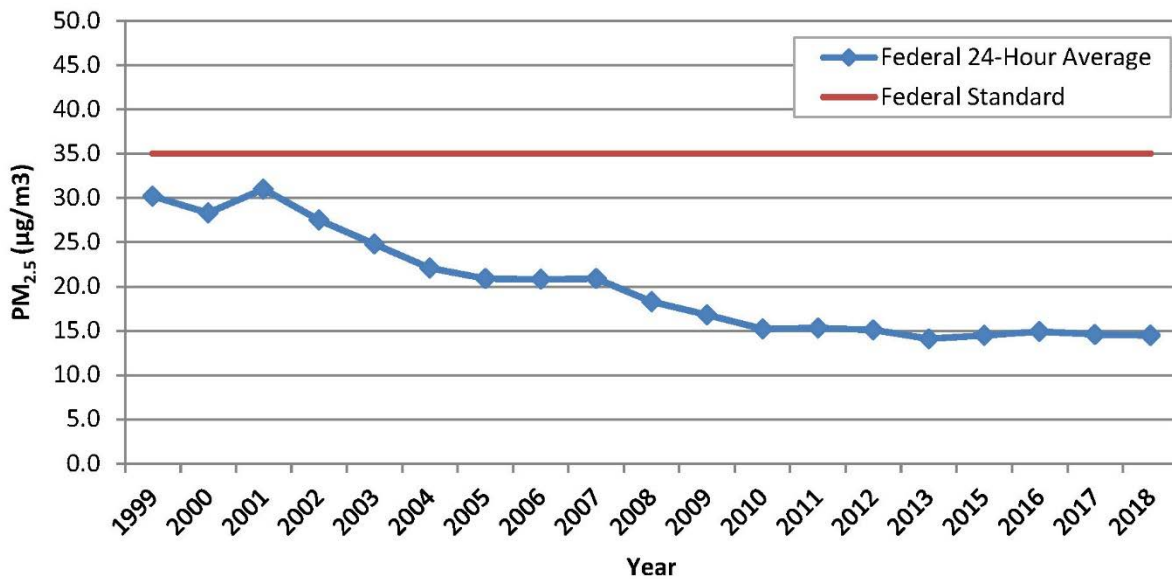
Table 4.2-6 South Coast Air Basin Annual Average Concentration PM₁₀ Trend (Based on State Standard)



Note: Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of “0” have also been omitted.
(Urban Crossroads, 2020a, Table 2-7)

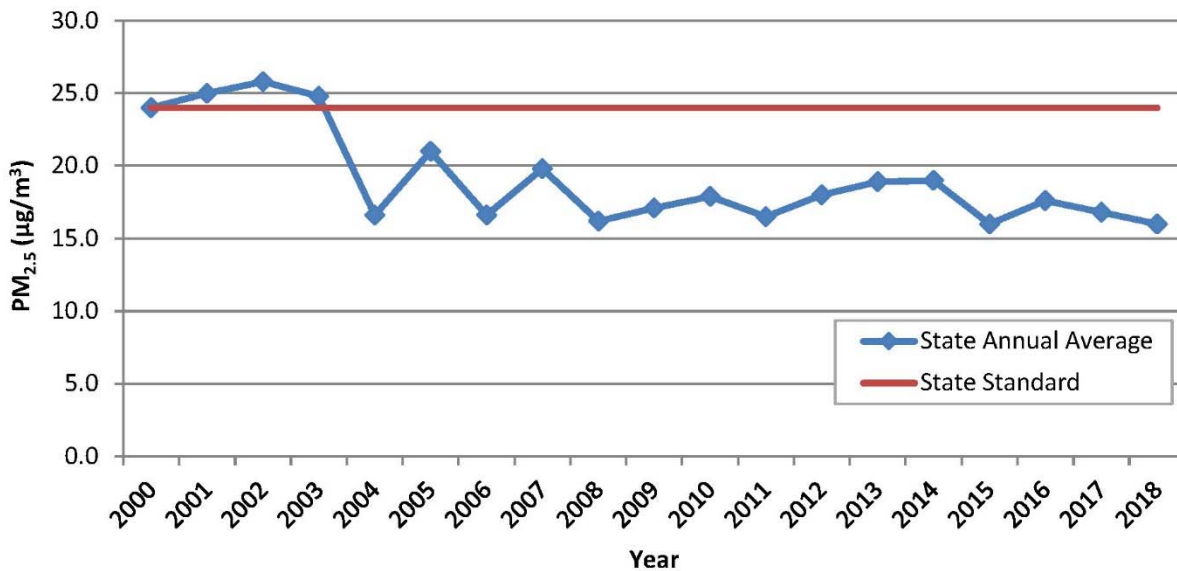


Table 4.2-7 South Coast Air Basin 24-Hour Average Concentration PM_{2.5} Trend (Based on Federal Standard)



Note: Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of “0” have also been omitted.
(Urban Crossroads, 2020a. Table 2-8)

Table 4.2-8 South Coast Air Basin 24-Hour Average Concentration PM_{2.5} Trend (Based on State Standard)



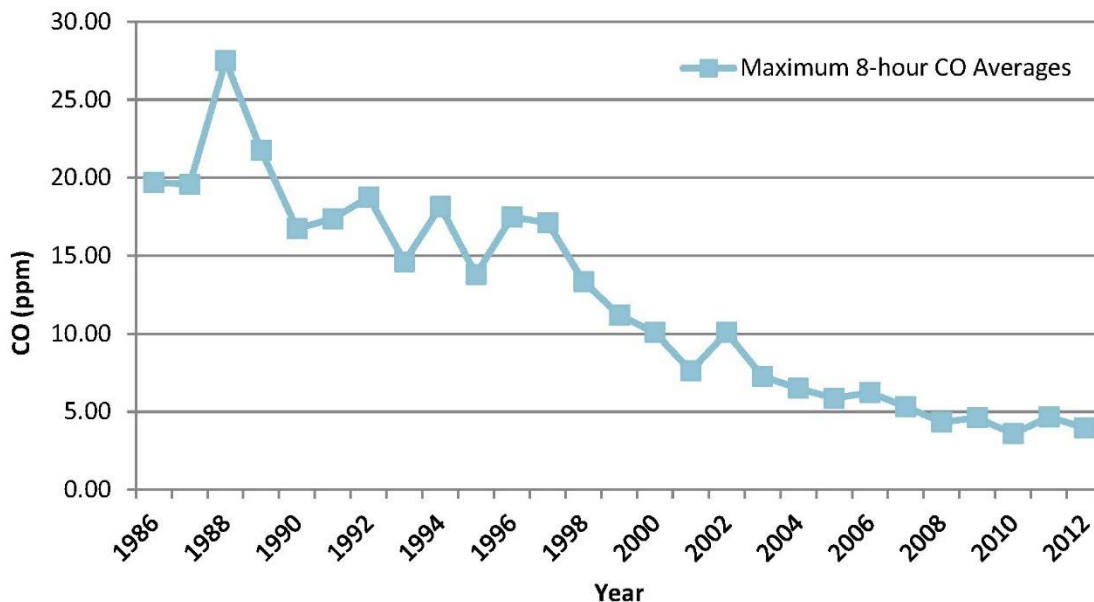
Note: Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of “0” have also been omitted.
(Urban Crossroads, 2020a. Table 2-9)



In March 2017, the SCAQMD released the Final 2016 AQMP. The 2016 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to the 2012 AQMP, the 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and updated emission inventory methodologies for various source categories. (Urban Crossroads, 2020a, p. 30)

The most recent CO concentrations in the SoCAB are shown in Table 4.2-9, *South Coast Air Basin Carbon Monoxide Trend*. CO concentrations in the SoCAB have decreased markedly - a total decrease of more about 80 percent in the peak 8-hour concentration since 1986. It should be noted 2012 is the most recent year where 8-hour CO averages and related statistics are available in the SCAB. The number of exceedance days has also declined. The entire SoCAB is now designated as attainment for both the state and national CO standards. On-going reductions from motor vehicle control programs should continue the downward trend in ambient CO concentrations. (Urban Crossroads, 2020a, pp. 30-31)

Table 4.2-9 South Coast Air Basin Carbon Monoxide Trend



(Urban Crossroads, 2020a, Table 2-10)

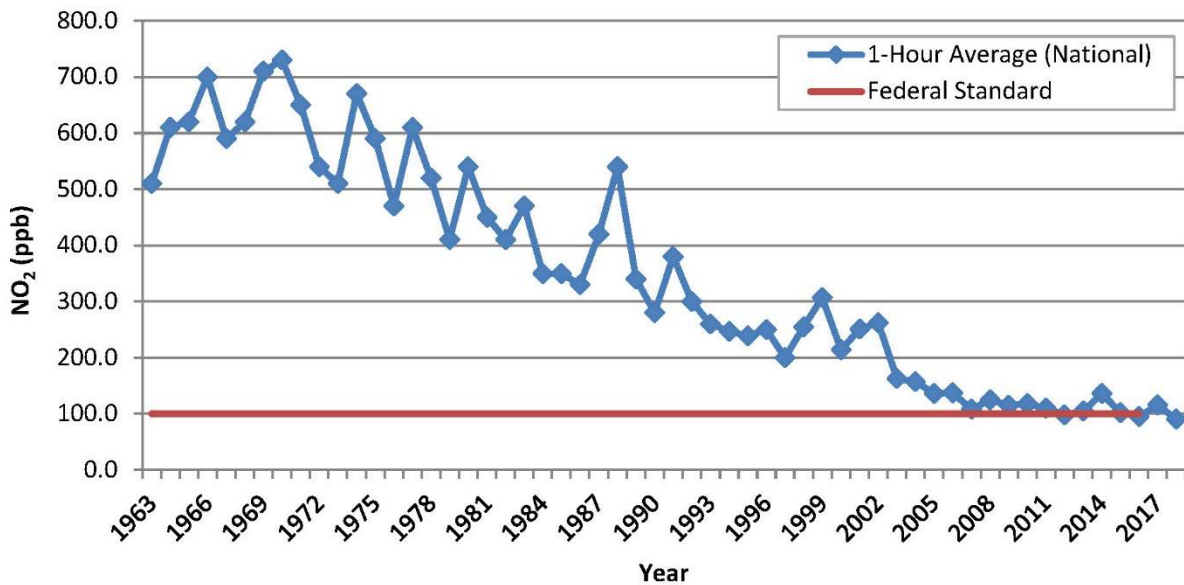
Part of the control process of the SCAQMD’s duty to greatly improve the air quality in the SoCAB is the uniform CEQA review procedures required by SCAQMD’s CEQA Handbook. The single threshold of significance used to assess Project direct and cumulative impacts has in fact “worked” as evidenced by the track record of the air quality in the SoCAB dramatically improving over the course of the past decades. As stated by the SCAQMD, the District’s thresholds of significance are based on factual and scientific data and are therefore appropriate thresholds of significance to use for this Project. (Urban Crossroads, 2020a, p. 31)



The most recent NO₂ data for the SoCAB is shown in Table 4.2-10, *South Coast Air Basin 1-Hour Average Concentration Nitrogen Dioxide Trend (Based on Federal Standards)*, and Table 4.2-11, *South Coast Air Basin 1-Hour Average Concentration Nitrogen Dioxide Trend (Based on State Standards)*. Over the last 50 years, NO₂ values have decreased significantly; the peak 1-hour national and State averages for 2018 was approximately 81 percent lower than what it was during 1963. The SoCAB attained the State 1-hour NO₂ standard in 1994, bringing the entire State into attainment. A new State annual average standard of 0.030 parts per million was adopted by the ARB in February 2007. The new standard is just barely exceeded in the SCAQMD. NO₂ is formed from NO_x emissions, which also contribute to O₃. As a result, the majority of the future emission control measures will be implemented as part of the overall ozone control strategy. Many of these control measures will target mobile sources, which account for more than three-quarters of California's NO_x emissions. These measures are expected to bring the SCAQMD into attainment of the State annual average standard. (Urban Crossroads, 2020a, p. 31)

The American Lung Association website includes data collected from State air quality monitors that are used to compile an annual State of the Air Report. The latest State of the Air Report compiled for the SoCAB was in 2018. As noted in this report, air quality in the SoCAB has significantly improved in terms of both pollution levels and high pollution days over the past three decades. (Urban Crossroads, 2020a, p. 32)

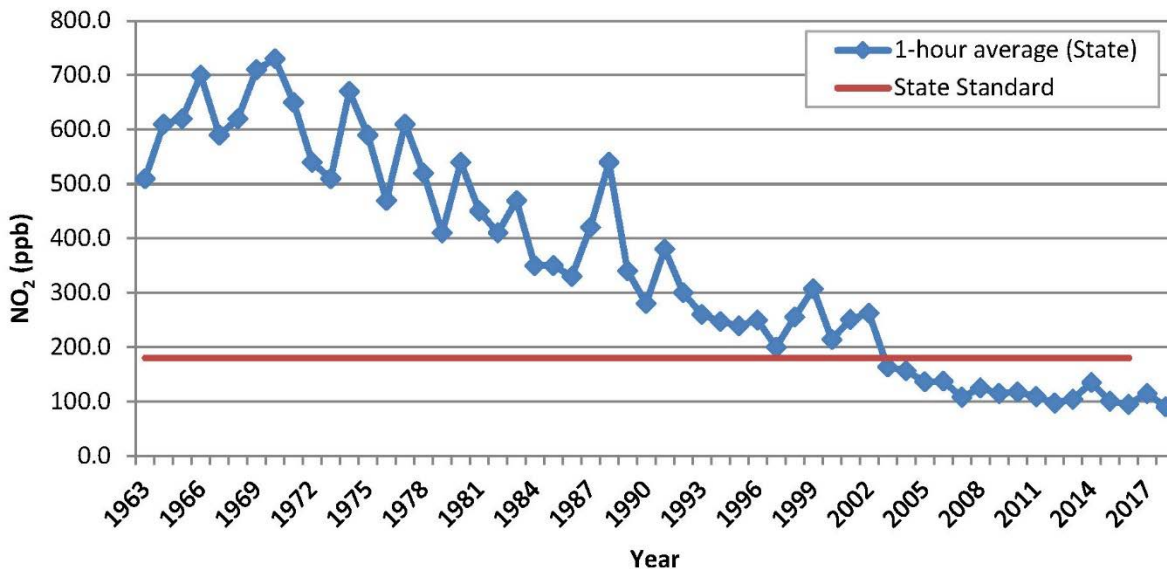
Table 4.2-10 South Coast Air Basin 1-Hour Average Concentration Nitrogen Dioxide Trend (Based on Federal Standards)



(Urban Crossroads, 2020a, Table 2-11)



Table 4.2-11 South Coast Air Basin 1-Hour Average Concentration Nitrogen Dioxide Trend (Based on State Standards)



(Urban Crossroads, 2020a, Table 2-12)

I. Toxic Air Contaminants (TACs) Trends

In 1984, as a result of public concern for exposure to airborne carcinogens, the CARB adopted regulations to reduce the amount of air toxic contaminant emissions resulting from mobile and area sources, such as cars, trucks, stationary products, and consumer products. According to the *Ambient and Emission Trends of Toxic Air Contaminants in California* journal article which was prepared for CARB, results show that between 1990-2012, ambient concentration and emission trends for the seven Toxic Air Contaminants (TACs) responsible for most of the known cancer risk associated with airborne exposure in California have declined significantly (between 1990 and 2012). The seven TACs studied include those that are derived from mobile sources: diesel particulate matter (DPM), benzene, and 1,3-butadiene; those that are derived from stationary sources: perchloroethylene and hexavalent chromium; and those derived from photochemical reactions of emitted VOCs: formaldehyde and acetaldehyde¹. TACs data were gathered at monitoring sites from both the Bay Area and SCAB, as shown on Exhibit 2-A of the Project’s AQIA (*Technical Appendix B1*). Several of the sites in the SCAB include Reseda, Compton, Rubidoux, Burbank, and Fontana. The decline in ambient concentration and emission trends of these TACs are a result of various regulations CARB has implemented to address cancer risk. (Urban Crossroads, 2020a, p. 33)

Mobile Source TACs

CARB introduced two programs that aimed at reducing mobile emissions for light and medium duty vehicles through vehicle emissions controls and cleaner fuel. In California, light-duty vehicles sold after 1996 are

¹ It should be noted that ambient DPM concentrations are not measured directly. Rather, a surrogate method using the coefficient of haze (COH) and elemental carbon (EC) is used to estimate DPM concentrations.



equipped with California's second-generation On-Board Diagnostic (OBD-II) system. The OBD-II system monitors virtually every component that can affect the emission performance of the vehicle to ensure that the vehicle remains as clean as possible over its entire life and assists repair technicians in diagnosing and fixing problems with the computerized engine controls. If a problem is detected, the OBD-II system illuminates a warning lamp on the vehicle instrument panel to alert the driver. This warning lamp typically contains the phrase Check Engine or Service Engine Soon. The system will also store important information about the detected malfunction so that a repair technician can accurately find and fix the problem. CARB has recently developed similar OBD requirements for heavy-duty vehicles over 14,000 lbs. CARB's phase II Reformulated Gasoline Regulation (RFG-2), adopted in 1996, also led to a reduction of mobile source emissions. Through such regulations, benzene levels declined 88% from 1990-2012. 1,3-Butadiene concentrations also declined 85% from 1990-2012 as a result of the use of reformulated gasoline and motor vehicle regulations. (Urban Crossroads, 2020a, p. 34)

In 2000, CARB's Diesel Risk Reduction Plan (DRRP) recommended the replacement and retrofit of diesel-fueled engines and the use of ultra-low-sulfur (<15ppm) diesel fuel. As a result of these measures, DPM concentrations have declined 68% since 2000, even though the state's population increased 31% and the amount of diesel vehicles miles traveled increased 81%, as shown on Exhibit 2-B of the Project's AQIA (*Technical Appendix B1*). With the implementation of these diesel-related control regulations, CARB expects a DPM decline of 71% for 2000-2020. (Urban Crossroads, 2020a, p. 34)

Diesel Regulations

The CARB and the Ports of Los Angeles and Long Beach (POLA and POLB) have adopted several iterations of regulations for diesel trucks that are aimed at reducing DPM. More specifically, the CARB Drayage Truck Regulation, the CARB statewide On-road Truck and Bus Regulation, and the Ports of Los Angeles and Long Beach "Clean Truck Program" (CTP) require accelerated implementation of "clean trucks" into the statewide truck fleet. In other words, older more polluting trucks will be replaced with newer, cleaner trucks as a function of these regulatory requirements. (Urban Crossroads, 2020a, p. 35)

Moreover, the average statewide DPM emissions for Heavy Duty Trucks (HDT), in terms of grams of DPM generated per mile traveled, will dramatically be reduced due to the aforementioned regulatory requirements. Diesel emissions identified in this analysis would therefore overstate future DPM emissions since not all the regulatory requirements are reflected in the modeling. (Urban Crossroads, 2020a, p. 35)

Cancer Risk Trends

Based on information available from CARB, overall cancer risk throughout the SCAB has had a declining trend since 1990. In 1998, following an exhaustive 10-year scientific assessment process, CARB identified particulate matter from diesel-fueled engines as a toxic air contaminant. The SCAQMD initiated a comprehensive urban toxic air pollution study called the Multiple Air Toxics Exposure Study (MATES). DPM accounts for more than 70 percent of the cancer risk. (Urban Crossroads, 2020a, p. 35)



In 2008 the SCAQMD prepared an update to the MATES-II study, referred to as MATES-III. MATES-III estimates the average excess cancer risk level from exposure to TACs is an approximately 17% decrease in comparison to the MATES-II study. (Urban Crossroads, 2020a, p. 35)

In 2015, the SCAQMD published an in-depth analysis of the toxic air contaminants and the resulting health risks for all of Southern California. The Multiple Air Toxics Exposure Study in the SCAB, MATES IV,” which shows that cancer risk has decreased less than 50% since MATES III (2005). (Urban Crossroads, 2020a, p. 35)

The MATES-IV study represents the baseline health risk for a cumulative analysis. MATES-IV calculated cancer risks based on monitoring data collected at ten fixed sites within the SCAB. None of the fixed monitoring sites are within the local area of the Project site. However, MATES-IV has extrapolated the excess cancer risk levels throughout the SCAB by modeling specific grids. MATES-IV modeling predicted an excess cancer risk of 421.91 in one million for the geographic grid containing the Project site. DPM is included in this cancer risk along with all other TAC sources. DPM accounts for 68% of the total risk shown in MATES-IV. Cumulative Project generated TACs are limited to DPM. (Urban Crossroads, 2020a, p. 35)

In January 2018, as part of the overall effort to reduce air toxics exposure in the SCAB, SCAQMD began conducting the MATES V Program. MATES V field measurements will be conducted over a one-year period at ten fixed sites (the same sites selected for MATES III and IV) to assess trends in air toxics levels. MATES V also will include measurements of ultrafine particles (UFP) and black carbon (BC) concentrations, which can be compared to the UFP levels measured in MATES IV. The final report for the MATES V study was expected to be available at the end of 2019, however SCAQMD has not yet published the MATES V study and no definitive date has been provided. (Urban Crossroads, 2020a, p. 35)

4.2.3 APPLICABLE REGULATORY REQUIREMENTS

A. Federal Regulations

The Clean Air Act (CAA; 42 U.S.C. § 7401 et seq.) is the comprehensive federal law that regulates air emissions from stationary and mobile sources. Among other things, this law authorizes Environmental Protection Agency (EPA) to establish National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare and to regulate emissions of hazardous air pollutants, which include O₃, CO, NO_x, SO₂, PM₁₀, PM_{2.5}, and lead. (EPA, 2017a)

One of the goals of the CAA was to set and achieve NAAQS in every state by 1975 in order to address the public health and welfare risks posed by certain widespread air pollutants. The setting of these pollutant standards was coupled with directing the states to develop state implementation plans (SIPs), applicable to appropriate industrial sources in the state, in order to achieve these standards. The CAA was amended in 1977 and 1990 primarily to set new goals (dates) for achieving attainment of NAAQS since many areas of the country had failed to meet the deadlines. (EPA, 2017a)

The sections of the federal CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions). Title I provisions address the urban air



pollution problems of ozone (smog), carbon monoxide (CO), and particulate matter (PM10). Specifically, it clarifies how areas are designated and re-designated "attainment." It also allows EPA to define the boundaries of "nonattainment" areas: geographical areas whose air quality does not meet Federal air quality standards designed to protect public health. (EPA, 2017b). Mobile source emissions are regulated in accordance with the CAA Title II provisions. These standards are intended to reduce tailpipe emissions of hydrocarbons, CO, and NOX on a phased-in basis that began in model year 1994. Automobile manufacturers also are required to reduce vehicle emissions resulting from the evaporation of gasoline during refueling. These provisions further require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. (EPA, 2017c)

Section 112 of the Clean Air Act addresses emissions of hazardous air pollutants. Prior to 1990, CAA established a risk-based program under which only a few standards were developed. The 1990 Clean Air Act Amendments revised Section 112 to first require issuance of technology-based standards for major sources and certain area sources. "Major sources" are defined as a stationary source or group of stationary sources that emit or have the potential to emit 10 tons per year or more of a hazardous air pollutant or 25 tons per year or more of a combination of hazardous air pollutants. An "area source" is any stationary source that is not a major source. (EPA, 2017a)

For major sources, Section 112 requires that EPA establish emission standards that require the maximum degree of reduction in emissions of hazardous air pollutants. These emission standards are commonly referred to as "maximum achievable control technology" or "MACT" standards. Eight years after the technology-based MACT standards are issued for a source category, EPA is required to review those standards to determine whether any residual risk exists for that source category and, if necessary, revise the standards to address such risk. (EPA, 2017a)

B. State Regulations

1. California Clean Air Act (CCAA)

The California Clean Air Act (CCAA) establishes numerous requirements for district plans to attain state ambient air quality standards for criteria air contaminants. The CCAA mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the State's ambient air quality standards, the California Ambient Air Quality Standards (CAAQS), by the earliest practical date. The CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, established standards for sulfates, visibility, hydrogen sulfide, and vinyl chloride. Generally, the CAAQS are more stringent than the NAAQS. For districts with serious air pollution, its attainment plan should include the following: no net increase in emissions from new and modified stationary sources; and best available retrofit technology for existing sources.

2. Air Quality Management Planning

The California Air Resources Board (CARB) and local air districts throughout the State are responsible for developing clean air plans to demonstrate how and when California will attain air quality standards established under both the CAA and CCAA. For the areas within California that have not attained air quality standards,



CARB works with local air districts to develop and implement State and local attainment plans. In general, attainment plans contain a discussion of ambient air quality data and trends; a baseline emissions inventory; future year projections of emissions, which account for growth projections and already adopted control measures; a comprehensive control strategy of additional measures needed to reach attainment; an attainment demonstration, which generally involves complex modeling; and contingency measures. Plans may also include interim milestones for progress toward attainment. Air quality planning activities undertaken by CARB also include the development of policies, guidance, and regulations related to State and federal ambient air quality standards; coordination with local agencies on transportation plans and strategies; and providing assistance to local districts and transportation agencies. (CARB, 2012)

4.2.4 BASIS FOR DETERMINING SIGNIFICANCE

According to Section III of Appendix G to the CEQA Guidelines, the proposed Project would result in a significant impact to air quality if the Project or any Project-related component would (OPR, 2016):

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;
- Expose sensitive receptors to substantial pollutant concentrations;
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The following thresholds are derived from EA No. 34079 (Riverside County's Environmental Assessment Checklist, see Technical Appendix A to this EIR), and supplemented by the thresholds listed in Appendix G to the CEQA Guidelines (as amended in December 2018), in order to evaluate the significance of the proposed Project's impacts on air quality. The proposed Project would result in a significant impact to air quality if the Project or any Project-related component would:

- a. *Conflict with or obstruct implementation of the applicable air quality plan;*
- b. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;*
- c. *Expose sensitive receptors which are located within one (1) mile of the project site to substantial point source emissions; or*
- d. *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.*

The County has chosen to apply SCAQMD significance thresholds, as presented in SCAQMD's CEQA Air Quality Significance Thresholds (March 2015), to evaluate the Project's air quality impacts against the above thresholds.



Accordingly, Threshold a., which addresses Section III.a of Appendix G to the State CEQA Guidelines, evaluates whether the proposed Project would conflict with SCAQMD's 2016 AQMP, which addresses state and federal requirements under the CAA. A conflict with the AQMP standards and requirements would inhibit the SCAQMD's ability to achieve State and federal standards for air quality.

Threshold b. address Section III.b of Appendix G to the CEQA Guidelines emissions generated by a development project would be significant under Threshold b. if emissions are projected to exceed the regional thresholds established by the SCAQMD for criteria pollutants and would be significant.

Thresholds c. addresses Section III.c of Appendix G to the State CEQA Guidelines. Under this threshold, impacts would be potentially significant if emissions are projected to exceed the Localized Significance Thresholds (LSTs) established by the State of California and the SCAQMD for criteria pollutants.

Threshold d. evaluates Section III.d of Appendix G of the State CEQA Guidelines. SCAQMD Rule 402 ("Nuisance") and California Health & Safety Code, Division 26, Part 4, Chapter 3, Section § 41700 prohibit the emission of any material which causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of the public, including odors. The potential to violate Rule 402 or § 41700 is used herein as a basis to consider a project's odors or other emissions to be significant and require feasible mitigation measures.

The SCAQMD has developed regional and localized thresholds for regulated pollutants. Table 4.2-12, *Maximum Daily Regional Emissions Thresholds*, provides a summary of the SCAQMD's Regional Thresholds. The SCAQMD's CEQA Air Quality Significance Thresholds (April 2019) indicate that any projects in the SoCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively-considerable significant air quality impact. (Urban Crossroads, 2020a, p. 38)

With respect to localized thresholds, the following thresholds apply: (Urban Crossroads, 2020a, pp. 45-46)

- California State 1-hour NO₂ standard of 0.18 parts per million (ppm);
- California State Annual NO₂ standard of 0.03 ppm;
- SCAQMD 24-hour PM₁₀ Localized Significance Threshold (LST) of 10.4 µg/m³;
- SCAQMD Annual operational PM₁₀ LST of 1.0 µg/m³;
- SCAQMD 24-hour operational PM_{2.5} LST of 10.4 µg/m³.

Additionally, and based on the SCAQMD's CEQA Air Quality Handbook (1993), a project's localized CO emissions impacts would be significant if they exceed the following California standards for localized CO concentrations: (Urban Crossroads, 2020a, p. 45)

- 1-hour CO standard of 20.0 ppm
- 8-hour CO standard of 9.0 ppm



Table 4.2-12 Maximum Daily Regional Emissions Thresholds

Pollutant	Operations
Regional Thresholds	
NOx	55 lbs/day
VOC	55 lbs/day
PM10	150 lbs/day
PM2.5	55 lbs/day
SOx	150 lbs/day
CO	550 lbs/day
Lead	3 lbs/day

lbs/day = pounds per day
 (Urban Crossroads, 2020a, Table 3-1)

4.2.5 IMPACT ANALYSIS

Threshold a: *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

The Project site is located within the SoCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. (Urban Crossroads, 2020a, p. 49)

Currently, these state and federal air quality standards are exceeded in most parts of the SoCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. (Urban Crossroads, 2020a, pp. 49-50)

In March 2017, the AQMD released the Final 2016 AQMP. The 2016 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. Similar to the 2012 AQMP, the 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016 RTP/SCS, a planning document that supports the integration of land use and transportation to help the region meet the federal CAA requirements. (Urban Crossroads, 2020a, p. 50)



Criteria for determining consistency with the AQMP are defined in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). These indicators are discussed below: (Urban Crossroads, 2020a, p. 50)

Project Consistency with Consistency Criterion No. 1

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if LSTs or regional significance thresholds were exceeded. As evaluated by the Project's AQIA (*Technical Appendix B1*), the Project's localized operational-source emissions would not exceed applicable localized significance thresholds. However, the Project would exceed the regional significance threshold during operations due to emissions of NO_x, PM₁₀, and PM_{2.5}. As such, the Project would not be consistent with the AQMP with regard to regional air quality violations. On the basis of the preceding discussion, the Project is determined to potentially conflict with the first criterion. (Urban Crossroads, 2020a, p. 50)

Project Consistency with Consistency Criterion No. 2

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the County of Riverside General Plan is considered to be consistent with the AQMP. (Urban Crossroads, 2020a, p. 50)

The Project site is designated by the General Plan for "Open Space – Rural (OS-RUR)" and "Open Space – Mineral Resources (OS-MIN)" land uses, both of which explicitly allow for mineral extraction. Thus, the Project would be fully consistent with the site's existing General Plan land use designations. (Urban Crossroads, 2020a, p. 50)

Additionally, the location of the Project proximate to local and regional transportation facilities would act to reduce vehicle miles traveled (VMTs) and associated mobile-source (vehicular) emissions. Additionally, by making additional aggregate reserves available on site, the Project would result in reduced VMTs by reducing the distance aggregate materials need to be transported to serve the local area. These Project attributes and features are consistent with and support AQMP air pollution reduction strategies and promote timely attainment of AQMP air quality standards. On the basis of the preceding discussion, the Project is determined to be consistent with the second criterion. (Urban Crossroads, 2020a, p. 51)



AQMP Consistency Conclusion

The Project would have the potential to result in or cause NAAQS or CAAQS violations since the Project would exceed the regional operational thresholds established by the SCAQMD for operational emissions of NO_x, PM₁₀, and PM_{2.5}. As such, the Project has the potential to conflict with AQMP Consistency Criterion No. 1, resulting in a significant air quality impact prior to mitigation. As such, impacts due to a conflict with the AQMP would be potentially significant prior to mitigation. (Urban Crossroads, 2020a, p. 51)

Threshold b: *Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Air Quality Modeling Inputs

On October 17, 2017, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2016.3.2. The purpose of this model is to calculate criteria pollutant (NO_x, VOCs, PM₁₀, PM_{2.5}, SO_x, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures. Accordingly, the latest version of CalEEMod™ was used for the proposed Project to determine operational air quality emissions. It should be noted that the CalEEMod “construction” input parameters were utilized to calculate the Project’s operational emissions since the “construction” input parameters allow for more appropriate inclusion of the haul trucks and on-site operational equipment associated with the Project. Output from the model runs for operational activity are provided in Appendix 3.1 to the Project’s AQIA (*Technical Appendix B1*). (Urban Crossroads, 2020a, p. 38)

Emission Factors Model

On August 19, 2019, the EPA approved the 2017 version of the Emission Factor model (EMFAC) web database for use in State Implementation Plan and transportation conformity analyses. EMFAC2017 is a mathematical model that was developed to calculate emission rates, fuel consumption, VMT from motor vehicles that operate on highways, freeways, and local roads in California and is commonly used by the CARB to project changes in future emissions from on-road mobile sources. The Project’s AQIA (*Technical Appendix B1*) utilizes summer, winter, and annual EMFAC2017 emission factors in order to derive vehicle emissions associated with Project operational activities, which vary by season. As summary of the EMFAC2017 emissions calculations are provided in Appendix 3.2 of the Project’s AQIA. (Urban Crossroads, 2020a, p. 38)

Operational Emissions

Operational activities associated with the proposed Project would result in emissions of VOCs, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources: (Urban Crossroads, 2020a, p. 38)

- On-Site Equipment
- Mobile Source (Passenger Cars and Truck Traffic) Emissions



- Fugitive Dust from Material Processing

The Project would not result in an increase in the amount of natural gas associated with aggregate usage (since aggregate usage does not currently use any natural gas). The Project would result in an increase in electricity associated with the aggregate production. The proposed increase in aggregate production from approximately 377,675 TPY to 1.0 million tpy represents a 264.8% increase in the quantity of material processed over baseline conditions. In order to process the additional 622,235 TPY, electricity usage is expected to increase proportionally by approximately 264.8%. Criteria pollutant emissions may be emitted through the generation of electricity. However, because electrical generating facilities for the Project area are located either outside the region (State) or offset through the use of pollution credits (RECLAIM) for generation within the SoCAB, criteria pollutant emissions from offsite generation of electricity is excluded from the evaluation of significance consistent with SCAQMD guidance. Each of the Project's sources of air quality emissions is discussed below. (Urban Crossroads, 2020a, pp. 38-39)

Operational Equipment

EIR Table 3-3 (previously presented) summarizes the equipment utilized at the Mine on a daily basis for the baseline operating period, proposed Project operating characteristics, and net new equipment activity. As shown, mining activities during the baseline period results in approximately 30,388 horsepower hours per day. Based on information provided by the Project Applicant, the proposed Project would result in the generation of approximately 19,292 net new horsepower hours in addition to the baseline for a net total of 47,400 horsepower hours. (Urban Crossroads, 2020a, p. 39)

Mobile Source Emissions

In accordance with the Project's Traffic Impact Analysis (*Technical Appendix B1*), and as summarized in EIR subsection 3.3.2.F, the Project is anticipated to generate 199 net new daily truck trips (actual vehicles) above the historical baseline and 19 net new employee trips above the historical baseline. The CalEEMod default of a 20-mile one-way trip length for trucks was increased to 25 miles based on discussion with the Project Applicant and based on regional aggregate studies that have found that 25 miles is generally the maximum distance for aggregate to travel before the cost of delivery renders the aggregate material non-economical. (Urban Crossroads, 2020a, p. 39; Berck, 2005)

The Project is anticipated to serve a regional need and likely would reduce VMTs in the long term by diverting trips that would otherwise travel to other aggregate facilities in the region. Notwithstanding, for purposes of this analysis, no "credit" has been taken and emissions associated with the Project are considered "new" as a conservative measure. (Urban Crossroads, 2020a, p. 39)

The fact is that aggregate will be consumed with or without the proposed Project. The Project would not have an effect on demand for aggregate but would have an effect on the distance that aggregates travel within the region in the long term. Project aggregate made available by the proposed expansion area would replace materials hauled from farther distances in the long term and supply new demand for aggregate that will occur in the Riverside County region. This rationale is supported by Dr. Peter Berk's "Working Paper No. 994 – A Note on the Environmental Costs of Aggregate" (Department of Agricultural and Resource Economics and



Policy, Division of Agricultural and Natural Resources, University of California Berkley, January 2005). Dr. Berck states that: (Urban Crossroads, 2020a, pp. 39-41; Berck, 2005)

“The opening of a new quarry for aggregates will change the pattern of transportation of aggregates in the area served by the quarry. In this note, we will show that, so long as aggregate producers are cost minimizing, the new pattern of transportation requires less truck transport than the pattern of transportation that existed before the opening of the new quarry. Since the costs of providing aggregates falls, it is reasonable to assume that the price of delivered aggregates also will fall. This note also shows that the demand expansion effect is of very small magnitude. Since the demand increase from a new quarry is quite small, the dominant effect is that the quarries are on average closer to the users of aggregates and, as a result, the truck mileage for aggregate hauling decreases. To summarize the effects of a new quarry project:

- a) The project in itself will not significantly increase the demand for construction materials in the region through market forces, which include the downward pressure on pricing.*
- b) Truck traffic (i.e. vehicle miles traveled) in the region will not increase and may decrease as a result of the project.”*

In its guidance document *CEQA and Climate Change*, CAPCOA lists various mitigation measures that can be implemented to reduce air quality and GHG emissions for various projects. One particular mitigation measure for reducing air quality and greenhouse gas emissions during construction activity is Mitigation Measure C-5 “Use of Local Building Materials.” The Project would provide local building materials to serve the demand for aggregate resources in the local area, thus resulting in a reduction in emissions associated with transport of materials from sources of aggregate products located further away. However, no “credit” is taken for this measure in this analysis in an effort to be conservative. (Urban Crossroads, 2020a, p. 41)

Fugitive Dust from Material Processing

The emissions from the aggregate processing plant are not accounted for in CalEEMod. An engineering analysis that was prepared for the Project in support of the permitting process required by the SCAQMD was utilized to determine the amount of fugitive dust attributable to the Project. (Urban Crossroads, 2020a, p. 41)

The SCAQMD Application to Construct (ATC) for Stationary Rock, Sand, Gravel, Base Crushing and Screening Plant by AEIC indicates that the Project operating at a maximum annual capacity of 1,000,000 tons processed would yield approximately 682.88 pounds per day of PM₁₀ and 163.17 pounds per day of PM_{2.5} emissions. As such, the amount attributable to the Project is 424.749 pounds per day of PM₁₀ and 101.49 pounds of PM_{2.5} (or 62.2%; refer to EIR subsections 3.3.2.A and 3.3.2.B), which indicates the net increase from the existing baseline. The SCAQMD Application to Construct (ATC) for Stationary Rock, Sand, Gravel, Base Crushing and Screening Plant report is included in its entirety in Appendix 3.3 of the Project’s AQIA (*Technical Appendix B1*). (Urban Crossroads, 2020a, p. 41)



Based on information provided by the Project Applicant, a maximum of 15,000 square foot (s.f.) surface area for blasting is a reasonable working estimate for analytical purposes on days when blasting would occur. Fugitive dust emissions during blasting activities were estimated using the US EPA AP-42 emission factor (Table 11.9-1, on Page 11.9-5 from AP-42). Refer to Appendix 3.4 to the Project's AQIA (*Technical Appendix B1*) for additional information on the calculation associated with blasting. (Urban Crossroads, 2020a, p. 41)

□ **Net New Emissions Summary**

Net new Project-related operational-source emissions without implementation of mitigation measures are summarized on Table 4.2-13, *Summary of Peak Operational Emissions (Without Mitigation)*. Detailed operational model outputs are presented in Appendix 3.1 of the Project's AQIA (*Technical Appendix B1*). As shown in Table 4.2-13, for regional emissions, the Project would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NO_x, PM₁₀, and PM_{2.5}. Thus, the Project would violate an air quality standard, resulting in a direct and cumulatively-considerable impact. Additionally, and as shown previously on Table 4.2-3, the federal and state ambient air quality standards (NAAQS and CAAQS) were exceeded on one or more days for ozone, PM₁₀, and PM_{2.5} at most monitoring locations within the SoCAB. Thus, Project emissions of NO_x, PM₁₀, and PM_{2.5} would contribute substantially to existing or projected air quality violations associated with particulate matter (PM₁₀ and PM_{2.5}) and ozone precursors (NO_x); this represents a significant direct and cumulatively-considerable impact of the proposed Project. Additionally, Project emissions of PM₁₀ and PM_{2.5} would contribute to the existing nonattainment status for these pollutants, while Project emissions of NO_x would contribute to the existing nonattainment designation for ozone; thus, Project impacts due to a cumulatively-considerable net increase of criteria pollutants for which the region is nonattainment represents a significant direct and cumulatively-considerable impact of the proposed Project.



Table 4.2-13 Summary of Peak Operational Emissions (Without Mitigation)

Operational Activities – Summer Scenario	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Operational Equipment	1.41	34.86	35.09	0.07	0.78	0.78
Mobile Source (Trucks)	1.29	57.92	7.16	0.18	4.58	1.41
Mobile Source (Passenger Cars)	0.10	0.06	0.84	2.17e-03	0.21	0.06
Blasting Emissions	-	12.75	50.25	1.50	6.7	1.4
Fugitive Dust Aggregate Processing	-	-	-	-	283.66	79.86
Total Maximum Daily Emissions	2.80	105.59	93.34	1.75	295.93	83.51
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	YES	NO	NO	YES	YES
Operational Activities – Winter Scenario	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Operational Equipment	1.41	34.86	35.09	0.07	0.78	0.78
Mobile Source (Trucks)	1.35	58.80	8.23	0.18	4.58	1.41
Mobile Source (Passenger Cars)	0.10	0.07	0.68	1.95e-03	0.21	0.06
Blasting Emissions	-	12.75	50.25	1.50	6.7	1.4
Fugitive Dust Aggregate Processing	-	-	-	-	283.66	79.86
Total Maximum Daily Emissions	2.86	106.48	94.25	1.75	295.93	83.51
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	YES	NO	NO	YES	YES

(Urban Crossroads, 2020a, Table 3-3)

Threshold c: *Would the Project expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?*

During operation of the Project, the Project has the potential to expose nearby sensitive receptors to substantial pollutant concentrations. The following provides an analysis based on the applicable Localized Significant Thresholds (LSTs) established by the State of California and SCAQMD, along with an analysis of the Project’s potential to result in or contribute to CO “Hot Spots” which also could adversely affect sensitive receptors.

Localized Significance – Operational Activity

Background on LST Development

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs). (Urban Crossroads, 2020a, p. 43)



The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4². LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of the SCAQMD LST Methodology. (Urban Crossroads, 2020a, p. 43)

Applicability of LSTs for the Proposed Project

For the proposed Project, the appropriate Source Receptor Area (SRA) for the LST analysis is Hemet/San Jacinto Valley (SRA 28). LSTs apply to CO, NO₂, PM₁₀, and PM_{2.5}. The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size. (Urban Crossroads, 2020a, p. 44)

Emissions Considered

SCAQMD's Methodology clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs." Therefore, for purposes of the operational LST analysis only emissions included in the CalEEMod "on-site" emissions outputs were considered. (Urban Crossroads, 2020a, p. 44)

Sensitive Receptors

As previously stated, LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable NAAQS and CAAQS at the nearest residence or sensitive receptor. Receptor locations are off-site locations where individuals may be exposed to emissions from Project activities. (Urban Crossroads, 2020a, p. 44)

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, individuals with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as "sensitive receptors." These structures typically include residences, hotels, hospitals, etc. as they are also known to be locations where an individual can remain for 24 hours. Consistent with the LST Methodology, the nearest land use where an individual could remain for 24 hours to the Project site (in this case the nearest residential land use)

² The purpose of SCAQMD's Environmental Justice program is to ensure that everyone has the right to equal protection from air pollution and fair access to the decision-making process that works to improve the quality of air within their communities. Further, the SCAQMD defines Environmental Justice as "...equitable environmental policymaking and enforcement to protect the health of all residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution."



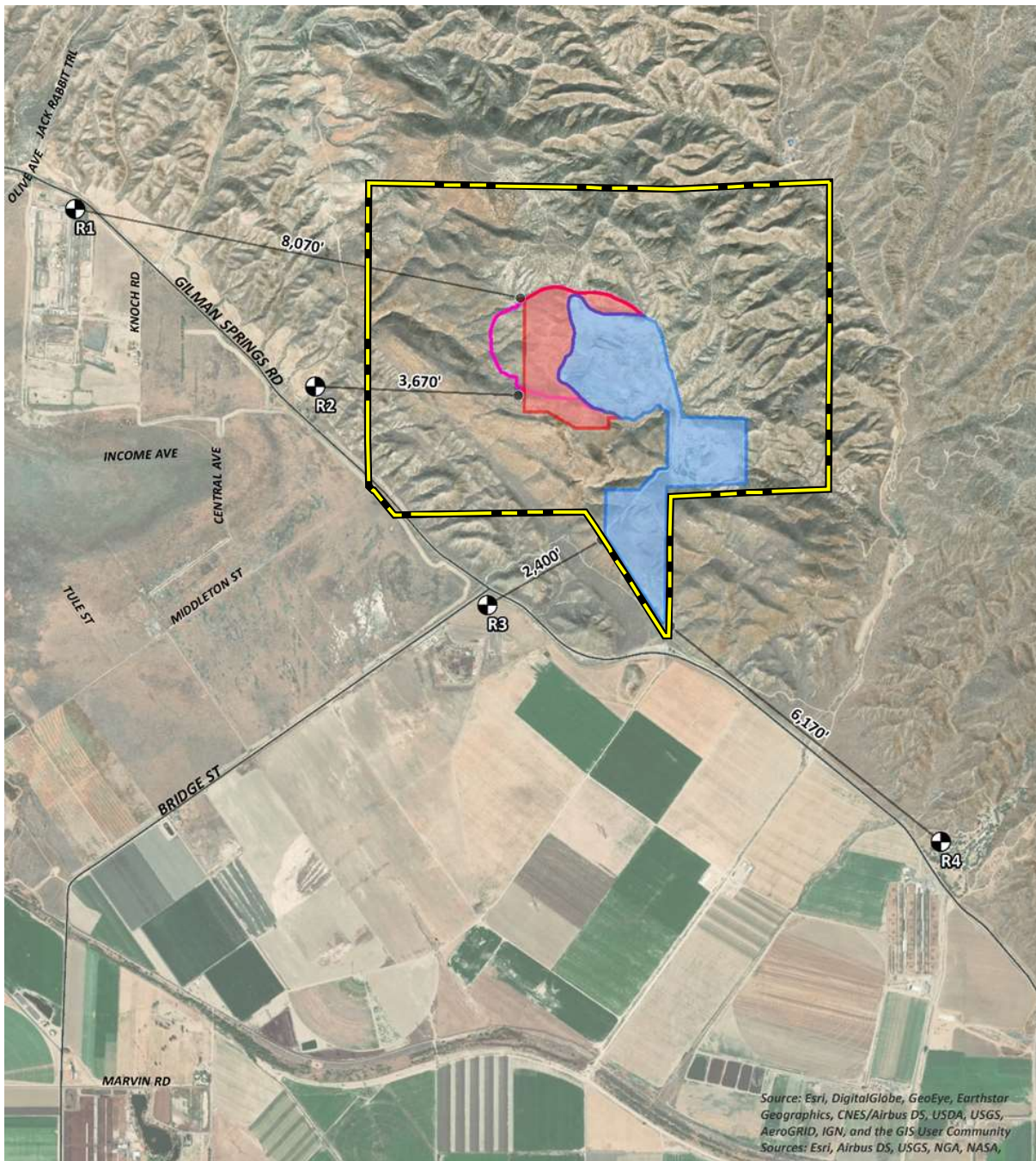
has been used to determine operational air quality impacts for emissions of PM₁₀ and PM_{2.5}, since PM₁₀ and PM_{2.5} thresholds are based on a 24-hour averaging time. (Urban Crossroads, 2020a, p. 44)

Commercial and industrial facilities are not included in the definition of sensitive receptor because employees and patrons do not typically remain onsite for a full 24 hours but are typically onsite for eight hours or less. The LST Methodology explicitly states that “LSTs based on shorter averaging periods, such as the NO₂ and CO LSTs, could also be applied to receptors such as industrial or commercial facilities since it is reasonable to assume that a worker at these sites could be present for periods of one to eight hours Invalid source specified.” Consistent with the LST Methodology, the nearest industrial/commercial use to the Project site is used to determine operational LST air impacts for emissions of NO₂ and CO. (Urban Crossroads, 2020a, p. 44)

Project-Related Sensitive Receptors

The distance to nearby receiver locations from the existing approved mining limits are described below and shown on Figure 4.2-1, *Air Quality Sensitive Receptor Locations*. Other sensitive land uses in the Project study area that are located at greater distances than those identified herein would experience lower air concentration levels than those presented in this analysis due to the additional dispersion due to distance and the shielding of intervening structures. Additionally, since the Project’s AQIA was prepared, the proposed EDA has been modified, which has increased distances to certain nearby sensitive receptors. Thus, the analysis provided in the Project’s AQIA, which accounts for the shorter distances to sensitive receptors, represents a “worst case” analysis of the Project’s potential impacts. (Urban Crossroads, 2020a, pp. 44-46; Urban Crossroads, 2019a)

- R1: This location was originally evaluated at a distance of approximately 7,656 feet west of the proposed mining limits. However, due to revisions in the proposed mining limits, this location now occurs approximately 8,070 feet west of the proposed mining limits. R1 represents existing agricultural use south of Gilman Springs Road.
- R2: This location, which represents an existing residential home located west of the Mine and north of Gilman Springs Road, was originally evaluated at a distance of 3,196 west of the proposed mining limits. However, due to revisions in the proposed mining limits, this location now occurs approximately 3,670 feet west of the proposed mining limits.
- R3: Location R3 represents the existing agricultural use located roughly 2,400 feet south of the proposed mining limits on Bridge Street.
- R4: Location R4 represents the existing Victory Ranch Baptist Church Camp located roughly 6,170 feet southeast of the proposed mining limits.



LEGEND:

- Receiver Locations
- Distance from receiver to Project site boundary (in feet)
- Existing Physical Disturbance
- Proposed Physical Disturbance
- Previous Physical Disturbance

Source(s): Urban Crossroads (01-07-2020)

Figure 4.2-1



AIR QUALITY SENSITIVE RECEPTOR LOCATIONS



Localized Thresholds

As previously indicated, the SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the Federal and/or State Ambient Air Quality Standards. Applicable localized thresholds are as follows: (Urban Crossroads, 2020a, p. 46)

- California State 1-hour CO standard of 20.0 ppm;
- California State 8-hour CO standard of 9.0 ppm;
- California State 1-hour NO₂ standard of 0.18 ppm;
- California State Annual NO₂ standard of 0.03 ppm;
- SCAQMD 24-hour operational PM₁₀ LST of 10.4 µg/m³;
- SCAQMD Annual operational PM₁₀ LST of 1.0 µg/m³;
- SCAQMD 24-hour operational PM_{2.5} LST of 10.4 µg/m³.

Project Localized Impact – Without Mitigation

For purposes of this analysis, the Lakes AERMOD View (Version 9.7.0) was used to calculate annual average particulate concentrations associated with site operations. Lakes AERMOD View utilizes the U.S. EPA's AERMOD Version 19191. Meteorological data was run for each individual year of the five-year meteorological data set to determine maximum potential impacts. The estimated localized operational emissions without mitigation are summarized on Table 4.2-14, *Localized Significance Summary of Operations (Without Mitigation)*. As shown in Table 4.2-14, Project operational emissions would not exceed the SCAQMD's localized significance thresholds. A summary of the LST outputs are provided in Appendix 3.5 to the Project's AQIA (*Technical Appendix B1*). Accordingly, the Project would not have the potential to expose sensitive receptors near the Project site to substantial point source emissions of CO, NO₂, PM₁₀, or PM_{2.5}, and impacts would be less than significant. (Urban Crossroads, 2020a, p. 46)

☐ CO "Hot Spot" Analysis

An adverse CO concentration, known as a "hot spot," would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the 1993 Handbook, the SoCAB was designated nonattainment under the CAAQS and NAAQS for CO. (Urban Crossroads, 2020a, p. 47)

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SoCAB is now designated as attainment, as previously noted in Table 4.2-3. Also, CO concentrations in the Project vicinity have steadily declined, as indicated by historical emissions data presented previously at Table 2-4 of the AQIA (*Technical Appendix B1*). (Urban Crossroads, 2020a, p. 47)



Table 4.2-14 Localized Significance Summary of Operations (Without Mitigation)

Operation	CO		NO ₂		PM ₁₀		PM _{2.5}
	Averaging Time						
	1-Hr	8-Hr	1-Hr	Annual	24-Hr	Annual	24-Hr
Peak Modeled Localized Emissions based on 2011 Meteorological Data	0.004	0.003	0.002	6.92E-5	4.45	0.41	1.26
Peak Modeled Localized Emissions based on 2012 Meteorological Data	0.004	0.003	0.002	5.74E-5	5.06	0.34	1.43
Peak Modeled Localized Emissions based on 2013 Meteorological Data	0.004	0.003	0.002	7.77E-5	4.82	0.46	1.36
Peak Modeled Localized Emissions based on 2014 Meteorological Data	0.004	0.003	0.002	6.46E-5	6.14	0.37	1.73
Peak Modeled Localized Emissions based on 2015 Meteorological Data	0.004	0.003	0.002	7.49E-5	4.92	0.43	1.39
Peak Day Modeled Localized Emissions	0.004	0.003	0.002	7.77E-5	6.14	0.43	1.73
Background Concentration ^A	2.2	2.0	0.056	0.009			
Total Concentration	2.2	2.0	0.058	0.0091	6.14	0.43	1.73
SCAQMD Localized Significance Threshold	20	9	0.18	0.03	10.4	1	10.4
Threshold Exceeded?	NO	NO	NO	NO	NO	NO	NO

^A Highest concentration from the last three years of available data

Note: PM₁₀ and PM_{2.5} concentrations are expressed in µg/m³. All others are expressed in ppm

(Urban Crossroads, 2020a, Table 3-4)

To establish a more accurate record of baseline CO concentrations affecting the SoCAB, a CO “hot spot” analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards, as shown on Table 4.2-15, *CO Model Results*. (Urban Crossroads, 2020a, pp. 47-48)

Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SoCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, for example, 9.3 ppm 8-hr CO concentration measured at the Long Beach Blvd. and Imperial Hwy. intersection (highest CO generating intersection within the “hot spot” analysis), only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 8.6 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared. In contrast, the ambient 8-hr CO concentration within the Project study area is estimated at 1.4 ppm-1.6 ppm (please refer to Table 2-3 of the AQIA in EIR *Technical Appendix B1*). Therefore, even if the traffic volumes for the proposed Project were double or even triple of the traffic volumes generated at the Long Beach Blvd. and Imperial Hwy. intersection, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO “hot spot” at any study area intersections. (Urban Crossroads, 2020a, p. 48)



Table 4.2-15 CO Model Results

Intersection Location	Carbon Monoxide Concentrations (parts per million)		
	Morning 1-hour	Afternoon 1-hour	8-hour
Wilshire-Veteran	4.6	3.5	3.7
Sunset-Highland	4	4.5	3.5
La Cienega-Century	3.7	3.1	5.2
Long Beach-Imperial	3	3.1	8.4

Source: 2003 AQMP, Appendix V: Modeling and Attainment Demonstrations
Notes: Federal 1-hour standard is 35 ppm and the deferral 8-hour standard is 9.0 ppm.
(Urban Crossroads, 2020a, Table 3-5)

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour - or 24,000 vehicles per hour where vertical and/or horizontal air does not mix - in order to generate a significant CO impact. (Urban Crossroads, 2020a, p. 48)

Traffic volumes generating the CO concentrations for the “hot spot” analysis are shown on Table 4.2-16, *SCAQMD CO “Hot Spot” Analysis Traffic Volumes*. The busiest intersection evaluated was that at Wilshire Blvd. and Veteran Ave., which has a daily traffic volume of approximately 100,000 vehicles per day. The 2003 AQMP estimated that the 1-hour concentration for this intersection was 4.6 ppm; this indicates that, should the daily traffic volume increase four times to 400,000 vehicles per day, CO concentrations (4.6 ppm x 4= 18.4 ppm) would still not likely exceed the most stringent 1-hour CO standard (20.0 ppm).³ (Urban Crossroads, 2020a, p. 48)

Per the Project’s TIA (*Technical Appendix JI*), the highest trips on a segment of road for the Project is 31,200 vehicles per hour on Gilman Springs Road and Alessandro Boulevard. Traffic volumes generating the CO concentrations for the “hot spot” analysis is shown on Table 4.2-16, *SCAQMD CO “Hot Spot” Analysis Traffic Volumes*. The busiest intersection evaluated for AM traffic volumes was at Wilshire Blvd. and Veteran Ave., which has an AM traffic volume of approximately 8,062 vehicles per hour. Alternatively, the busiest intersection for PM traffic volumes was at La Cienega Boulevard and Century Boulevard, which has a PM traffic volume of 8,674 vehicles per hour. As shown on Table 4.2-17, *Project Peak Hour Traffic Volumes*, the highest trips on a segment of road for the Project is 1,986 vehicles per hour on Gilman Springs Road and Alessandro Boulevard. As such, Project-related traffic volumes are less than the traffic volumes identified in the 2003 AQMP. The proposed Project considered herein would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study, or based on representative BAAQMD CO threshold considerations. Therefore, CO “hot spots” are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant. (Urban Crossroads, 2020a, pp. 48-49)

³ Based on the ratio of the CO standard (20.0 ppm) and the modeled value (4.6 ppm).



Table 4.2-16 SCAQMD CO “Hot Spot” Analysis Traffic Volumes

Intersection Location	Peak Traffic Volumes (vehicles per hour)				
	Eastbound (AM/PM)	Westbound (AM/PM)	Southbound (AM/PM)	Northbound (AM/PM)	Total (AM/PM)
Wilshire-Veteran	4,954/2,069	1,830/3,317	721/1,400	560/933	8,062/7,719
Sunset-Highland	1,417/1,764	1,342/1,540	2,304/1,832	1,551/2,238	6,614/5,374
La Cienega-Century	2,540/2,243	1,890/2,728	1,384/2,029	821/1,674	6,634/8,674
Long Beach-Imperial	1,217/2,020	1,760/1,400	479/944	756/1,150	4,212/5,514

Source: 2003 AQMP

(Urban Crossroads, 2020a, Table 3-6)

Table 4.2-17 Project Peak Hour Traffic Volumes

Intersection Location	Peak Traffic Volumes (vph)				
	Northbound (AM/PM)	Southbound (AM/PM)	Eastbound (AM/PM)	Westbound (AM/PM)	Total (AM/PM)
Gilman Springs Rd./Alessandro Bl.	1,126/736	575/1,081	86/169	0/0	1,787/1,986
Jack Rabbit Trail/Gilman Springs Rd.	0/0	3/5	661/1,244	1,126/737	1,790/1,985
Bridge St./Gilman Springs Rd.	167/104	0/0	647/1,248	1,042/680	1,856/2,032
SR-79 SB Ramps/Gilman Springs Rd.	0/0	210/347	597/1,159	987/606	1,794/2,111

(Urban Crossroads, 2020a, Table 3-7)

☐ Potential Impacts to Sensitive Receptors

The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. (Urban Crossroads, 2020a, p. 51)

Results of the LST analysis indicate that, with application of mitigation, the Project would not exceed the SCAQMD localized significance thresholds during operations. Therefore, sensitive receptors would not be exposed to substantial criteria pollutant concentrations during Project operations. (Urban Crossroads, 2020a, p. 51)

Results of the LST analysis indicate that the Project would not exceed the SCAQMD localized significance thresholds during operational activity. Further Project traffic would not create or result in a CO “hotspot.” Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations. (Urban Crossroads, 2020a, p. 51)

Qualitative Diesel Health Risk Assessment

The on-going operation of the proposed project would generate toxic air contaminant (TAC) emissions from diesel equipment and truck emissions created by the on-going operations of the proposed project. CAPCOA



has developed TAC health risk assessment guidelines to provide consistent, statewide procedures for preparing the health risk assessments required under the Air Toxics “Hot Spots” Act. The title of these guidelines is *CAPCOA Air Toxics “Hot Spots” Program Revised 1992 Risk Assessment Guidelines*. The SCAQMD has prepared a supplement to the CAPCOA guidelines for preparing health risk assessments. The SCAQMD’s supplemental guidelines are titled *Supplement to the CAPCOA Air Toxics “Hot Spots” Program Risk Assessment Guidelines*. The SCAQMD recommends that lead agencies conduct TAC risk assessments in accordance with the CAPCOA Risk Assessment Guidelines, as supplemented by the SCAQMD’s supplemental guidelines. According to SCAQMD/CAPCOA and Office of Environmental Health Hazard Assessment (OEHHA) guidelines, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of OEHHA standard risk-assessment methodology. (Urban Crossroads, 2020a, pp. 51-52)

The nearest sensitive receptors to the project site are the residential land uses located approximately 3,670 feet west of the proposed mining limits north of Gilman Springs Road. The most recent *Health Risk Assessment for Proposed Land Use Projects* prepared by CAPCOA (July 2009) recommends avoiding siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units [TRUs] per day, or where TRU unit operations exceed 300 hours per week). A summary of the basis for the distance recommendations can be found in the CARB Handbook Air Quality and Land Use Handbook: A Community Health Perspective. (Urban Crossroads, 2020a, p. 52)

CARB states that based on CARB and SCAQMD emissions and modeling analyses, they estimate an 80 percent drop-off in pollutant concentrations at approximately 1,000 feet from a distribution center. Figure 1-3, *Decrease In Relative Concentration of Risk With Distance*, on page 14 of the *Air Quality and Land Use Handbook: A Community Health Perspective*, describes sensitivity of concentration to downwind distance from a distribution center with TRUs, and shows an approximately 60 to 70 percent drop-off in pollutant concentration at a distance of 500 feet. Therefore, because of the drop-off in potential site-related DPM concentrations due to distance, TAC impacts from project-related DPM sources are anticipated to be minimal. Therefore, no quantitative health risk assessment is required, and no significant long-term operations-related TAC impacts from the proposed project are anticipated to occur. (Urban Crossroads, 2020a, p. 52)

Supplemental Air Quality Assessment in Response to Friant Ranch

A recent Supreme Court of California decision, *Sierra Club v. County of Fresno* (Friant Ranch), found an EIR inadequate and states that: (Urban Crossroads, 2020a, p. 52)

The EIR should be revised to relate the expected adverse air quality impacts to likely health consequences or explain in meaningful detail why it is not feasible at the time of drafting to provide such an analysis, so that the public may make informed decisions regarding the costs and benefits of the Project.



Given that the analysis for this Project identifies a significant and unavoidable Project level and cumulative impacts with regard to NO_x, PM₁₀, and PM_{2.5} the following assessment serves to provide an analysis in conformance with the Friant Ranch decision which further clarifies, amplifies, and augments the air quality analysis already undertaken for the Project. (Urban Crossroads, 2020a, p. 52)

As summarized herein, NO_x is an ozone precursor with the potential to contribute to ozone non-attainment conditions in the South Coast Air Basin (SCAB). The Project's operational-source NO_x emissions would exceed applicable SCAQMD numeric regional mass daily threshold for the Project's on-going operational activity. Per SCAQMD significance guidance, these impacts at the project level are also considered cumulatively significant and would persist over the life of the proposed project. (Urban Crossroads, 2020a, p. 52)

SCAQMD Analysis in its Brief

As noted in the Brief of Amicus Curiae by the SCAQMD in the Friant Ranch case (April 6, 2015, Appendix 3.6) (Brief), SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, and thus it is uniquely situated to express an opinion on how lead agencies should correlate air quality impacts with specific health outcomes. SCAQMD receives as many as 60 or more CEQA documents each month (around 500 per year) in its role as commenting agency or an agency with "jurisdiction by law" over air quality. The SCAQMD staff provides comments on as many as 25 or 30 such documents each month. Therefore, the analysis herein relies on SCAQMD expertise, thresholds, and guidance to disclose the Project's air quality impacts. (Urban Crossroads, 2020a, p. 53)

The SCAQMD discusses that it may be infeasible to quantify health risks caused by projects similar to the proposed Project, due to many factors. It is necessary to have data regarding the sources and types of air toxic contaminants, location of emission points, velocity of emissions, the meteorology and topography of the area, and the location of receptors (worker and residence). Brief at pages 9-10. The Brief also cites the author of the CARB methodology, which reported that a PM_{2.5} methodology is not suited for small projects and may yield unreliable results. Similarly, SCAQMD staff does not currently know of a way to accurately quantify ozone-related health impacts caused by NO_x or VOC emissions from relatively small projects due to photochemistry and regional model limitations. The Brief concludes, with respect to the Friant Ranch EIR, that although it may have been technically possible to plug the data into a methodology, the results would not have been reliable or meaningful. (Urban Crossroads, 2020a, p. 53)

On the other hand, for extremely large regional projects (unlike the proposed Project), the SCAQMD states that it has been able to correlate potential health outcomes for very large emissions sources – as part of their rulemaking activity, specifically 6,620 pounds per day of NO_x and 89,180 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to ozone. (Urban Crossroads, 2020a, p. 53)

Application of SCAQMD Analysis to the Proposed Project

The Brief makes it clear that SCAQMD does not believe that there must be a quantification of a project's health risks in all CEQA documents prepared for individual projects. Any attempt to quantify the proposed Project's



health risks would be considered unreliable and misleading. The proposed Project is much less intense than the Friant Ranch project and has dramatically fewer air quality emissions, and the SCAQMD determined that an attempt to quantify the Friant Ranch health risks would be unreliable and misleading, due to the aforementioned factors. Also, the proposed Project does not generate anywhere near 6,620 pounds per day of NO_x or 89,190 pounds per day of VOC emissions, which SCAQMD stated were large enough emission to quantify ozone-related health impacts. Therefore, the Project's emissions are not sufficiently high enough to use regional modeling program to correlate health effects on a basin-wide level. Notwithstanding, as previously noted, the Project's AQIA (*Technical Appendix B1*) does include a site-specific localized impact analysis that does correlate potential project health impacts on a local level to immediately adjacent land uses. (Urban Crossroads, 2020a, p. 53)

Further Discussion of the Proposed Project's Health Risks

Although it may be misleading and unreliable to attempt to specifically and numerically quantify the proposed Project's health risks, the assessment herein provides extensive information concerning the proposed Project's potential health risks. While the proposed Project is expected to exceed the SCAQMD's numeric regional mass daily thresholds for NO_x, PM₁₀, and PM_{2.5}, this does not in itself constitute a significant health impact to the population adjacent to the Project and within the air basin. (Urban Crossroads, 2020a, p. 54)

The SCAQMD's numeric regional thresholds are based in part on Section 180 (e) of the federal Clean Air Act (CAA). It should be noted that the numeric regional mass daily thresholds have not changed since their adoption as part of the CEQA Air Quality Handbook published by SCAQMD in 1993 (over 20 years ago). The numeric regional mass daily thresholds are also intended to provide a means of consistency in significance determination within the environmental review process. Notwithstanding, simply exceeding the SCAQMD's numeric regional mass daily thresholds does not constitute a particular health impact to an individual receptor. The reason for this is that the mass daily thresholds are in pounds per day emitted into the air whereas health effects are determined based on the concentration of emissions in the air at a particular receptor (e.g., parts per million by volume of air, or micrograms per cubic meter of air). State and federal ambient air quality standards were developed to protect the most susceptible population groups from adverse health effects and were established in terms of parts per million or micrograms per cubic meter for the applicable emissions. (Urban Crossroads, 2020a, p. 54)

For this reason, the SCAQMD developed a methodology to assist lead agencies in analyzing localized air quality impacts from a proposed project as they relate to carbon monoxide (CO), nitrogen oxides (NO_x), particulate matter less than 2.5 microns in aerodynamic diameter (PM_{2.5}) and particulate matter less than 10 microns in aerodynamic diameter (PM₁₀). This methodology is collectively referred to as the localized significance thresholds (LSTs). The LSTs differ from the numeric regional mass daily thresholds since the LSTs are based on the amount of emissions generated from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are based on the ambient concentrations of the pollutant and the relative distance to the nearest sensitive receptor (the SCAQMD performed air dispersion modeling to determine what amount of emissions generated a particular concentration at a particular distance). (Urban Crossroads, 2020a, p. 54)



The Project's AQIA (*Technical Appendix B1*) evaluates the proposed Project's localized impact to air quality for emissions of CO, NO_x, PM₁₀, and PM_{2.5} by comparing the proposed Project's on-site emissions to the SCAQMD's applicable LST thresholds (as discussed above). As evaluated above, the Project would not result in emissions that exceeded the SCAQMD's LSTs. Therefore, the Project would not be expected to exceed the most stringent applicable federal or state ambient air quality standards for emissions of CO, NO_x, PM₁₀, and PM₁₀. It should be noted that the ambient air quality standards are developed and represent levels at which the most susceptible persons (children and the elderly) are protected from health-based impacts. In other words, the ambient air quality standards are purposefully set low to protect children, elderly, and those with existing respiratory problems. (Urban Crossroads, 2020a, p. 54)

Furthermore, as discussed herein, air quality trends for emissions of NO_x, VOCs, and Ozone (which is a byproduct of NO_x and VOCs) have been trending downward within the air basin even as development has increased over the last several years. Therefore, although the proposed Project will exceed the SCAQMD's numeric thresholds for emissions of NO_x, this does not in itself constitute a basin-wide increase in health effects related to these pollutants. (Urban Crossroads, 2020a, p. 54)

As noted in the *Brief of Amicus Curiae* by the SCAQMD, the SCAQMD has acknowledged that for criteria pollutants it would be extremely difficult, if not impossible to quantify health impacts for various reasons including modeling limitations as well as where in the atmosphere air pollutants interact and form. Furthermore, as noted in the *Brief of Amicus Curiae* by the San Joaquin Valley Unified Air Pollution Control District (SJVAPCD), SJVAPCD has acknowledged that currently available modeling tools are not equipped to provide a meaningful analysis of the correlation between an individual development project's air emissions and specific human health impacts. (Urban Crossroads, 2020a, p. 55)

For analytical purposes, the LSTs for emissions of NO_x can be used as a surrogate to determine whether or not there would be a potential health impact related to emissions of VOCs (since there are no ambient air quality standards for VOCs). As shown above, LSTs for NO_x would not exceed the applicable threshold and a less-than-significant impact to localized (adjacent) sensitive receptors would occur. It should be noted that impacts related to air quality in the general sense are based on a source-receptor relationship – in other words, the further away one moves from the source, the lower the concentration in the ambient air. (Urban Crossroads, 2020a, p. 55)

The Project does not generate anywhere near 6,620 pounds per day of NO_x or 89,190 pounds per day of VOC emissions. The Project would generate 108.40 pounds per day of NO_x during operations (1.64 percent of 6,620 pounds per day). The Project would also generate 5.77 pounds per day of VOC emissions during operations (approximately 0.01 percent of 89,190 pounds per day). (Urban Crossroads, 2020a, p. 55)

Therefore, the Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a basin-wide level. Further, SJVAPCD acknowledges the same: "...the Air District is simply not equipped to analyze and to what extent the criteria pollutant emissions of an individual CEQA project directly impact human health in a particular area...even for projects with relatively high levels of emissions of criteria pollutant precursor emissions." (Urban Crossroads, 2020a, p. 55)



Notwithstanding, as previously noted, the Project's AQIA (*Technical Appendix B1*) does include a site-specific localized impact analysis that correlates potential project health impacts on a local level to immediately adjacent land uses. The SCAQMD Brief of Amicus Curiae and SJVAPCD Brief of Amicus Curiae are incorporated herein pursuant to CEQA Guidelines § 15150, including all references therein. (Urban Crossroads, 2020a, p. 55)

Unfortunately, current scientific, technological, and modeling limitations prevent the relation of expected adverse air quality impacts to likely health consequences. For this reason, this assessment explains in meaningful detail why it is not feasible to provide such a numerical analysis, but why health-based impacts are nonetheless anticipated to be less than significant. (Urban Crossroads, 2020a, p. 55)

Threshold d: *Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Land uses generally associated with odor complaints include agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; fiberglass molding facilities, etc. The proposed Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from equipment exhaust and the temporary storage of typical solid waste (refuse) associated with the proposed Project's employees. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project would be less than significant and no mitigation is required. (Urban Crossroads, 2020a, p. 56)

4.2.6 CUMULATIVE IMPACT ANALYSIS

This cumulative impact analysis considers development of the proposed Project in conjunction with other development projects and planned development within the SCAQMD region. This area is appropriate for analysis because the SCAQMD governs the SoCAB, and all cumulative projects within the SCAQMD region would be required to comply with the provisions of the SCAQMD's 2016 AQMP.

The SCAQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*. In this report the SCAQMD clearly states (Page D-3): (Urban Crossroads, 2020a, p. 56)

"...the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or Environmental Impact Report (EIR). The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is $HI > 1.0$ while the cumulative (facility-wide) is $HI > 3.0$. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance



thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.” (Urban Crossroads, 2020a, pp. 56-57)

Therefore, this analysis assumes that individual projects that do not generate operational emissions that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts also would not cause a cumulatively-considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

As previously indicated under the analysis of Threshold a, the proposed Project would have the potential to conflict with the SCAQMD 2016 AQMP. Other cumulative developments in the Project region also have the potential to conflict with the SCAQMD 2016 AQMP. Therefore, the Project would result in a potentially cumulatively-considerable impact due to a conflict with the applicable air quality management plan prior to mitigation.

As indicated under the analysis of Threshold b., the Project has the potential to exceed the applicable SCAQMD regional threshold for operational source emissions of NO_x, PM₁₀, and PM_{2.5} would contribute substantially to existing or projected air quality violations associated with particulate matter (PM₁₀ and PM_{2.5}) and ozone precursors (NO_x); this represents a cumulatively-considerable impact of the proposed Project. Additionally, Project emissions of PM₁₀ and PM_{2.5} would contribute to the existing nonattainment status for these pollutants, while Project emissions of NO_x would contribute to the existing nonattainment designation for ozone; thus, Project impacts due to a cumulatively-considerable net increase of criteria pollutants for which the region is nonattainment represents a significant cumulatively-considerable impact of the proposed Project.

As demonstrated under the analysis of Threshold c, the Project would not result in or contribute to cumulatively-considerable impacts associated with CO “hot spots,” and Project operational emissions would not exceed the SCAQMD’s localized significance thresholds for emissions of CO, NO₂, PM₁₀, or PM_{2.5} at the nearest sensitive receptor. Other developments within the region similarly would be required to demonstrate compliance with the SCAQMD LSTs for both construction and operation. Accordingly, the Project would not have the potential to expose sensitive receptors near the Project site to substantial point source emissions of CO, NO₂, PM₁₀, or PM_{2.5}; thus, Project impacts to sensitive receptors would be less-than-cumulatively considerable.

The Project is not a land use type that would be associated with objectionable odors. Potential odor sources associated with the proposed Project may result from equipment exhaust and the temporary storage of typical solid waste (refuse) associated with the proposed Project’s employees. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County’s



solid waste regulations. The proposed Project and other cumulative projects near the Project site also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project would be less-than-cumulatively considerable.

4.2.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a: Significant Direct and Cumulatively-Considerable Impact. As evaluated by the Project's AQIA (*Technical Appendix B1*), the Project's localized operational-source emissions would not exceed applicable localized significance thresholds or LST thresholds. However, the Project would exceed the regional significance thresholds for NO_x, PM₁₀, and PM_{2.5} during Project operations. As such, the Project would not be consistent with the AQMP with regard to regional air quality violations. The Project therefore has the potential to conflict with AQMP Consistency Criterion No. 1, resulting in a significant air quality impact due to a conflict with the SCAQMD 2016 AQMP. As such, impacts due to a conflict with the AQMP would be potentially significant prior to mitigation on a direct and cumulatively-considerable basis.

Threshold b: Significant Direct and Cumulatively-Considerable Impact. The Project would exceed the numerical regional thresholds of significance established by the SCAQMD for operational emissions of NO_x, PM₁₀, and PM_{2.5}. Thus, the Project would violate an air quality standard, resulting in a direct and cumulatively-considerable impact. Additionally, and as shown previously on Table 4.2-3, the federal and state ambient air quality standards (NAAQS and CAAQS) were exceeded on one or more days for ozone, PM₁₀, and PM_{2.5} at most monitoring locations within the SoCAB. Thus, Project emissions of NO_x, PM₁₀, and PM_{2.5} would contribute substantially to existing or projected air quality violations associated with particulate matter (PM₁₀ and PM_{2.5}) and ozone precursors (NO_x); this represents a significant direct and cumulatively-considerable impact of the proposed Project. Additionally, Project emissions of PM₁₀ and PM_{2.5} would contribute to the existing nonattainment status for these pollutants, while Project emissions of NO_x would contribute to the existing nonattainment designation for ozone; thus, Project impacts due to a cumulatively-considerable net increase of criteria pollutants for which the region is nonattainment represents a significant direct and cumulatively-considerable impact of the proposed Project.

Threshold c: Less-than-Significant Impact. The Project would not result in or contribute to a CO "hot spot," and Project operational emissions would be below the LST thresholds established by the SCAQMD's at the nearest sensitive receptor. Accordingly, the Project would not have the potential to expose sensitive receptors near the Project site to substantial point source emissions, and impacts would be less than significant.

Threshold d: Less-than-Significant Impact. The proposed Project does not contain land uses typically associated with emitting objectionable odors. The proposed Project also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project would be less than significant and no mitigation is required.



4.2.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.
- The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during ground disturbing activities, as applicable:
 - All new ground disturbing activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
 - The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer's specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
 - The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less.
- The Project shall comply with SCAQMD Rule 1157, as applicable, which requires the following:
 - No visible dust more than 100 feet from any activity, equipment, storage pile, or disturbed area anywhere onsite;
 - No dust emissions from any source exceeding 20 percent opacity (average of 12 readings);
 - Prompt cleanup of any spilled material and stabilization of any spilled material storage piles at a minimum at the end of each workday;
 - Dust suppressants or other dust control methods on conveyors, loading, unloading, or transferring activities;
 - Baghouse emission controls on screening and crushing activities or other dust control measures to meet the visible emission limits;
 - Chemical stabilization and covering storage piles;
 - Chemical stabilization of unpaved haul roads;
 - Sweeping of paved roads once each shift with SCAQMD-certified sweepers, when required;



- Covered or otherwise stabilized aggregate loads (i.e. loads to remain 6 inches from the upper edge of the container area) to avoid dust emissions from product transport trucks in compliance with California Vehicle Code No. 23114; and
- Wheel washers, rumble grate, and paving of internal plant roads to eliminate track out.

Mitigation

- MM 4.2-1 Prior to any mining activities within the 54.5-acre Expanded Disturbance Area (EDA), the Mine Operator shall provide evidence to the Riverside County Planning Department that signs stating the following (or equivalent) have been posted at the truck access gates and aggregate loading areas:
- “Truck Drivers shall turn off engines when not in use.”
 - “Truck drivers to shut down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to ‘neutral’ or ‘park,’ and the parking brake is engaged.”
 - Telephone numbers for the Mine Operator and the CARB also shall be posted to allow for reporting of violations.

4.2.9 SIGNIFICANCE OF IMPACTS AFTER MITIGATION

Threshold a: Significant Direct and Cumulatively-Considerable Unavoidable Impact. Operational-source emissions with implementation of Mitigation Measure MM 4.2-1 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and PM_{2.5}. Although the required mitigation would reduce the Project’s impacts, it is important to note that more than 50 percent of the Project’s NO_x emissions would be derived from vehicular activity and more than 95 percent of the Project’s PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. (Urban Crossroads, 2020a, pp. 2-3) Accordingly, because mitigation is not available to reduce the Project’s operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the SCAQMD regional thresholds, the Project would result in a conflict with the SCAQMD AQMP. The Project’s impacts due to a conflict with the AQMP would be significant and unavoidable on a direct and cumulatively-considerable basis.

Threshold b: Significant Direct and Cumulatively-Considerable Unavoidable Impact. Even with implementation of the recommended mitigation measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NO_x, PM₁₀, and PM_{2.5}. No feasible mitigation measures exist to reduce the Project’s emissions of NO_x, PM₁₀, or PM_{2.5} to below a level of significance beyond the mitigation measures and regulatory requirements already identified in subsection 4.2.8. More than 50% of the Project’s NO_x emissions are associated with on-site mobile operational equipment and haul truck trips (i.e., combustible engines), and the Project Applicant does not have the regulatory authority to control tailpipe emissions; thus, no additional feasible mitigation measures exist that would reduce the Project’s NO_x emissions to levels that are less than significant. Additionally, more than 95 percent of the Project’s PM₁₀ and PM_{2.5} emissions would be associated



with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. (Urban Crossroads, 2020a, pp. 2-3) Accordingly, the Project's operational emissions of NO_x, PM₁₀, and PM_{2.5} represent a significant and unavoidable direct and cumulatively-considerable impact for which additional feasible mitigation is not available.



4.3 BIOLOGICAL RESOURCES

This Subsection assesses the Project’s potential to impact sensitive biological resources. The analysis in this Subsection is based primarily on information provided in the technical report prepared by Alden Environmental, Inc. (hereafter, “Alden”) titled, “General Biological Resources Assessment Gilman Springs Mine” (BRA) and dated April 5, 2019 (Alden, 2019a). The BTR is included as *Technical Appendix C1* to this EIR. Information in this Subsection also relies on a technical report titled, “Jurisdictional Delineation Report for the Gilman Springs Mine,” prepared by Alden, dated April 5, 2019, and included as *Technical Appendix C2* (Alden, 2019b). Additionally, a separate report entitled, “Determination of Biologically Superior or Equivalent Preservation,” and dated April 5, 2019, was prepared by Alden to demonstrate compliance with the Multiple Species Habitat Conservation Plan (MSHCP), and is included as *Technical Appendix C3* (Alden, 2019c).

4.3.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]), thereby increasing areas permitted for mining activities at the Mine from 150.4 acres to 204.8 acres. As previously shown on Figure 3-3, *Existing and Proposed Limits of Physical Disturbances*, areas subject to new disturbances as part of the Project would occur to the west and north of the northwestern portion of the areas approved for mining pursuant to the approved SMP 159R1. The Project would not affect mining activities within the 150.4 acres of the site that are already approved for mining activities by SMP 159R1, as these areas would be allowed to be mined and disturbed whether or not the proposed Project is approved. Accordingly, for purposes of analysis herein, the physical limits of new disturbance attributable to Project-related mining activities would be limited to the proposed 54.5-acre EDA.

4.3.2 EXISTING CONDITIONS

Although the information and analysis presented herein are focused on the 54.5-acre EDA, the Survey Area for the Project’s BRA (*Technical Appendix C1*) is approximately 134.0 acres in size and encompasses areas surrounding both the EDA as well as the existing mining and processing areas in the northern portions of the site. Because the active mining areas are not a part of the proposed Project, Alden did not survey the southernmost portions of the Mine for biological resources. (Alden, 2019a, p. 1)

The Project’s BRA (*Technical Appendix C1*) includes a literature review, on-site habitat assessments and various field surveys. Biological studies of the Survey Area were conducted by Alden and their subcontracted biologists from Mid-July through Mid-November 2017. Alden’s on-site surveys included mapping vegetation, delineating jurisdictional resources, assessing Riparian/Riverine and Vernal Pool habitats, and assessing habitats for the burrowing owl, and San Bernardino kangaroo rat. Alden’s observations of all plant and animal species noted during the field studies were recorded and are included in Appendices A and B to *Technical Appendix C1*. Vegetation mapping and an assessment of Riparian/Riverine and Vernal Pool habitats was initially conducted on July 18 and 19, 2017. Because the Survey Area was expanded after the July 2017 mapping, the mapping was completed on October 16 through 18, 2017 and included the entire expanded Survey Area. A delineation of potential jurisdictional features was conducted on October 25, 2017. Refer to *Technical*



Appendix C1 for a detailed description of the research and survey methodologies used by Alden and its sub-consultants. (Alden, 2019a, pp. 2-6)

Elevations in the Survey Area range from approximately 1,878 to 2,202 feet above mean sea level (amsl). The predominant soils in the Survey Area consist of Friant rocky fine sandy loam, with three other soil types including Badland, San Timoteo loam, and Rockland. The Mine is bounded by open space to the west, east, and north, and by Gilman Springs Road, open space, and agricultural uses to the south. (Alden, 2019a, p. 1)

A. Vegetation Communities

Table 4.3-1, *Vegetation Communities in the Survey Area*, summarizes the vegetation communities observed within the Survey Area, which are depicted on Figure 4.3-1, *Biological Resources* as identified in. As shown, a total of eleven vegetation communities occur in the Survey Area and are described below.

Table 4.3-1 Vegetation Communities in the Survey Area

CLASSIFICATION ¹		ACREAGE
Collapsed	Uncollapsed	
Riparian Scrub, Woodland, Forest	Tamarisk scrub	0.5
Chaparral	Chamise chaparral	48.1
	Chamise chaparral-disturbed	0.4
	Chamise chaparral/Riversidean sage scrub, <i>Encelia farinosa</i> -dominated ²	0.8
	Scrub oak chaparral ²	<0.1
Coastal sage scrub	Riversidean sage scrub	1.8
	Riversidean sage scrub, <i>Artemisia californica</i> -dominated	5.6
	Riversidean sage scrub, <i>Encelia farinosa</i> -dominated	42.5
	Riversidean sage scrub, <i>Encelia farinosa</i> -dominated-disturbed	2.5
Grassland	Non-native grassland	25.3
Developed/Disturbed land	Disturbed habitat ²	6.5
TOTAL		134.0

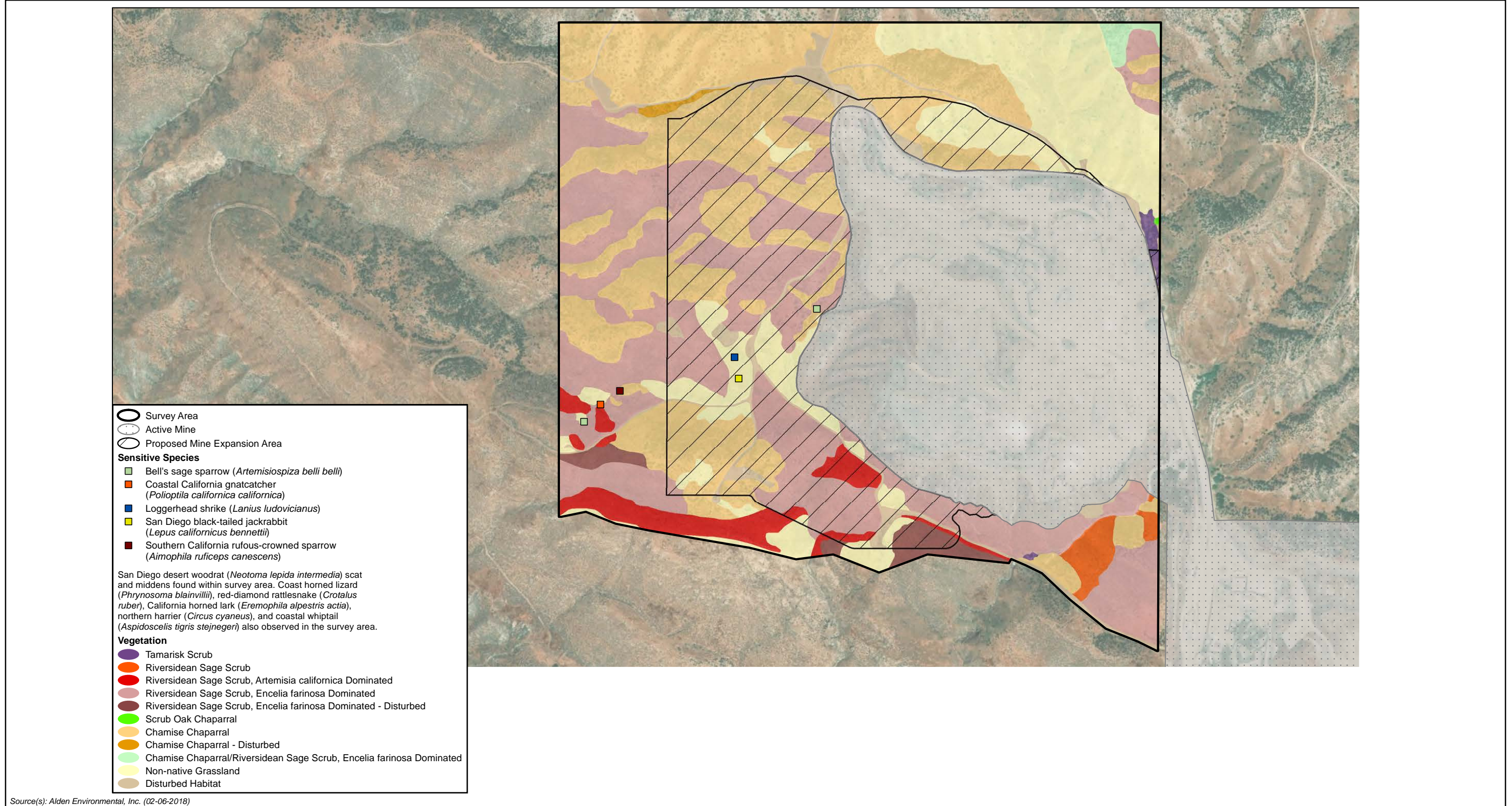
¹Collapsed and uncollapsed vegetation communities are terms from MSHCP Table 2-1.

²Not a listed MSHCP vegetation community.

(Alden, 2019a, Table 1)

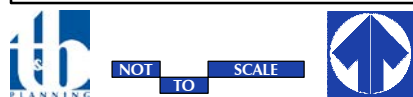
1. Tamarisk Scrub

Tamarisk scrub is typically comprised of shrubs and/or small trees of exotic tamarisk species (*Tamarix* spp.) but may also contain willows (*Salix* spp.), salt bushes (*Atriplex* spp.), catclaw acacia (*Acacia greggii*), and salt grass (*Distichlis spicata*). This habitat occurs along intermittent streams in areas where high evaporation rates increase the salinity level of the soil. Tamarisk is a phreatophyte, a plant that can obtain water from an



Source(s): Alden Environmental, Inc. (02-06-2018)

Figure 4.3-1



BIOLOGICAL RESOURCES



increase the salinity level of the soil. Tamarisk is a phreatophyte, a plant that can obtain water from an underground water table. Because of its deep root system and high transpiration rates, tamarisk can substantially lower the water table to below the root zone of native species, thereby competitively excluding them. As a prolific seeder, it may rapidly displace native species within a drainage. In the Survey Area, tamarisk scrub consists essentially of a monoculture of French tamarisk and occurs in two disjunct patches with a total area of 0.5 acre. (Alden, 2019a, p. 8)

2. Chaparral

This habitat in the Survey Area is represented by: 1) two types of chamise chaparral, 2) one ecotone between chamise chaparral and Riversidean sage scrub, and 3) scrub oak chaparral. (Alden, 2019a, p. 8)

Chaparral generally consists of broad-leaved sclerophyll shrubs usually between one to three meters tall with occasional patches of bare soil or sage scrub, often with an accumulation of litter. Chaparral is well adapted to repeated fires as many species respond by stump sprouting. Where chaparral has been disturbed, it contains a preponderance of non-native, weedy species. (Alden, 2019a, p. 8)

Chamise chaparral in the Survey Area is dominated by chamise (*Adenostoma fasciculatum*). Chamise chaparral/Riversidean sage scrub in the Survey Area is dominated by chamise and brittlebush (*Encelia farinosa*), the latter of which is a dominant species in the Riversidean sage scrub. Scrub oak chaparral in the Survey Area is dominated by scrub oak (*Quercus berberidifolia*). (Alden, 2019a, p. 9)

3. Coastal Sage Scrub

Riversidean sage scrub is a subcategory of coastal sage scrub, a dominant shrub community of California. In the Survey Area, Riversidean sage scrub is dominated by a mix of low-growing shrubs such as buckwheat (*Eriogonum* spp.), California sagebrush (*Artemisia californica*), and brittlebush. In some locations in the Survey Area, however, Riversidean sage scrub is dominated by just one species such as California sagebrush or brittlebush. Where Riversidean sage scrub that is dominated by brittlebush has been disturbed, the vegetation community also contains a preponderance of non-native, weedy species. (Alden, 2019a, p. 9)

4. Non-Native Grassland

Non-native grassland is a dense to sparse cover of annual grasses, often associated with numerous species of showy-flowered, native, annual forbs. Characteristic species often include oats (*Avena* spp.), red brome (*Bromus madritensis*), ripgut (*B. diandrus*), short-pod mustard (*Hirschfeldia incana*), and other mustards (*Brassica* spp.). Non-native grassland in the Survey Area occurs in small patches in a mosaic with sage scrub and chaparral. (Alden, 2019a, p. 8)

5. Disturbed Habitat

Disturbed habitat is generally made up of areas that exhibit signs of recent disturbance. They usually support little vegetation; however, when there is vegetation present it consists of mostly non-native, weedy species. Disturbed habitat in the Survey Area includes dirt roads and areas adjacent to dirt roads. (Alden, 2019a, p. 9)



B. Jurisdictional Waters

A delineation of potential jurisdictional features was conducted on October 25, 2017. Areas were determined to be potential non-wetland waters of the U.S. (WUS) if there was evidence of regular surface flow (e.g., bed and bank), but neither the vegetation criterion nor soils criterion was met. The potential jurisdictional limits for these areas were defined by the ordinary high water mark (OHWM), which is defined in 33 Code of Federal Regulations Section 329.11 as “that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank; shelving; changes in the character of the soil; destruction of terrestrial vegetation; the presence of litter or debris; or other appropriate means that consider the characteristics of the surrounding areas.” The U.S. Army Corps of Engineers (Corps) has issued further guidance on the OHWM (Riley 2005), which was also used for the delineation. The OHWM widths were measured to the nearest foot at various locations along each channel. (Alden, 2019a, pp. 3-4)

Potential California Department of Fish and Wildlife (CDFW) jurisdictional boundaries were determined based on the presence of riparian vegetation or regular surface flow. Streambeds within potential CDFW jurisdiction were delineated based on the definition of streambed as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports riparian vegetation” (Title 14, Section 1.72). This definition for CDFW jurisdictional habitat allows for a wide variety of habitat types to be jurisdictional, including some that do not include wetland species (e.g., oak woodland and alluvial fan sage scrub). Streambed widths were measured to the nearest foot at various locations along each channel. (Alden, 2019a, p. 4)

Potential U.S. Army Corps of Engineers (Corps) and CDFW jurisdictional features occur in the Survey Area and include non-wetland (WUS), CDFW riparian habitats and CDFW streambed/lake features as identified below.

1. Federal Jurisdiction

Areas under potential Corps jurisdiction in the Survey Area consist of 1.13 acres of non-wetland WUS as identified on Table 4.3-2, *Waters of the U.S. In Survey Area* and shown on Figure 4.3-2, *Riparian/Riverine Habitat and Potential Jurisdictional Features* (Alden, 2019a, p. 9)

2. State Jurisdiction

Areas under potential CDFW jurisdiction in the Survey area consist of 1.63 acres of riparian habitats and streambed/lake features as identified on Table 4.3-3, *Riparian/Riverine Habitat and Potential Jurisdictional Features*, and shown on Figure 4.3-2. (Alden, 2019a, p. 10)



Table 4.3-2 Waters of the U.S. In Survey Area

POTENTIAL JURISDICTIONAL FEATURE	AREA (acres)	LENGTH (feet)
Non-Wetland		
Ephemeral stream	1.10	13,211
Unvegetated pond (ephemeral basin)	0.03	--
TOTAL	1.13	13,211

(Alden, 2019a, Table 2)

Table 4.3-3 CDFW Jurisdictional Features in the Survey Area

POTENTIAL JURISDICTIONAL FEATURE	AREA (acres)	LENGTH (feet)
Riparian Habitat		
Tamarisk scrub	0.5	--
Streambed/Lake		
Ephemeral stream	1.10	13,211
Unvegetated pond (ephemeral basin)	0.03	--
Features with discontinuous OHWM	--	725
TOTAL	1.63	13,936

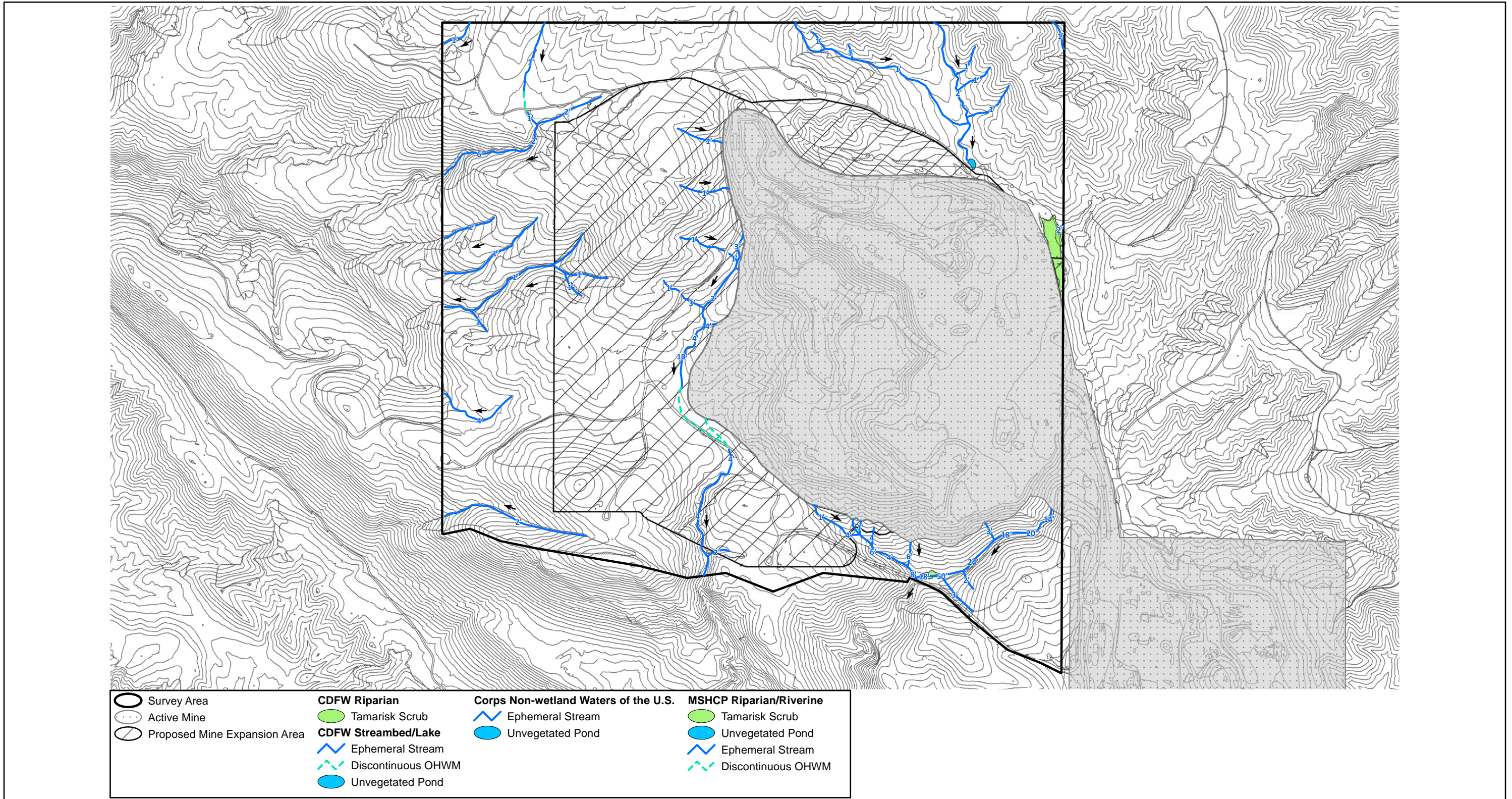
(Alden, 2019a, Table 3)

C. Riparian/Riverine Resources

The MSHCP defines Riparian/Riverine and Vernal Pool habitats as:

- Riparian/Riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year. Riparian/Riverine areas that met this definition were mapped in the Survey Area. (Alden, 2019a, p. 4)

Vernal pools are seasonal wetlands that occur in depression areas that have wetland indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics and the definition of the watershed supporting vernal pool hydrology must be made on an individual basis. Such determinations should consider the length of time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area’s wetness can be obtained from its history, vegetation,



Source(s): Alden Environmental, Inc. (02-06-2018)

Figure 4.3-2



RIPARIAN/RIVERINE HABITAT AND POTENTIAL JURISDICTIONAL FEATURES



soils, and drainage characteristics, the uses to which the area has been subjected, and weather and hydrologic records. No vernal pools were mapped in the Survey Area as none were observed. (Alden, 2019a, p. 4)

The Riparian/Riverine habitats in the Survey Area were assessed for their potential to support sensitive Riparian/Riverine species including least Bell's vireo (*Vireo belli pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*). (Alden, 2019a, p. 4)

The Riparian/Riverine habitats in the Survey Area support two disjunct patches of tamarisk scrub (0.5-acre total and dominated by French tamarisk [*Tamarix ramosissima*]), ephemeral streams, and an unvegetated pond (ephemeral basin). None of the Riparian/Riverine habitats in the Survey Area has the necessary habitat size, vegetative components, or structure required to support these avian species. (Alden, 2019a, p. 5)

Prior to conducting the fieldwork, existing soils maps, topographic maps, historic aerial photographs, and habitat maps were reviewed for evidence of vernal pools or suitable conditions for vernal pools to occur. Vernal pools typically occur in flat areas on soils with a high clay content and/or an impermeable barrier. During the fieldwork, flatter areas were surveyed for evidence of water holding depressions that could be considered to be vernal pool habitat. Specifically, these areas were searched for depressions, areas of cracked mud, standing water, vernal pool plant endemic plant species, and other features suggestive of ephemeral aquatic habitat (vernal pools). (Alden, 2019a, p. 5)

1. Fairy Shrimp

There are three species of sensitive fairy shrimp that occur in western Riverside County: Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*). The Survey Area was surveyed for habitat that could support fairy shrimp (such as vernal pools or ephemeral ponds). Indicators of potential fairy shrimp habitat that were searched for included basins, ruts, cracked mud, algal mats, and drift lines. No suitable habitat occurs within the Survey Area for these species, and no focused surveys for them were conducted or are required. (Alden, 2019a, p. 5)

2. Riparian/Riverine Vernal Pool Plants

The MSHCP lists 23 sensitive plant species that have potential to occur in Riparian/Riverine and Vernal Pool habitats. Riparian/Riverine habitats in the Survey Area consist of ephemeral stream, unvegetated pond (ephemeral basin), tamarisk scrub, and area with a discontinuous ordinary high-water mark. The potential for these 23 species to occur within those types of habitats that are largely unvegetated in the Survey Area (with the exception of tamarisk scrub) is low. The potential for these species to occur in tamarisk scrub in the Survey Area is also low because the tamarisk scrub is essentially of a monoculture of one species, French tamarisk. None of the 23 Riparian/Riverine or Vernal Pool species was observed in the Survey Area. (Alden, 2019a, pp. 5-6)



Riparian/Riverine resources are the same as CDFW jurisdictional features in the Survey Area. The Riparian/Riverine resources in the Survey Area total 1.63 acres as shown previously on Figure 4.3-2 and in Table 4.3-3. Alden determined that there is no Vernal Pool habitat in the Survey Area. (Alden, 2019a, p. 10)

Riparian/Riverine habitats were analyzed for the potential to support, or be tributary to habitat that supports, Riparian/Riverine Covered Species, which are identified in MSHCP Section 6.1.2 and addressed below (Alden, 2019a, p. 10).

D. Sensitive Animal Species

1. Birds

The least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo are typically found in riparian habitats such as southern willow scrub, cottonwood forest, mule fat scrub, sycamore alluvial woodland, and arroyo willow riparian forest that typically feature dense cover. The riparian habitat in the Survey Area (0.5 acre of tamarisk scrub in two patches) was determined not to have the potential to support least Bell's vireo and southwestern willow flycatcher. Western yellow-billed cuckoo habitat does not occur in the Survey Area. (Alden, 2019a, p. 10)

Both the bald eagle (*Haliaeetus leucocephalus*) and peregrine falcon (*Falco peregrinus*) occur primarily in and adjacent to open water habitats, with the falcon possibly occurring in riparian areas. No suitable habitat occurs in the Survey Area for the bald eagle (the unvegetated pond in the Survey Area is too small), and the patchy tamarisk scrub in the Survey Area are not likely to provide foraging habitat for the peregrine falcon. Potential nesting habitat for the falcon does not occur. (Alden, 2019a, p. 11)

2. Invertebrates

Vernal pool fairy shrimp occurs throughout the Central Valley and in several disjunct populations in Riverside County. This species exists in vernal pools and other ephemeral basins often located in patches of grassland and agriculture interspersed in Diegan coastal sage scrub and chaparral. Santa Rosa Plateau fairy shrimp are limited to the Santa Rosa Plateau. Riverside fairy shrimp occurs in Riverside, Orange, and San Diego counties, as well as in northern Baja California, Mexico. This species is typically found in deeper vernal pools and other ephemeral basins that hold water for long periods of time (30 or more days). (Alden, 2019a, p. 11)

Alden's review of range maps and the California Natural Diversity Database (CNDDDB) for fairy shrimp species did not result in any locations occurring on or adjacent to the Project site. Additionally, the majority of the site is very steep and does not support clayey soils known to support vernal pools and fairy shrimp species. (Alden, 2019a, p. 11)

No vernal pools were observed in the Survey Area, and the one ephemeral basin (i.e., unvegetated pond; Table 4.3-2) that could be deep enough for Riverside fairy shrimp occurs along an ephemeral stream and is subject to water flow/volume that is unsuitable for the species. This basin is within the Survey Area but is not within the proposed EDA. Fairy shrimp occur in ephemeral basins that are not subject to regular flow/scouring that would remove their cyst/egg bank from the soil. The unvegetated pond is within a larger drainage system and



shows evidence of scouring and water flow following rainfall events. The underlying soil at this location is San Timoteo loam. This soil type is characterized as being well- to somewhat-excessively drained and formed in material weathered from shale, sandstone, and calcified weathered granite in upland situations. It does not have a significant clay component, nor is it recognized as being supportive of vernal pool habitat. (Alden, 2019a, p. 11)

Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates until the pools become completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions develop. None of these conditions (i.e., no depressions, hydric soils, etc.) were observed in the Survey Area, and all soils in the Survey Area are mapped as Badland, Rockland, San Timoteo loam (eight to 25 percent slopes, eroded), and Friant rocky fine sandy loam (eight to 50 percent slopes, eroded) that do not retain water. Aside from the ephemerally ponded area within the drainage channel noted above (outside of proposed EDA), no standing water or other sign of areas that pond water (e.g., mud cracks, tire ruts, vernal pool vegetation) were observed. Therefore, there are no features present that would support fairy shrimp in the Survey Area or the proposed EDA. (Alden, 2019a, pp. 11-12)

3. Fish

The Santa Ana sucker (*Catostomus santaanae*) is restricted to the Santa Ana River watershed with year-round flows. The streams in the survey area lack surface flow for most of the year. Therefore, this species is not expected to occur in the Survey Area. (Alden, 2019a, p. 12)

4. Amphibian

No appropriate habitat for the three amphibian species (arroyo toad [*Anaxyrus californicus*], mountain yellow-legged frog [*Rana muscosa*], or California red-legged frog [*Rana aurora draytonii*]) listed under MSHCP 6.1.2 occurs in the survey area, and none of these species has any potential to occur there. The Survey Area lies outside of the MSHCP arroyo toad survey area. (Alden, 2019a, p. 11)

5. Riparian/Riverine Plant Species

The Survey Area is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to the MSHCP (Alden, 2019a, p. 12). As such, no Riparian/Riverine plant species occur within the Survey Area.

6. Burrowing Owl

Non-native grassland in the Survey Area is potentially suitable burrowing owl habitat based on the Burrowing Owl Survey Instructions for the Western Riverside MSHCP. In addition, a small amount of habitat mapped as Riversidean sage scrub, *Encelia farinosa*-dominated also represents potentially suitable habitat for the burrowing owl in the Survey Area. These areas fit the definition of shrub lands with low density cover or



interstitial grassland within shrublands. Step II of the Survey Instructions, which includes Part A: Focused Burrow Surveys and Part B: Focused Burrowing Owl Surveys, were conducted to comply with the MSHCP in March and April 2018 (see Appendix C to *Technical Appendix C1*). (Alden, 2019a, p. 12)

A Focused Burrow Survey (Step II, Part A of the Survey Instructions) and Focused Burrowing Owl Survey (Step II, Part B) were conducted in March and April 2018. Potential habitat in the Survey Area was searched for potential burrows (potential burrows are mapped when found), artificial refugia, perches, rock crevices, debris piles, etc. that could be used by the owl, as well as searched for burrowing owls and owl sign. The determination of owl presence is made by direct owl observation or by owl sign such as, but not necessarily limited to, excavated soil, whitewash (excrement), castings (pellets), and/or feathers. (Alden, 2019a, Appendix C, pp. 2-3)

No burrowing owls, evidence of owl presence (casts, feathers, etc.), artificial refugia, perches, rock crevices, debris piles, or potential owl burrows were observed within the potential burrowing owl habitat in the Survey Area. Based on the lack of potential burrows and evidence of occupation, the Survey Area is not considered to be occupied by the burrowing owl. Refer to Appendix C to the BRA (*Technical Appendix C1*) for a more detailed description of the survey methodology used for assessing the presence or absence of the burrowing owl. (Alden, 2019a, Appendix C, p. 3)

7. San Bernardino Kangaroo Rat and Los Angeles Pocket Mouse

The habitat of the San Bernardino kangaroo rat is described as being confined to primary and secondary alluvial fan scrub habitats, with sandy soils deposited by fluvial (water) rather than Aeolian (wind) processes. Burrows are dug in loose soil, usually near or beneath shrubs. The San Bernardino kangaroo rat is confined to inland valley scrub communities, and more particularly, to scrub communities occurring along rivers, streams, and drainages. Most of these drainages have been historically altered as a result of flood control efforts, and the resulting increased use of river resources including mining, off-road vehicle use, and road and housing development. This increased use of river resources has resulted in a reduction in both the amount and quality of habitat available for the San Bernardino kangaroo rat. The closest documented population of San Bernardino kangaroo rat is within the confines of the San Jacinto River. There is no suitable habitat for this species in the Survey Area. (Alden, 2019a, pp. 12-13)

The southwestern parcels of the property are within the MSHCP survey area for the Los Angeles pocket mouse. However, the proposed EDA is not within the survey area for the species. Therefore, a survey for the species is not required. The habitat of the Los Angeles pocket mouse is described as being confined to lower elevation grasslands and coastal sage scrub habitats in areas with soils composed of fine sands. The species is documented as occurring on land adjacent to the property and in Laborde Canyon, the latter of which is approximately 3,000 feet east of the Survey Area. This species is highly likely to occur within the unnamed drainages and adjacent sandy areas in the Survey Area. (Alden, 2019a, p. 13)

E. Other Sensitive Species

Alden conducted a search of the CNDDDB for sensitive plant and animal species that have potential to occur in the Survey Area and within one mile of the Project site. Additionally, species that could occur in the Survey



Area based on its location and habitat types are considered for their potential to occur, as discussed below. (Alden, 2019a, p. 13)

1. **Plants**

No sensitive plant species have been observed in the survey area to date. There is one sensitive plant species that has been reported to the CNDDDB in the vicinity of the property (besides smooth tarplant, vernal barley, mud nama and San Jacinto Valley crowscale addressed above in subsection 4.3.2.D.5). That one species is Plummer's mariposa lily (*Calochortus plummerae*). The survey area is not in an MSHCP survey area for the species. (Alden, 2019a, p. 13)

2. **Animals**

Refer to Table 4 of *Technical Appendix C1* for the list of MSHCP-Covered, Listed, and Sensitive Animal Species' potential to occur in the Survey Area. Eleven sensitive animal species were observed in the Survey Area, and include the following: (Alden, 2019a, p. 13)

- coast horned lizard (*Phrynosoma blainvillii*);
- coastal whiptail (*Aspidoscelis tigris stejnegeri*);
- red-diamond rattlesnake (*Crotalus ruber*);
- southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*);
- Bell's sage sparrow (*Artemisiospiza belli belli*);
- northern harrier (*Circus cyaneus*);
- California horned lark (*Eremophila alpestris actia*);
- loggerhead shrike (*Lanius ludovicianus*);
- coastal California gnatcatcher (*Polioptila californica californica*);
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*); and
- San Diego desert woodrat (*Neotoma lepida intermedia*).

Additionally, Stephens' kangaroo rat (*Dipodomys stephensi*) has been reported to the CNDDDB in close proximity to the western and northeastern boundaries of the Project site, and the coastal cactus wren (*Campylorhynchus brunneicapillus cousei*) has been reported to the CNDDDB south of the property. Other sensitive species listed in Table 4 of *Technical Appendix C1* are included because they may have potential to occur in the Survey Area based on CNDDDB records within one mile of the Mine, habitats present, elevation and/or latitude, soil types, and/or location relative to the coast. (Alden, 2019a, pp. 13-14)

F. **Narrow Endemic Plant Species**

The Survey Areas is not within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA); therefore, no survey for Narrow Endemic plant species was conducted (Alden, 2019a, p. 6).



G. Criteria Area Species

The Survey Area is not within a MSCHP Criteria Area Species Survey Area; therefore, no survey for Criteria Area species was conducted (Alden, 2019a, p. 6).

H. Soils

The MSHCP shows eight sensitive soil types as occurring within the MSHCP area (Altamont, Auld, Bosanko, Claypit, Domino, Porterville, Traver, and Willows). None of these soils occurs in the Survey Area. Four soil types are mapped in the survey area as follows: Badland, San Timoteo loam, Friant rocky fine sandy loam, and Rockland (refer to Figure 4 of the BRA, *Technical Appendix C1*). None of the four soil types in the survey area is clay. (Alden, 2019a, p. 7)

4.3.3 APPLICABLE REGULATORY REQUIREMENTS

A. Federal Regulations

1. Endangered Species Act (ESA)

The purpose of the federal Endangered Species Act (ESA) is to protect and recover imperiled species and the ecosystems upon which they depend. It is administered by the U.S. Fish and Wildlife Service (USFWS) and the Commerce Department's National Marine Fisheries Service (NMFS). The USFWS has primary responsibility for terrestrial and freshwater organisms, while the responsibilities of NMFS are mainly marine wildlife such as whales and anadromous fish such as salmon. Under the ESA, species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. (USFWS, 2013)

The ESA makes it unlawful for a person to take a listed animal without a permit. Take is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct." Through regulations, the term "harm" is defined as "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering." Listed plants are not protected from take, although it is illegal to collect or maliciously harm them on Federal land. Protection from commercial trade and the effects of federal actions do apply for plants. (USFWS, 2013)

Section 7 of the ESA requires federal agencies to use their legal authorities to promote the conservation purposes of the ESA and to consult with the USFWS and NMFS, as appropriate, to ensure that effects of actions they authorize, fund, or carry out are not likely to jeopardize the continued existence of listed species. During consultation, the "action" agency receives a "biological opinion" or concurrence letter addressing the proposed action. In the relatively few cases in which the USFWS or NMFS makes a jeopardy determination, the agency offers "reasonable and prudent alternatives" about how the proposed action could be modified to avoid jeopardy. It is extremely rare that a project ends up being withdrawn or terminated because of jeopardy to a listed species. (USFWS, 2013)



Section 10 of the ESA may be used by landowners including private citizens, corporations, tribes, states, and counties who want to develop property inhabited by listed species. Landowners may receive a permit to take such species incidental to otherwise legal activities, provided they have developed an approved habitat conservation plan (HCP). HCPs include an assessment of the likely impacts on the species from the proposed action, the steps that the permit holder will take to avoid, minimize, and mitigate the impacts, and the funding available to carry out the steps. HCPs may benefit not only landowners but also species by securing and managing important habitat and by addressing economic development with a focus on species conservation. (USFWS, 2013)

2. Clean Water Act Section 401

Clean Water Act (CWA) § 401 water quality certification provides states and authorized tribes with an effective tool to help protect water quality, by providing them an opportunity to address the aquatic resource impacts of federally issued permits and licenses. Under § 401, a federal agency cannot issue a permit or license for an activity that may result in a discharge to waters of the U.S. until the state or tribe where the discharge would originate has granted or waived § 401 certification. The central feature of CWA § 401 is the state or tribe's ability to grant, grant with conditions, deny, or waive certification. Granting certification, with or without conditions, allows the federal permit or license to be issued consistent with any conditions of the certification. Denying certification prohibits the federal permit or license from being issued. Waiver allows the permit or license to be issued without state or tribal comment. States and tribes make their decisions to deny, certify, or condition permits or licenses based in part on the proposed project's compliance with Environmental Protection Agency (EPA)-approved water quality standards. In addition, states and tribes consider whether the activity leading to the discharge will comply with any applicable effluent limitations guidelines, new source performance standards, toxic pollutant restrictions, and other appropriate requirements of state or tribal law. (EPA, 2010, p. 1)

Many states and tribes rely on § 401 certification to ensure that discharges of dredge or fill material into a water of the U.S. do not cause unacceptable environmental impacts and, more generally, as their primary regulatory tool for protecting wetlands and other aquatic resources. However, § 401 is limited in scope and application to situations involving federally-permitted or licensed activities that may result in a discharge to a water of the U.S. If a federal permit or license is not required or would authorize impacts only to waters that are not waters of the U.S., the activity is not subject to the CWA § 401. (EPA, 2010, p. 2)

3. Clean Water Act Section 404

Section 404 of the CWA establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Wetlands subject to Clean Water Act Section 404 are defined as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into waters of the



United States, unless the activity is exempt from Section 404 regulation (e.g. certain farming and forestry activities). (EPA, n.d.)

The basic premise of the program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment; or (2) the nation's waters would be significantly degraded. Applications for permits must, to the extent practicable: (1) demonstrate steps have been taken to avoid wetland impacts; (2) demonstrate that potential impacts on wetlands have been minimized; and (3) provide compensation for any remaining unavoidable impacts. Proposed activities are regulated through a permit review process. (EPA, n.d.)

An individual permit is required for potentially significant impacts. Individual permits are reviewed by the U.S. Army Corps of Engineers (ACOE), which evaluates applications under a public interest review, as well as the environmental criteria set forth in the CWA Section 404(b)(1) Guidelines. However, for most discharges that will have only minimal adverse effects, a general permit may be suitable. General permits are issued on a nationwide, regional, or State basis for particular categories of activities. The general permit process eliminates individual review and allows certain activities to proceed with little or no delay, provided that the general or specific conditions for the general permit are met. States also have a role in Section 404 decisions, through State program general permits, water quality certification, or program assumption. (EPA, n.d.)

4. *Executive Order 11990 – Protection of Wetlands*

The purpose of Executive Order (EO) 11990 is to "minimize the destruction, loss or degradation of wetlands and to preserve and enhance the natural and beneficial values of wetlands." To meet these objectives, the Order requires federal agencies, in planning their actions, to consider alternatives to wetland sites and limit potential damage if an activity affecting a wetland cannot be avoided. (FEMA, 2017) The Order applies to:

- Acquisition, management, and disposition of Federal lands and facilities construction and improvement projects which are undertaken, financed, or assisted by federal agencies;
- Federal activities and programs affecting land use, including but not limited to water and related land resources planning, regulation, and licensing activities. (FEMA, 2017)

The procedures require the determination of whether or not the proposed project will be in or will affect wetlands. If so, a wetlands assessment must be prepared that describes the alternatives considered. The procedures include a requirement for public review of assessments. (FEMA, 2017)

5. *Migratory Bird Treaty Act (16 USC Section 703-712)*

The Migratory Bird Treaty Act (MBTA) makes it illegal for anyone to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid permit issued pursuant to federal regulations. The migratory bird species protected by the MBTA are listed in 50 CFR 10.13. The USFWS has statutory authority and responsibility for enforcing the MBTA (16 U.S.C. 703-712). The MBTA implements Conventions between



the United States and four countries (Canada, Mexico, Japan, and Russia) for the protection of migratory birds. (USFWS, 2015)

6. *Bald and Golden Eagle Protection Act*

The Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from "taking" bald eagles, including their parts, nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." "Disturb" means: "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." (USFWS, 2016)

B. State Regulations

1. *California Endangered Species Act (CESA)*

The California Endangered Species Act (CESA) states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved. The California Department of Fish and Wildlife (CDFW) works with interested persons, agencies, and organizations to protect and preserve such sensitive resources and their habitats. CESA prohibits the take of any species of wildlife designated by the California Fish and Game Commission as endangered, threatened, or candidate species. CDFW may authorize the take of any such species if certain conditions are met. (CDFW, 2017a)

Section 2081 subdivision (b) of the California Fish and Game Code (CFGC) allows CDFW to authorize take of species listed as endangered, threatened, candidate, or a rare plant, if that take is incidental to otherwise lawful activities and if certain conditions are met. These authorizations are commonly referred to as incidental take permits (ITPs). (CDFW, 2017a)

If a species is listed by both the federal ESA and CESA, CFGC Section 2080.1 allows an applicant who has obtained a federal incidental take statement (federal Section 7 consultation) or a federal incidental take permit (federal Section 10(a)(1)(B)) to request that the Director of CDFW find the federal documents consistent with CESA. If the federal documents are found to be consistent with CESA, a consistency determination (CD) is issued and no further authorization or approval is necessary under CESA. (CDFW, 2017a)

A Safe Harbor Agreement (SHA) authorizes incidental take of a species listed as endangered, threatened, candidate, or a rare plant, if implementation of the agreement is reasonably expected to provide a net conservation benefit to the species, among other provisions. SHAs are intended to encourage landowners to voluntarily manage their lands to benefit CESA-listed species. California SHAs are analogous to the federal



safe harbor agreement program and CDFW has the authority to issue a consistency determination based on a federal safe harbor agreement. (CDFW, 2017a)

2. *Natural Community Conservation Planning Act (NCCP)*

CDFW's Natural Community Conservation Planning (NCCP) program takes a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity. The NCCP program began in 1991 as a cooperative effort to protect habitats and species. It is broader in its orientation and objectives than the California and Federal Endangered Species Acts, as these laws are designed to identify and protect individual species that have already declined in number significantly. (CDFW, 2017b)

An NCCP identifies and provides for the regional protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity. Working with landowners, environmental organizations, and other interested parties, a local agency oversees the numerous activities that compose the development of an NCCP. CDFW and the U.S. Fish and Wildlife Service provide the necessary support, direction, and guidance to NCCP participants. (CDFW, 2017b)

There are currently 13 approved NCCPs (includes 6 subarea plans) and 22 NCCPs in the active planning phase (includes 10 subarea plans), which together cover more than 7 million acres and will provide conservation for nearly 400 special status species and a wide diversity of natural community types throughout California. (CDFW, 2017b)

3. *California Fish and Game Code, Section 1600, et seq.*

CFGF section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following:

- Substantially divert or obstruct the natural flow of any river, stream, or lake;
- Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
- Deposit debris, waste or other materials that could pass into any river, stream, or lake. (CDFW, 2017c)

The CFGF indicates that "any river, stream or lake" includes those that are episodic (they are dry for periods of time) as well as those that are perennial (they flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water. (CDFW, 2017c)

CDFW requires a Lake and Streambed Alteration (LSA) Agreement when it determines that the activity, as described in a complete LSA Notification, may substantially adversely affect existing fish or wildlife resources. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify a project that would eliminate or reduce harmful impacts to fish and wildlife resources. Before issuing an LSA Agreement, CDFW must comply with CEQA. (CDFW, 2017c)



4. Native Plant Protection Act (NPPA) of 1977

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations. (CDFW, 2017d)

5. Oak Woodlands Conservation Program

The Oak Woodlands Conservation Program offers landowners, conservation organizations, cities, and counties an opportunity to obtain funding for projects designed to conserve and restore California's oak woodlands. While the Program is statewide in nature, it provides opportunities to address oak woodland issues on a regional priority basis. The Program is designed to help local efforts achieve oak woodland protection and provides a mechanism to achieve sustainable ranch and farming operations and healthy oak woodlands. (WCB, 2017)

6. Unlawful Take or Destruction of Nests or Eggs (CFGF Sections 3503.5-3513)

Section 3503.5 of the CFGF specifically protects birds of prey, stating:

It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

Section 3513 of the CFGF duplicates the federal protection of migratory birds, stating:

It is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act.

7. Porter-Cologne Water Quality Act

The Porter-Cologne Act is the principal law governing water quality regulation in California. It establishes a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and ground water and to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act (California Water Code section 13000 et seq.), the policy of the State is as follows:

- That the quality of all the waters of the State shall be protected;
- That all activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason; and
- That the State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation. (SWRCB, 2014)



The Porter-Cologne Act established nine Regional Water Boards (based on hydrogeologic barriers) and the State Water Board, which are charged with implementing its provisions and which have primary responsibility for protecting water quality in California. The State Water Board provides program guidance and oversight, allocates funds, and reviews Regional Water Boards decisions. In addition, the State Water Board allocates rights to the use of surface water. The Regional Water Boards have primary responsibility for individual permitting, inspection, and enforcement actions within each of nine hydrologic regions. The State Water Board and Regional Water Boards have numerous Non-Point Source (NPS)-related responsibilities, including monitoring and assessment, planning, financial assistance, and management. (SWRCB, 2014)

The Regional Water Boards regulate discharges under the Porter-Cologne Act primarily through issuance of National Pollutant Discharge Elimination System (NPDES) permits for point source discharges and waste discharge requirements (WDRs) for NPS discharges. Anyone discharging or proposing to discharge materials that could affect water quality (other than to a community sanitary sewer system regulated by an NPDES permit) must file a report of waste discharge. The SWRCB and the RWQCBs can make their own investigations or may require dischargers to carry out water quality investigations and report on water quality issues. The Porter-Cologne Act provides several options for enforcing WDRs and other orders, including cease and desist orders, cleanup and abatement orders, administrative civil liability orders, civil court actions, and criminal prosecutions. (SWRCB, 2014)

The Porter-Cologne Act also requires adoption of water quality control plans that contain the guiding policies of water pollution management in California. A number of statewide water quality control plans have been adopted by the State Water Board. In addition, regional water quality control plans (basin plans) have been adopted by each of the Regional Water Boards and get updated as necessary and practical. These plans identify the existing and potential beneficial uses of waters of the State and establish water quality objectives to protect these uses. The basin plans also contain implementation, surveillance, and monitoring plans. Statewide and regional water quality control plans include enforceable prohibitions against certain types of discharges, including those that may pertain to nonpoint sources. Portions of water quality control plans, the water quality objectives and beneficial use designations, are subject to review by the EPA, when approved they become water quality standards under the CWA. (SWRCB, 2014)

C. Regional and Local Regulations

1. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The Western Riverside County MSHCP, a regional Habitat Conservation Plan (HCP), was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the USFWS, CDFW, and participating entities including the County of Riverside. The intent of the Western Riverside County MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. As such, the Western Riverside County MSHCP is intended to streamline review of individual projects with respect to the species and habitats addressed in the Western Riverside County MSHCP and to provide for an overall Conservation Area that would be of greater benefit to biological resources than would result from a piecemeal regulatory approach. The Western Riverside County MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.



Through agreements with the USFWS and the CDFW, the Western Riverside County MSHCP designates 146 special-status animal and plant species that receive some level of coverage under the plan. Of the 146 “Covered Species” designated under the Western Riverside County MSHCP, the majority of these species have no additional survey/conservation requirements. In addition, through compliance with the Western Riverside County MSHCP, the MSHCP provides mitigation for project-specific impacts to Covered Species so that the impacts would be reduced to below a level of significance pursuant to CEQA.

The entire Survey Area is within MSHCP Criteria Cells and Cell Groups as shown on Figure 4.3-3, *MSHCP Criteria Cells, Cores, and Linkages*. A breakdown of acreage for the Criteria Cells and Cell groups covering the Project site is provided in Table 5 of *Technical Appendix C1*. (Alden, 2019a, p. 20)

The Survey Area is in Subunit 1, Gilman Springs/Southern Badlands, in the San Jacinto Valley Area Plan of the MSHCP. The entire Survey Area is within Criteria Cells, and those cells are part of Cell Groups A, B, and H. The survey area is entirely within Proposed Core 3 (Figure 4.3-3). Therefore, the proposed Project is required to show MSHCP compliance through specific habitat assessments, applicable biological surveys, and the provision of an MSHCP consistency analysis. The entire Survey Area is within Criteria Cells, and those cells are part of Cell Groups B, C, and D (the proposed EDA is not within Cell Groups C or D, however). As shown on Figure 4.3-3, the Survey Area is entirely within Proposed Core 3. The Survey Area occurs in Criteria Cells 1591, 1592, 1687, 1688, 1632, 1784, 1785, and 1793 in Cell Groups B, C, and D. The Subunit and associated Cell Groups have specific planning species, biological concerns, and conservation criteria. (Alden, 2019a, p. 20)

Planning species are MSHCP covered species identified for which a given portion of the MSHCP Conservation habitat is specifically targeted to conserve. (Alden, 2019a, p. 20)

Planning species for Subunit 1 include the following: (Alden, 2019a, p. 21)

- arroyo toad
- Bell's sage sparrow
- burrowing owl
- cactus wren
- loggerhead shrike
- mountain plover
- Southern California rufous-crowned sparrow
- white-faced ibis
- bobcat
- Los Angeles pocket mouse
- mountain lion
- San Bernardino kangaroo rat
- Stephens' kangaroo rat
- Coulter's goldfields

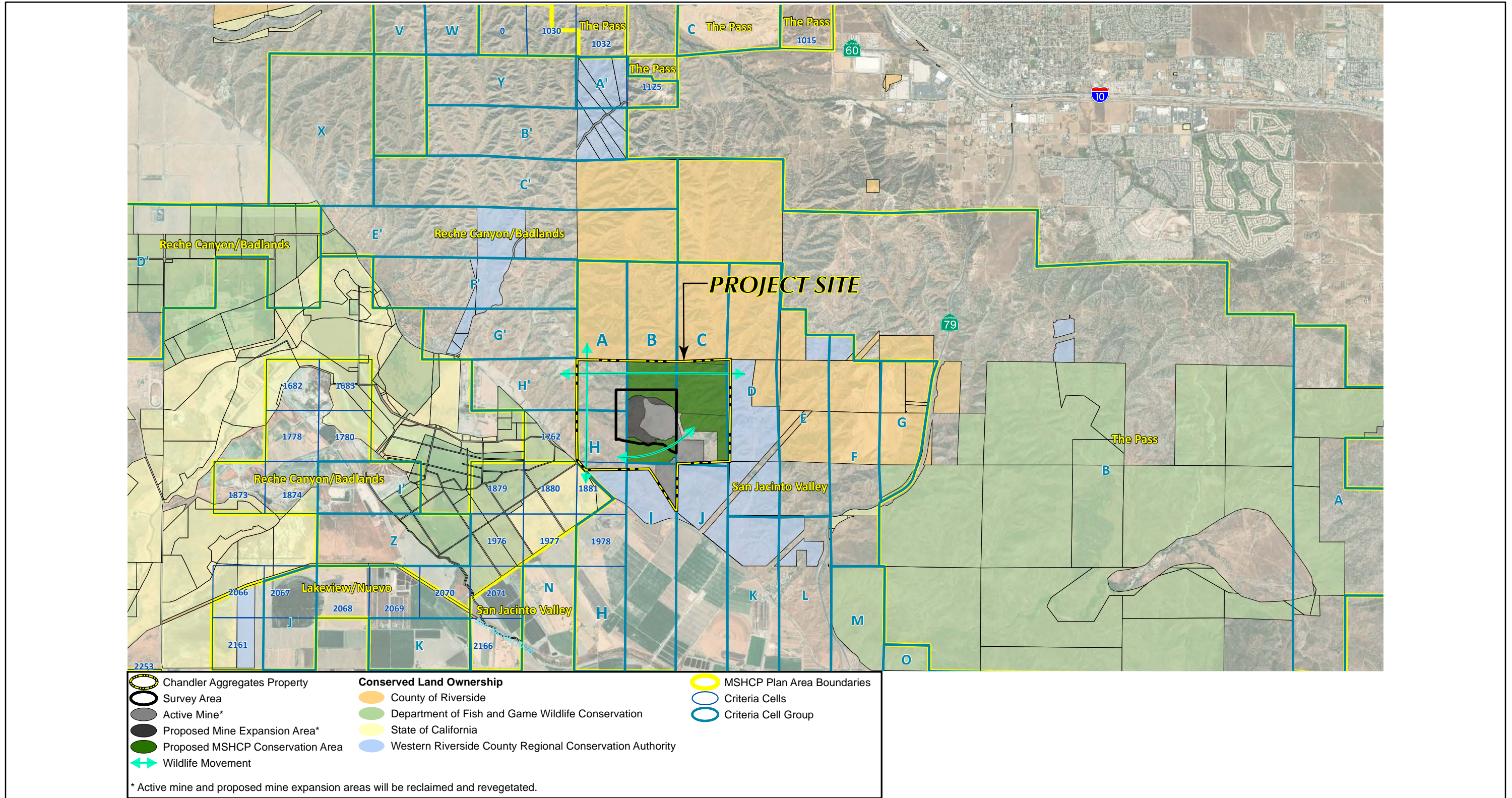


Figure 4.3-3



MSHCP CRITERIA CELLS, CORES, AND LINKAGES



- Davidson's saltscale
- San Jacinto Valley crownscale
- spreading navarretia
- vernal barley
- Wright's trichocoronis

Biological issues and considerations for Subunit 1 include: (Alden, 2019a, p. 21)

- Conserve Willow-Domino-Travers soils supporting sensitive plants such as spreading navarretia, San Jacinto Valley crownscale, Coulter's goldfields, Davidson's saltscale, vernal barley and Wright's trichocoronis.
- Conserve intact upland Habitat in the southern Badlands for the benefit of burrowing owl, Bell's sage sparrow, raptors, and other species.
- Conserve open grasslands and sparse shrublands that support populations of Stephens' kangaroo rat, with a focus on suitable Habitat in the southern Badlands.
- Maintain Core Area for bobcat.
- Maintain Core and Linkage Habitat for mountain lion.
- Maintain Core Area for the San Bernardino kangaroo rat.
- Determine presence of potential Core Area for the Los Angeles pocket mouse along the San Jacinto River and its tributaries.

The criteria for conservation within Cell Group B, where proposed EDA would occur, would contribute to the assembly of Proposed Core 3 as listed in Table 6 of the BRA (*Technical Appendix C1*). (Alden, 2019a, p. 21)

Proposed Core 3 (Badlands/Potrero) is located in the northeast region of the MSHCP Area and includes most of the Project site (see Figure 4.3-3). This Core consists mainly of private lands but also contains a few Public/Quasi-Public parcels including De Anza Cycle Park. The Core is connected to Proposed Linkage 12 (north San Timoteo Creek), Proposed Linkage 4 (Reche Canyon), Proposed Constrained Linkage 22 (east San Timoteo Creek), Existing Core H (Lake Perris), Existing Core K (San Jacinto Mountains), Proposed Linkage 11 (Soboba/Gilman Springs), and Proposed Constrained Linkage 21. As shown on Figure 4.3-3, the Survey Area and larger Mine site are not within any of these linkages; however, the proposed project provides MSHCP "Live-In" Habitat and connectivity between Cell Groups in Proposed Core 3 (see Figure 4.3-3 and BRA Figure 8 [*Technical Appendix C1*]). A linkage is defined in the MSHCP as a "connection between Core Areas with adequate size, configuration and vegetation characteristics to generally provide for Live-In Habitat and/or provide for genetic flow for identified Planning Species." (Alden, 2019a, pp. 23-24)

Proposed Core 3 functions as a Linkage, connecting the San Bernardino National Forest to the southwest with San Bernardino County and other conserved areas to the north of the Core. With a total acreage of approximately 24,920 acres, Proposed Core 3 is one of the largest MSHCP Core Areas. In addition, the Core is contiguous with Existing Core H (Lake Perris/Mystic Lake) and Existing Core K (San Jacinto Mountains), thus greatly enlarging the functional area of the Core. The Core has both a large proportion of its area unaffected by edge (approximately 23,420 acres of the total 24,940 acres) and is only partially constrained by



existing agricultural use. Within the Core, important Live-In and movement Habitat is provided for Bell's sage sparrow, loggerhead shrike, cactus wren, Stephens' kangaroo rat, southern California rufous-crowned sparrow, and mountain lion, which have key populations in The Badlands. Management of edge conditions will be necessary in The Badlands to maintain high quality Habitat for these species in areas which may be affected by covered facilities including Lambs Canyon Road, San Timoteo Canyon Road, and Gilman Springs Road. Bell's sage sparrow, loggerhead shrike, and southern California rufous-crowned sparrow were observed in the project survey area. (Alden, 2019a, p. 24)

2. County of Riverside Ordinance No. 559

The purpose of Ordinance No. 559 is to ensure that the timberland of the County will be protected and the ecological balance of such timberlands will be preserved by regulating the removal of living native trees on parcels or property greater than one-half (1/2) acre in size and located in the unincorporated area of the County of Riverside above 5,000 feet in elevation. The Board of Supervisors further finds and declares that in view of the proximity of the timberlands to urban centers of expanding population, and the unique nature of the timberlands themselves, the Ordinance is necessary to protect and preserve such lands to serve the interests and provide for the welfare of the people of Riverside. (County of Riverside, 1977)

The Board of Supervisors of the County of Riverside ordained that no person shall remove any living native tree on any parcel or property greater than one-half acre in size, located in an area above 5,000 feet in elevation within the unincorporated area of the County of Riverside, without first obtaining a permit to do so, unless exempted by the provisions of Section 4 of the Ordinance. (County of Riverside, 1977)

3. Stephen's Kangaroo Rat Habitat Conservation Plan

The Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) was prepared under the direction of the Riverside County Habitat Conservation Agency (RCHCA) Board of Directors, in consultation with USFWS and CDFW. The County of Riverside is a member agency of the RCHCA. The 30-year SKR HCP was designed to acquire and permanently conserve, maintain, and fund the conservation, preservation, restoration, and enhancement of Stephens' kangaroo rat-occupied habitat. The SKR HCP covers approximately 534,000 acres within the member jurisdictions and includes an estimated 30,000 acres of occupied Stephens' kangaroo rat habitat. The SKR HCP requires members to preserve and manage 15,000 acres of occupied habitat in seven Core Reserves encompassing over 41,000 acres. (RCHCA, n.d.)

On May 3, 1996, the USFWS issued a permit to the Riverside County Habitat Conservation Agency to incidentally take the federally endangered Stephens' kangaroo rat (*Dipodomys stephensi*). Similarly, the CDFW issued a California Endangered Species Act Management Authorization for Implementation of the Stephens' kangaroo rat on May 6, 1996. To date, more than \$50 million has been dedicated to the establishment and management of a system of regional preserves designed to ensure the survival of SKR in the plan area. This effort resulted in the permanent conservation of approximately 50% of the SKR-occupied habitat remaining in the HCP area. Through direct funding and in-kind contributions, SKR habitat in the regional reserve system is managed to ensure its continuing ability to support the species. Core reserves were deemed complete in December of 2003. (RCHCA, n.d.)



4. *Riverside County Oak Tree Management Guidelines*

The Riverside County Oak Tree Management Guidelines are intended to address the treatment of oak woodlands in areas where zoning and/or general plan density restrictions will allow the effective use of clustering. Generally, the Guidelines are intended to be most effective where minimum lot sizes of 2.5 acres or larger are required or where oak woodlands are concentrated in a relatively small portion of a project site. It is expected that most projects that follow the Guidelines will reduce project impacts on oak trees to a level of insignificance. The Guidelines require preparation of a biological study for properties that contain oak trees, and sets forth standards and requirements for avoiding oak trees and their protected zones.

4.3.4 BASIS FOR DETERMINING SIGNIFICANCE

Section IV of Appendix G to the CEQA Guidelines addresses typical adverse effects to biological resources, and includes the following threshold questions to evaluate the Project's impacts to biological resources (OPR, 2018):

- Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
- Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Significance thresholds are set forth in EA No. 43079 (Riverside County's Environmental Assessment Checklist), and are derived from Section IV of Appendix G to the CEQA Guidelines (listed above), and state that the proposed Project would have a significant impact on biological resources if construction and/or operation of the Project would:

- a. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan;*



- b. *Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12);*
- c. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service;*
- d. *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;*
- e. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service;*
- f. *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or*
- g. *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

The significance thresholds set forth in EA No. 43079 (as modified by the 2018 updates to Appendix G to the CEQA Guidelines) were used to evaluate the significance of the proposed Project's impacts on biological resources.

4.3.5 IMPACT ANALYSIS

Threshold a: *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?*

The Western Riverside County MSHCP is a comprehensive habitat conservation/planning program for western Riverside County that is intended to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to special-status species and associated native habitats. As discussed above in subsection 4.3.3.C.1, the Survey Area is located within the San Jacinto Valley Area Plan of the Western Riverside County MSHCP and is located within Subunit 1, Gilman Springs/Southern Badlands, in the San Jacinto Valley Area Plan of the MSHCP. The conservation consideration related to the Criteria Cells in Subunit 1 is that Subunit 1 contains a portion of Proposed Core 3. The Criteria Cells and Cell Groups affecting the Mine were previously presented on Figure 4.3-3. Table 4.3-4, *Conservation Criteria for MSHCP Cell Groups*, presents an analysis of the Project's consistency with the conservation criteria for the Cell Groups that would be affected by mining activities within the proposed 54.5-acre EDA. As shown, the Project would not conflict with the conservation criteria specified for Cell Groups B, C, or D. (Alden, 2019a, p. 21)



Table 4.3-4 Conservation Criteria for MSHCP Cell Groups

Cell		Cell Group Conservation Criteria
Group	Number	
B	1496 (154.3 acres) 1590 (153.2 acres) 1687 (155.4 acres) 1784 (155.2 acres)	<p>Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group C to the east and in Cell Groups A and H to the west and to chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group I to the south. Conservation within this Cell Group will range from 40%-50% of the Cell Group focusing in the southern portion of the Cell Group.</p> <p>The mapped Cell Group is 618.1 acres in size, including the existing mine that was permitted and active prior to the establishment and implementation of the MSHCP. Despite the presence of the active mine, the Cell Group conservation goal ranges from 247.24 acres to 309.05 acres (40%-50%) of the Cell Group, focused in the southern portion of the Cell Group. The remaining potential conservation area is 242.77 acres, which is less than the minimum conservation goal of 247.24 acres.</p> <p>The County owns the northern half (Cells 1496 and 1590) of the Cell Group (307.50 acres) and has identified all of this area to be conserved. This alone would essentially meet the upper end (50%) conservation goal for the Cell Group; however, the County has stated that the proposed mine expansion project could take none of this into account in its MSHCP Consistency Determination. The County has further stated that, while only occurring in approximately half of the Cell Group, the mine expansion project alone must meet the conservation goal for the entire Cell Group. As noted above, with the existing mine, the conservation goal in the southern half of the Cell Group is unattainable while still having a feasible project.</p> <p>Taking into account the existing mine and the mine expansion area, there are 184.73 acres available in the southern half of Cell Group B to count toward the conservation goal. The project applicant proposes to conserve the 184.73 acres within the southern half of Cell Group B and an additional 93.42 acres in adjacent Cell Groups C (78.61 acres) and D (14.81 acres), for a combined conservation total of 278.15 acres.</p> <p>There are no project impacts proposed within Cell Groups C or D, so this conservation would not be required for those Cell Groups. The conservation goal for Cell Group D has already been met so the 14.81 acres conserved for the project would not affect the conservation goals for the group.</p> <p>The project applicant also proposes to conserve an additional 151.86 acres within Cell Group C (conservation goal for Cell Group C will range from 20%-30% focusing in the southern portion of the Cell Group). This, combined with the 7.4 acres already conserved by the RCA, would provide for an overall 25% conservation of the Cell Group, well within the overall conservation goal for the group.</p>
	Cells 1496 and 1590 are in the MSHCP Conservation Area (Figure 8)	



Table 4.3-4 Conservation Criteria for MSHCP Cell Groups (Cont'd)

<p>C</p>	<p>1497 (162.1 acres) 1591 (158.3 acres) 1688 (155.9 acres) 1785 (159.2 acres)</p> <p>7.4 acres of Cell 1785 is conserved by the Western Riverside County RCA.</p>	<p>Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Groups B to the west, D to the east and J to the south. Conservation within this Cell Group will range from 20%-30% of the Cell Group focusing in the southern portion of the Cell Group.</p> <p>The proposed mine expansion would not affect Cell Group C. Rather, 78.61 acres of Cell Group C is proposed to be added to the MSHCP Conservation Area as part of the proposed project and would contribute to the assembly of Proposed Core 3 (Figure 7) along with land conserved by the Western Riverside County RCA (Figure 8). An additional 158.88 acres (25%) of Cell Group C also would be conserved to ensure that the Conservation Goals for Cell Group C are met, separate from the area used to comply with the Cell Group conservation goal. This includes the 7.4 acres already conserved by the RCA in the southern end of the group. Consequently, the overall conservation of the group will surpass the 20%-30% conservation goal.</p>
<p>D</p>	<p>1498 (165.8 acres) 1592 (162.0 acres) 1692 (153.7 acres) 1793 (157.0 acres) 1893 (156.3 acres)</p> <p>160.9 acres of Cell 1592 is owned by Riverside County.</p> <p>145.2 acres of Cell 1692 is conserved by the Western Riverside County RCA and Riverside County.</p> <p>151.8 acres of Cell 1793 is conserved by the Western Riverside County RCA.</p>	<p>Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group E to the east and in Cell Groups C and J to the west and to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group K to the south. Conservation within this Cell Group will range from 25%-35% of the Cell Group focusing in the southern portion of the Cell Group.</p> <p>The proposed mine expansion would not affect Cell Group D. Rather, 14.8 acres of Cell Group D is proposed to be added to the MSHCP Conservation Area and would contribute to the assembly of Proposed Core 3 (Figure 7) along with land conserved by the Western Riverside County RCA and Riverside County (Figure 8). As the conservation goal for this group has already been met, this will not affect Cell Group D or the MSHCP preserve assembly.</p>

(Alden, 2019a, Table 6)

An analysis of Project consistency with specific components of the MSHCP is presented below.

1. Project Consistency with MSHCP Reserve System

The proposed Project was subject to the Joint Project Review (JPR) process with Riverside County (JPRT 19-03-15-01), pursuant to the Habitat Acquisition and Negotiation Strategy (HANS) process as established by the MSHCP, and the Project’s design reflects the results of the HANS process. Based on the proposed design of the EDA and the conservation areas agreed to as part of the JPR and HANS processes, the Project Applicant



would preserve 184.73 acres within the southern half of Cell Group B, and an additional 245.28 acres in adjacent Cell Groups C (230.47 acres) and D (14.81 acres), for a combined conservation total of 430.01 acres. As shown in Table 4.3-4, the Project would be fully consistent with the conservation criteria for MSHCP Cell Groups B, C, and D.

Of all the planning species for Subunit 1 listed in Section 4.3.3.C.1, the following species were observed in the Survey Area or have moderate to high potential to occur there. (Alden, 2019a, p. 27)

- Bell's sage sparrow
- burrowing owl
- loggerhead shrike
- Southern California rufous-crowned sparrow
- bobcat
- Los Angeles pocket mouse
- Stephens' kangaroo rat

Each of the biological issues and considerations for Subunit 1 is addressed below.

- Conserve Willow-Domino-Travers soils supporting sensitive plants such as spreading navarretia, San Jacinto Valley crowscale, Coulter's goldfields, Davidson's saltscale, vernal barley and Wright's trichocoronis.

Project Consistency: Willow-Domino-Travers soils are not present on the Mine property and therefore are not present in the EDA. (Alden, 2019a, p. 27)

- Conserve intact upland Habitat in the southern Badlands for the benefit of burrowing owl, Bell's sage sparrow, raptors, and other species.

Project Consistency: As explained in Table 4.3-4, the proposed Project is consistent with the criteria for conservation for the Cell Groups being impacted, and the Project proposes to place 430.1 acres in the MSHCP Conservation Area in Proposed Core 3 (refer to Figure 4.3-3). This includes 278.15 acres to meet the Cell Group B conservation goals and 151.86 acres to meet the Cell Group C goals. Furthermore, over the long term, all of the mined land would be reclaimed and revegetated. (Alden, 2019a, p. 27)

- Conserve open grasslands and sparse shrublands that support populations of Stephens' kangaroo rat, with a focus on suitable Habitat in the southern Badlands.

Project Consistency: Stephens' kangaroo rat presence is documented to the east, west, north, and south of Survey Area mostly along open ridge lines and in low-lying, flatter, disturbed, annual grasslands. Therefore, it has high potential to occur in non-native grassland in the Survey Area. The proposed EDA would impact 8.9 acres (35 percent) of the non-native grassland in the Survey Area, but the impact is



consistent with the criteria for conservation for the Cell Groups as explained in Table 4.3-4. Furthermore, over the long term, all of the mined land would be reclaimed and revegetated. (Alden, 2019a, pp. 27-28)

- Maintain Core Area for bobcat.

Project Consistency: The proposed Project is consistent with the criteria for conservation for the Cell Groups being impacted. (Alden, 2019a, p. 28)

- Maintain Core and Linkage Habitat for mountain lion.

Project Consistency: The proposed Project is consistent with the criteria for conservation for the Cell Groups being impacted. (Alden, 2019a, p. 28)

- Maintain Core Area for the San Bernardino kangaroo rat.

Project Consistency: There is no suitable habitat for this species in the Survey Area. (Alden, 2019a, p. 28)

- Determine presence of potential Core Area for the Los Angeles pocket mouse along the San Jacinto River and its tributaries.

Project Consistency: The Survey Area is not along the San Jacinto River or its tributaries. (Alden, 2019a, p. 28)

The Survey Area occurs at the southwestern portion of Proposed Core 3 (see Figure 4.3-3). The proposed EDA would not exceed the allowable impacts in Cell Group B such that conservation may occur consistent with the MSHCP that would contribute to the assembly of Proposed Core 3. As part of the Project, 430.01 acres are proposed to be placed in the MSHCP Conservation Area in Proposed Core 3 (refer to Figure 4.3-3). Therefore, the proposed Project is consistent with the conservation goals of Subunit 1 of the San Jacinto Valley Area Plan. Moreover, over the long term, all of the mined land would be reclaimed and vegetated. (Alden, 2019a, p. 28)

2. Consistency with MSHCP Section 6.1.2

The proposed EDA complies with the policies of Section 6.1.2 that protect species associated with Riparian/Riverine and Vernal Pool Habitats. None of the plant or animal species listed in Section 6.1.2 was observed by Alden or is expected to occur in the Survey Area. (Alden, 2019a, p. 28)

Section 6.1.2, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, states:

“The purpose of the procedures described in this section is to ensure that the biological functions and values of these areas throughout the MSHCP Plan Area are maintained such that Habitat values for species inside the MSHCP Conservation Area are maintained.” (Alden, 2019a, p. 28)



Section 6.1.2 of the MSHCP focuses on protection of Riparian/Riverine areas and Vernal Pool Habitats capable of supporting MSHCP Covered Species, particularly within the identified Conservation Area. The functions of the ephemeral streams in the Survey Area are primarily water conveyance, sediment transport, and energy dissipation (hydrologic regime and flood attenuation). These drainages are considered to have limited value because: (Alden, 2019a, pp. 28-29)

- They do not have habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or depend upon soil moisture from a nearby freshwater source;
- They are ephemeral in nature, flowing only during and immediately after storm events; and
- They do not support any of the species targeted for conservation under Section 6.1.2.

The proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (refer to Figure 4.3-2). The proposed EDA was designed to occur west of the northwestern portion of the active mine in order to avoid impacting Riparian/Riverine habitats that are more numerous to the east of the active mine. Nonetheless, impacts to Riparian/Riverine resources would be potentially significant and would require mitigation in the form of off-site purchase of credits from an approved Mitigation Bank(s). (Alden, 2019a, p. 29)

3. Consistency with MSHCP Section 6.1.3

In compliance with Section 6.1.3, the proposed EDA would not affect any Narrow Endemic Plant Species, because no such species are expected to occur in the Survey Area. The Survey Area is not within a NEPSSA. No impact would occur. (Alden, 2019a, p. 29)

4. Consistency with MSHCP Section 6.1.4

The Project has the potential to result in indirect impacts to the MSHCP conservation area because the EDA is surrounded by lands targeted for conservation by the MSHCP, and indirect impacts of the Project have the potential to adversely affect areas to be conserved. Although no new lighting is proposed as part of the Project, Project-related mining has the potential to adversely affect areas proposed for the MSHCP Conservation Area. Additionally, a potential indirect impact to proposed MSHCP Conservation Areas could occur if invasive species were to be utilized in the reclamation seed mix. Drainage-related impacts to the proposed MSHCP Conservation Areas would be precluded by mandatory compliance with the Project's NPDES permit. The Project does, however, have the potential to indirectly impact the proposed MSHCP Conservation Areas with excessive dust.

With respect to indirect noise impacts, an analysis was conducted by the Project's acoustical engineer (Urban Crossroads, Inc.) to evaluate the Project's potential to expose areas proposed to be added to the MSHCP Conservation Areas as part of the Project to noise levels that exceed the County's 65 dBA Leq exterior noise level standard for residential land uses. To describe the potential Project noise levels within the proposed MSHCP Conservation Areas, several MSHCP noise receiver locations were identified for further analysis. As



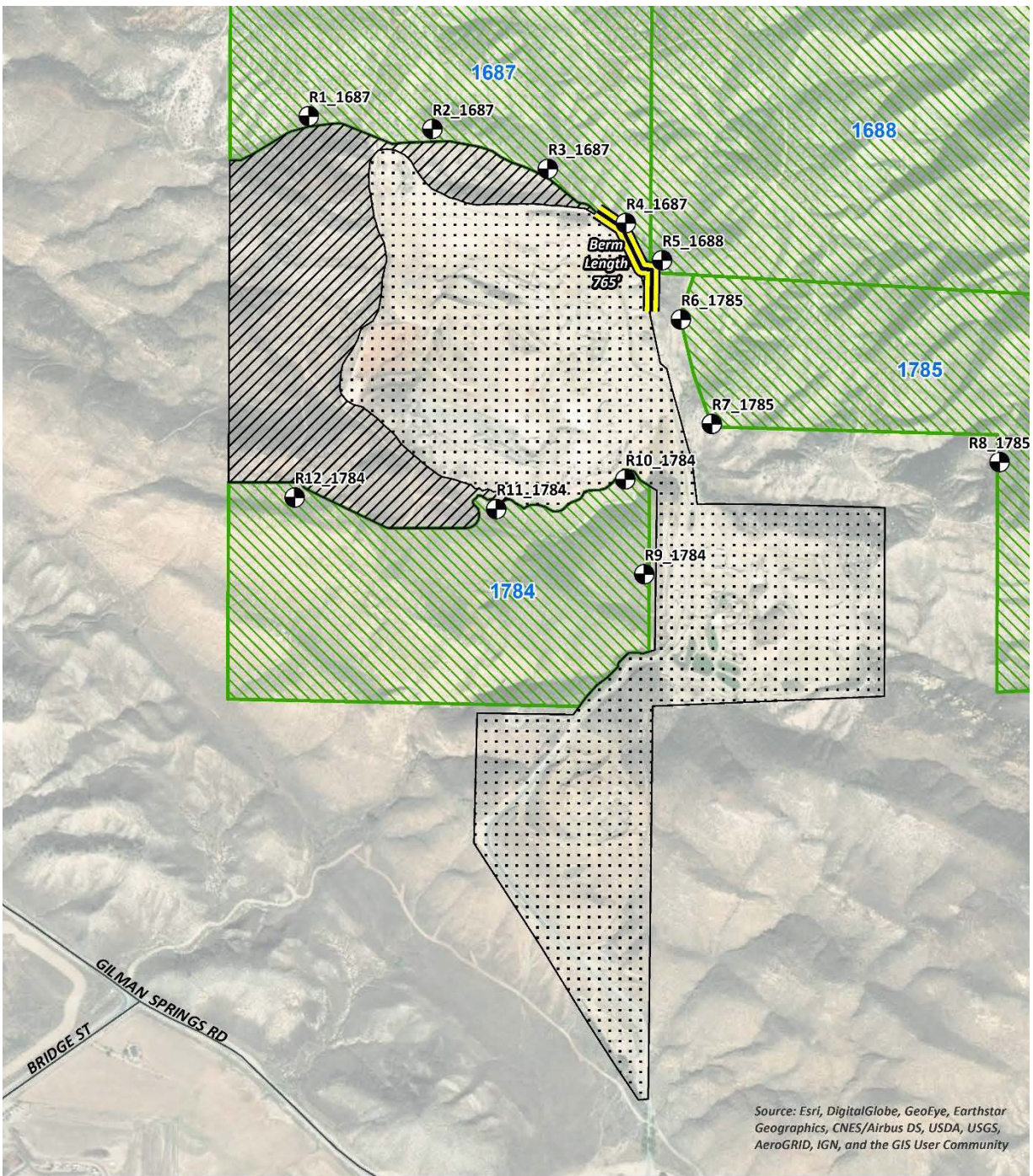
shown on Table 4.3-4, *Conservation Criteria for MSHCP Cell Groups*, twelve MSHCP receiver locations were evaluated as part of the analysis. The noise level calculations describe the noise levels associated with the peak Project mining activities with operations at the limits of the proposed EDA. (Urban Crossroads, 2020c)

Table 4.3-5, *MSHCP Conservation Area Noise Level Compliance*, presents a summary of the estimated MSHCP noise levels at each of the twelve noise receiver locations. As shown on Table 4.3-5, the Project-related noise levels are expected to range from 62.0 to 64.9 dBA Leq with the construction of the recommended 12-foot high berm near receiver locations R4 and R5, as depicted on Table 4.3-5. The analysis shows that the Project-related operational noise levels would satisfy the 65 dBA Leq exterior noise level threshold identified for the potentially sensitive habitat areas in the Project study area. However, because a berm is required to ensure that receiver locations R4 and R5 are not exposed to noise levels exceeding 65 dBA Leq, the Project has the potential to conflict with MSHCP Section 6.1.4 and indirect impacts would be potentially significant prior to mitigation. (Alden, 2019a, pp. 30-31; Urban Crossroads, 2020c)

Table 4.3-5 MSHCP Conservation Area Noise Level Compliance

Receiver Location ¹	Noise Level at Receiver Locations (dBA Leq) ²	Threshold ³	Threshold Exceeded? ⁴
R1_1687	60.7	65.0	No
R2_1687	52.4	65.0	No
R3_1687	51.5	65.0	No
R4_1687	53.7	65.0	No
R5_1688	60.8	65.0	No
R6_1785	51.8	65.0	No
R7_1785	42.0	65.0	No
R8_1785	27.8	65.0	No
R9_1784	57.1	65.0	No
R10_1784	58.4	65.0	No
R11_1784	62.4	65.0	No
R12_1784	58.3	65.0	No

1. See Table 4.3-4 for the MSHCP Conservation Area cells, Project limits and receiver locations.
 2. Estimated exterior noise levels from peak Project mining operations with activity at the limits of the project site boundary.
 3. County of Riverside exterior noise threshold for noise sensitive residential land use.
 4. Do the estimated Project operational noise levels satisfy the noise level threshold?
- (Urban Crossroads, 2020c, Table 9-6)



LEGEND:



● MSCHP Receiver Locations

▬▬ Recommended 12-foot high berm

⋯ Active Mine

▨ Proposed Mine Expansion Area

▭ Proposed MSHCP Conservation Area

1687 MSHCP Cell Number

Source(s): Urban Crossroads (01-09-2020)



NOT TO SCALE



Figure 4.3-4
**PROPOSED MSHCP CONSERVATION AREA
NOISE RECEIVER LOCATIONS**



5. Consistency with MSHCP Policy Section 6.3.2

In compliance with MSHCP Section 6.3.2, a Focused Burrow Survey (Step II, Part A of the Survey Instructions) and Focused Burrowing Owl Survey (Step II, Part B) were conducted in March and April 2018, the results of which are presented in Appendix C to the BRA (*Technical Appendix C1*). No burrowing owls, evidence of owl presence (casts, feathers, etc.), artificial refugia, perches, rock crevices, debris piles, or potential owl burrows were observed within the potential burrowing owl habitat in the Survey Area. Based on the lack of potential burrows and evidence of occupation, the Survey Area is not considered to be occupied by the burrowing owl. (Alden, 2019a, p. 30 and Appendix C, p. 3)

Nonetheless, all project sites containing burrows or suitable habitat (based on Step I/Habitat Assessment), whether owls were found or not, require pre-construction surveys that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls (MSHCP Species-Specific Objective 6). This is evaluated as a significant impact prior to mitigation. (Alden, 2019a, p. 30)

6. Project Consistency with MSHCP Section 6.4 (Fuels Management)

There is no fuel management associated with the proposed Project; therefore, the Project would not have the potential to conflict with MSHCP Section 6.4, and impacts would be less than significant. (Alden, 2019a, p. 31)

7. Conclusion

The Project would not conflict with the assemblage of the MSHCP Reserve System. The proposed Project was subject to the Joint Project Review (JPR) process with Riverside County (JPRT 19-03-15-01), pursuant to the Habitat Acquisition and Negotiation Strategy (HANS) process as established by the MSHCP, and the Project's design reflects the results of the HANS process. Based on the proposed design of the EDA and the conservation areas agreed to as part of the JPR and HANS processes, the Project Applicant would preserve 184.73 acres within the southern half of Cell Group B, and an additional 245.28 acres in adjacent Cell Groups C (230.47 acres) and D (14.81 acres), for a combined conservation total of 430.01 acres. As shown in Table 4.3-4, the Project would be fully consistent with the conservation criteria for MSHCP Cell Groups B, C, and D. The Project would, however, result in impacts to 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are DFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (See Figure 4.3-2), which are Riparian/Riverine resources pursuant to MSHCP Section 6.1.2; thus, Project impacts to Riparian/Riverine resources represent a significant direct impact of the proposed Project. The Project has the potential to result in indirect impacts to MSHCP conserved lands, which represents a significant impact due to a conflict with MSHCP Section 6.1.4. The Project also has the potential to impact burrowing owls, should the site become occupied prior to initial ground disturbance, and this represents a potentially significant impact due to a conflict with MSHCP Section 6.3.2. The Project would be consistent with, or otherwise would not conflict with, the provisions of MSHCP Sections 6.1.3 and 6.4.



Threshold b: *Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?*

Threshold c: *Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?*

The list of plants designated by the Fish and Game Commission as endangered, threatened, or rare is contained in the California Code of Regulations, Title 14, as Section 670.2. Threatened, Endangered, or Candidate Species includes all species listed by the California Fish and Game Commission (see Title 14 CCR, Section 670.5), and by the federal government under the Endangered Species Act (ESA). Title 50 Code of Federal Regulations Section 17.11 covers endangered and Threatened Wildlife. Title 50 Code of Federal Regulations covers Endangered and Threatened Plants.

Sensitive Plants

Plummer's mariposa lily has moderate potential to occur in the Survey Area as described in subsection 4.3.2.E.1. If it is present, potential impacts to Plummer's mariposa lily could be significant. Plummer's mariposa lily is an MSHCP-Covered Species that is not State- or federally-listed and has a California Native Plant Society (CNPS) Rare Plant Rank of 4.2. Per the MSHCP, conservation for this species will be achieved by inclusion of at least 167,580 acres of suitable Conserved Habitat (Objective 1) and eight known localities within large blocks of habitat in the MSHCP Conservation Area (Objective 2). In addition, implementation of Objective 3 for this species will provide new data to guide Reserve Assembly, management, and monitoring. The Project proposes to conserve 430.01 acres with potentially suitable chaparral and sage scrub habitat with rocky soils in Cell Groups B, C, and D (which are in the San Jacinto Mountains foothills) consistent with Objective 1 for conservation of the species. As such, and with the proposed conservation of 430.1 acres within the Mine site, impacts to sensitive plants would be less than significant. (Alden, 2019a, p. 31)

Sensitive Animals

Coast horned lizard, coastal whiptail, red-diamond rattlesnake, southern California rufous-crowned sparrow, Bell's sage sparrow, northern harrier, California horned lark, loggerhead shrike, coastal California gnatcatcher, San Diego black-tailed jackrabbit, and San Diego desert woodrat were observed in the survey area (see Figure 4.3-1). All of these species are covered under the MSHCP and do not require species-specific mitigation. As such, impacts to sensitive animals would be less than significant with mandatory payment of MSHCP fees. Impacts to nesting bird species protected by the MBTA and/or California Fish and Game Code are addressed separately below. (CDFW, 2017a, p. 32)

Habitat Modification

Table 4.3-6, *Impacts to Vegetation Communities*, provides a summary of proposed impacts to vegetation communities. The proposed Project would directly impact six vegetation communities, including 0.15 acre of



impact to tamarisk scrub, 19.5 acres of impacts to chamise chaparral, 1.4 acres of impact to Riversidean sage scrub, *Artemisia californica*-dominated, 20.3 acres of impact to Riversidean sage scrub, *Encelia farinosa*-dominated, 0.8 acre of impact to Riversidean sage scrub, *Encelia farinosa*-dominated-disturbed, 8.9 acres of impact to non-native grassland, and 3.4 acres of impact to disturbed land. Habitats on site have the potential to support a wide range of plants and animals, although all sensitive plant and animal species observed on site are covered by the MSHCP. However, the removal of habitat by the proposed Project would be fully mitigated through mandatory compliance with the biological requirements of the MSHCP (as discussed above under the analysis of Threshold a.). Furthermore, the Project Applicant would dedicate a total of 430.01 acres to the MSHCP reserve, which would more than compensate for the 54.5 acres that would be disturbed as part of the Project. As such, Project impacts to sensitive habitats would be less than significant.

☐ Nesting Birds

Clearing of habitat for the proposed mine expansion could disturb or destroy active migratory bird nests including eggs and young. The Project has the potential to impact nesting birds if vegetation is removed during the nesting season (February 1 through August 31). Disturbance to or destruction of migratory bird eggs, young, or adults of any species protected by the MBTA and/or California Fish and Game Code is in violation of the MBTA and/or California Fish and Game Code and is, therefore, considered to be a potentially significant impact. (Alden, 2019a, p. 31)

Table 4.3-6 Impacts to Vegetation Communities

Vegetation Community	Acreage Impacted
Tamarisk scrub	0.15
Chamise chaparral	19.5
Chamise chaparral-disturbed	--
Chamise chaparral/Riversidean sage scrub, <i>Encelia farinosa</i> -dominated	--
Scrub oak chaparral	--
Riversidean sage scrub	--
Riversidean sage scrub, <i>Artemisia californica</i> -dominated	1.4
Riversidean sage scrub, <i>Encelia farinosa</i> -dominated	20.3
Riversidean sage scrub, <i>Encelia farinosa</i> -dominated-disturbed	0.8
Non-native grassland	8.9
Disturbed habitat	3.4
TOTAL	54.5¹

¹Total reflects rounding.
 (Alden, 2019a, Table 7)



Threshold d: Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The EDA does not contain any water bodies that could support fish; therefore, there is no potential for the Project to interfere with the movement of any resident or migratory fish.

Wildlife movement corridors in Western Riverside County are addressed by the conservation requirements specified in the Western Riverside County MSHCP. The Project site occurs within Core 3 of the MSHCP and is not identified within any linkages or constrained linkages, therefore, under the MSHCP, the Project site is not identified as part of a wildlife movement linkage or corridor. Additionally, there are no wildlife nursery sites within the Project site or surrounding areas. As such, impacts to wildlife movement corridors would be less than significant.

The expansion of the Project's mining activities has the potential to impact bird species protected by the MBTA that may utilize the currently undisturbed 54.5-acres. The Project has the potential to impact nesting birds if vegetation is removed during the nesting season (February 1 through August 31). Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Thus, prior to mitigation, impacts would be potentially significant.

Threshold e: Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

Threshold f: Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Federal Jurisdictional Waters

Mining within the proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland WUS (refer to Figure 4.3-2). This impact is considered significant and a Section 404 CWA permit would be required. The Project would not, however, result in impacts to federally-protected wetlands, as no federally-protected wetlands occur within the Survey Area. (Alden, 2019a, p. 26)

CDFW Jurisdictional Waters

Mining within the proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (refer to Figure 4.3-2). These impacts are considered significant prior to mitigation. Impacts to CDFW jurisdictional habitats would require a section 1602 Lake and Streambed Alteration Agreement with the CDFW. (Alden, 2019a, p. 28)



Sensitive Natural Communities

As previously shown on Table 4.3-6, the proposed Project would permanently impact approximately 54.5 acres of habitat, including 0.15 acre of tamarisk scrub, 19.5 acres of chamise chaparral, 1.4 acres of Riversidean sage scrub, *Artemisia californica*-dominated, 20.3 acres of Riversidean sage scrub, *Encelia farinosa*-dominated, 0.8 acre of Riversidean sage scrub, *Encelia farinosa*-dominated-disturbed, 8.9 acres of non-native grassland, and 3.4 acres of disturbed habitat. The removal of habitat by the proposed Project would be fully mitigated through mandatory compliance with the biological requirements of the MSHCP (as discussed above under the analysis of Threshold a.), including the proposed conservation of 430.1 acres of the overall Mine area. Therefore, Project impacts to sensitive natural communities would be less than significant.

Threshold g: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Other than the Western Riverside County MSHCP, which is addressed above under the analysis for Threshold a., the only local policies or ordinances protecting biological resources within the EDA are County Ordinance No. 559 (Regulating the Removal of Trees), the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP), and the County's Oak Tree Management Guidelines.

As noted in Subsection 4.3.2, Ordinance No. 559 pertains to parcels or property located above 5,000 feet in elevation. As discussed above in Subsection 4.3.2, elevations in the Survey Area range from approximately 1,878 to 2,202 amsl. Therefore, because the Project site does not reach an elevation of 5,000 feet, Ordinance No. 559 is not applicable to the Project site and no impact would occur.

Although the Project site is located within the purview of the SKR HCP, the Project site is not targeted for conservation by the SKR HCP. For projects located outside of the targeted conservation area, payment of fees is required. The Project would be subject to fee payment pursuant to Riverside County Ordinance No. 663. Because the Project is not targeted for conservation by the SKR HCP, and because the Project would be required to pay fees pursuant to Ordinance No. 663, the Project's impacts due to a conflict with the SKR HCP would be less than significant. (RCHCA, n.d., Figure S-1)

The Survey Area does not contain any oak trees, as shown in Table 4.3-1. Therefore, the Project has no potential to result in a conflict with the County's Oak Tree Management Guidelines.

Thus, because the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, no impact would occur as a result of implementation of the Project.

4.3.6 CUMULATIVE IMPACT ANALYSIS

This cumulative impact analysis considers development of the Project in conjunction with other development projects in the geographic area covered by the Western Riverside County MSHCP based on a summary of projections approach resulting from full General Plan buildout in Riverside County and other jurisdictions in the region within the boundaries of the Western Riverside County MSHCP. The primary effects of the



proposed Project, when considered with the build out of long-range plans in the geographic area covered by the Western Riverside County MSHCP, would be the cumulative loss of habitat for sensitive species.

Threshold a

Anticipated cumulative impacts to biological resources are addressed within the Western Riverside County MSHCP cumulative study area. The Western Riverside County MSHCP, as currently adopted, addresses 146 “Covered Species” that represent a broad range of habitats and geographical areas within Western Riverside County, including threatened and endangered species and regionally- or locally-sensitive species that have specific habitat requirements and conservation and management needs. The Western Riverside County MSHCP addresses biological impacts for take of Covered Species within the MSHCP area. Impacts to Covered Species and establishment and implementation of a regional conservation strategy and other measures included in the Western Riverside County MSHCP address the federal, state, and local mitigation requirements for these species and their habitats. Specifically, Section 4.4 of the Western Riverside County MSHCP states that:

“The MSHCP was specifically designed to cover a large geographical area so that it would protect numerous endangered species and habitats throughout the region. It is the projected cumulative effect of future development that has required the preparation and implementation of the MSHCP to protect multiple habitats and multiple endangered species.”

It goes on to state that:

“The LDMF [Local Development Mitigation Fee] is to be charged throughout the Plan Area to all future development within the western part of the County and the Cities in order to provide a coordinated conservation area and implementation program that will facilitate the preservation of biological diversity, as well as maintain the region’s quality of life.”

The reason for the imposition of the Mitigation Fee over the entire region is that the loss of habitat for endangered species is a regional issue resulting from the cumulative effect of continuing development throughout all of the jurisdictions in Western Riverside County. Finally, Section 5.1 of the Western Riverside County MSHCP states that:

“It is anticipated that new development in the Plan Area will fund not only the mitigation of the impacts associated with its proportionate share of regional development, but also the impacts associated with the future development of more than 332,000 residential units and commercial and industrial development projected to be built in the Plan Area over the next 25 years.”

Cumulative impacts to biological resources, with the exception of impacts to MSHCP non-covered species, would be less than significant on a cumulative basis provided that the terms of the MSHCP are fully implemented (MSHCP Final EIR/EIS, Section 4.4.1.6). As indicated in the analysis of Thresholds b. and c., the Project would not result in any impacts to MSHCP non-covered species.



As indicated under the analysis of Threshold a., the Project would not conflict with the conservation criteria for MSHCP Cell Groups that affect the EDA. Other developments in the region similarly would be required to demonstrate consistency with the MSHCP conservation criteria. Thus, cumulatively-considerable impacts due to a conflict with the MSHCP Reserve Assembly would be less than significant.

The proposed Project has the potential to result in indirect impacts to MSHCP conserved lands, which represents a conflict with MSHCP Section 6.1.4. Other developments in the cumulative study area that are adjacent to MSHCP conserved lands similarly would have the potential to result in indirect impacts to MSHCP conserved lands. Accordingly, the Project's potential conflict with MSHCP Section 6.1.4 represents a cumulatively-considerable impact prior to mitigation.

Mining within the proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are DFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (See Figure 4.3-2), which are Riparian/Riverine resources pursuant to MSHCP Section 6.1.2. Other developments within the MSHCP region also have the potential to impact MSHCP Riparian/Riverine Features. Therefore, the Project's impacts due to a potential conflict with MSHCP Section 6.1.2 would be cumulatively considerable prior to mitigation.

The Western Riverside County MSHCP database was consulted for the proposed Project and the required focused surveys for the western burrowing owl have been conducted. Although no burrowing owls, evidence of owl presence (casts, feathers, etc.), artificial refugia, perches, rock crevices, debris piles, or potential owl burrows were observed within the potential burrowing owl habitat in the Survey Area, there is a potential the site could become occupied by the burrowing owl prior to initial ground disturbance. This is common for sites throughout western Riverside County. Accordingly, the Project's potential impacts to the burrowing owl would represent a cumulatively-considerable impact due to a conflict with MSHCP Section 6.3.2.

The Project Applicant is required to pay the required MSHCP mitigation fees pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee Ordinance (Riverside County Ordinance No. 810.2). Except as noted above, the Project would comply with the requirements of the Western Riverside County MSHCP and, thus, would not conflict with its adopted policies. Accordingly, because the proposed Project is required to comply with the Western Riverside County MSHCP and pay the required MSHCP mitigation fee, the Project would have less-than-significant cumulatively considerable impacts to MSHCP covered species.

Thresholds b and c

No sensitive plant species have been observed in the survey area to date. There is one sensitive plant species (Plummer's mariposa lily) that has been reported to the CNDDDB in the vicinity of the Chandler Aggregates property. However, the Project's Study Area is not in an MSHCP survey area for the species. Thus, Project impacts to sensitive plants would be less-than-cumulatively considerable.

Coast horned lizard, coastal whiptail, red-diamond rattlesnake, southern California rufous-crowned sparrow, Bell's sage sparrow, northern harrier, California horned lark, loggerhead shrike, coastal California gnatcatcher,



San Diego black-tailed jackrabbit, and San Diego desert woodrat were observed in the Survey Area. All of these species are covered under the MSHCP and do not require species-specific mitigation. Thus, Project impacts to these species would be less-than-cumulatively considerable.

Project implementation would result in the removal of 54.5-acres of native, non-native, and disturbed habitat. Although some of the habitat that would be removed has the potential to support sensitive plant and/or animal species, the removal of habitat by the proposed Project would be fully mitigated through mandatory compliance with the biological requirements of the MSHCP. Furthermore, the Project Applicant would dedicate a total of 430.01 acres to the MSHCP reserve, which would more than compensate for the 54.5 acres that would be disturbed as part of the Project. Other developments within the MSHCP region similarly would be required to comply with the requirements of the MSHCP, including the dedication of land to the MSHCP reserve, if applicable. Therefore, impacts due to habitat modification would be less-than-cumulatively considerable.

Clearing of habitat for the proposed EDA could disturb or destroy active migratory bird nests including eggs and young, which are regulated by the MBTA and/or California Fish and Game Code. Other cumulative developments in the MSHCP region also would have the potential to result in impacts to migratory bird nests, including eggs and young. Accordingly, the Project's potential impacts to migratory and nesting birds would be cumulatively-considerable and significant prior to mitigation.

Threshold d

The EDA does not contain any water bodies that could support fish; therefore, there is no potential for the Project to interfere with the movement of any resident or migratory fish on a direct or cumulatively-considerable basis.

Wildlife movement corridors in Western Riverside County are addressed by the conservation requirements specified in the Western Riverside County MSHCP. The Project site is not targeted as a wildlife movement corridor or linkage under the MSHCP, and with mitigation would comply with all provisions of the MSHCP. Other developments in the MSHCP region similarly would be required to comply with all provisions of the MSHCP, including conservation requirements related to the establishment of wildlife movement corridors or linkages. Accordingly, Project impacts to wildlife movement would be less-than-cumulatively considerable.

The Project has the potential to impact migratory nesting birds if vegetation is removed during the nesting season (February 1 through August 31). Impacts to nesting birds are prohibited by the MBTA and California Fish and Game Code. Other cumulative developments in the MSHCP region also have the potential to impact nesting birds during the nesting season. Thus, prior to mitigation, Project impacts to migratory birds protected by the MBTA would be cumulatively considerable.

Thresholds e and f

The Project would impact 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland WUS (refer to Figure 4.3-2). Mining within the proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well



as 0.15 acre of tamarisk scrub riparian habitat (refer to Figure 4.3-2). Other developments in the region also could result in impacts to jurisdictional drainages. Thus, Project impacts to jurisdictional drainages within the EDA represent a cumulatively-considerable impact for which mitigation would be required. Project impacts to sensitive vegetation communities on site would be fully mitigated through compliance with the MSHCP and payment of required MSHCP fees, and would therefore be less-than-cumulatively considerable.

Threshold g

Aside from the MSHCP which is addressed under Threshold a., Ordinance No. 559 is not applicable to the Project, and thus the Project has no potential to conflict with this ordinance. The Project site is not targeted for conservation under the SKR HCP; thus, the Project Applicant would be subject only to fees pursuant to County Ordinance No. 663. Other cumulative developments within the SKR HCP area similarly would be required to pay fees or otherwise would be required to comply with the provisions of the SKR HCP. Additionally, the Project site contains no oak trees and therefore the Project has no potential to conflict with the Riverside County Oak Tree Management Guidelines. Accordingly, cumulatively-considerable impacts due to a conflict with a policy or ordinances protecting biological resources would be less than significant.

4.3.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a: Significant Direct and Cumulatively-Considerable Impact. The proposed Project would be consistent with the MSHCP conservation requirements with the proposed dedication of 430.1 acres to the MSHCP Conservation Area in Proposed Core 3. The proposed EDA would not exceed the allowable impacts in Cell Group B such that conservation may occur consistent with the MSHCP that would contribute to the assembly of Proposed Core 3. However, mining within the proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (refer to Figure 4.3-2); these impacts to MSHCP Riparian/Riverine resources represents a direct and cumulatively-considerable impact of the proposed Project. The Project also has the potential to result in indirect impacts to lands targeted for conservation by the MSHCP, including due to noise, which represents a significant impact due to a conflict with MSHCP Section 6.1.4. Additionally, the proposed EDA could be occupied by the burrowing owl prior to initial ground-disturbing activities, which could result in impacts to burrowing owls in conflict with MSHCP Section 6.3.2; thus, impacts would be significant prior to mitigation.

Threshold b and Threshold c: Significant Direct and Cumulatively-Considerable Impact. Plummer's mariposa lily has moderate potential to occur in the Survey Area as described in subsection 4.3.2.E.1. The Project proposes to conserve 430.01 acres with potentially suitable chaparral and sage scrub habitat with rocky soils in Cell Groups B, C, and D (which are in the San Jacinto Mountains foothills) consistent with Objective 1 for conservation of the species. As such, and with the proposed conservation of 430.1 acres within the Mine site, impacts to sensitive plants would be less than significant.

Coast horned lizard, coastal whiptail, red-diamond rattlesnake, southern California rufous-crowned sparrow, Bell's sage sparrow, northern harrier, California horned lark, loggerhead shrike, coastal California gnatcatcher, San Diego black-tailed jackrabbit, and San Diego desert woodrat were observed in the survey area (see Figure



4.3-1). All of these species are covered under the MSHCP and do not require species-specific mitigation. As such, impacts to sensitive animals would be less than significant with mandatory payment of MSHCP fees.

The proposed Project would directly impact six vegetation communities, including 0.15 acre of impact to tamarisk scrub, 19.5 acres of impacts to chamise chaparral, 1.4 acres of impact to Riversidean sage scrub, *Artemisia californica*-dominated, 20.3 acres of impact to Riversidean sage scrub, *Encelia farinosa*-dominated, 0.8 acre of impact to Riversidean sage scrub, *Encelia farinosa*-dominated-disturbed, 8.9 acres of impact to non-native grassland, and 3.4 acres of impact to disturbed land. Habitats on site have the potential to support a wide range of plants and animals, although all sensitive plant and animal species observed on site are covered by the MSHCP. However, the removal of habitat by the proposed Project would be fully mitigated through mandatory compliance with the biological requirements of the MSHCP (as discussed above under the analysis of Threshold a.). As such, Project impacts to sensitive habitats would be less than significant.

Clearing of habitat for the proposed EDA could disturb or destroy active migratory bird nests including eggs and young during the nesting season (February 1 to August 31). Disturbance to or destruction of migratory bird eggs, young, or adults of any species protected by the MBTA and/or California Fish and Game Code is in violation of the MBTA and/or California Fish and Game Code and is, therefore, considered to be a potentially significant impact on both a direct and cumulative basis.

Threshold d: Significant Direct and Cumulatively-Considerable Impact. Although the Project would not affect any native wildlife nursery sites and would be consistent with the MSHCP which provides for wildlife corridors and linkages, the Project has the potential to impact nesting migratory birds if active nests are disturbed during the nesting season (February 1 to August 31). This represents a potentially direct and cumulatively-considerable impact.

Thresholds e and Threshold f: Significant Direct and Cumulatively-Considerable Impact. The Project would result in the direct loss of 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland WUS (refer to Figure 4.3-2). The Project also would impact 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (refer to Figure 4.3-2). Impacts to State and federal jurisdictional waters represents a significant impact for which mitigation would be required.

The proposed Project would permanently impact approximately 54.5 acres of habitat, including 0.15 acre of tamarisk scrub, 19.5 acres of chamise chaparral, 1.4 acres of Riversidean sage scrub, *Artemisia californica*-dominated, 20.3 acres of Riversidean sage scrub, *Encelia farinosa*-dominated, 0.8 acre of Riversidean sage scrub, *Encelia farinosa*-dominated-disturbed, 8.9 acres of non-native grassland, and 3.4 acres of disturbed habitat. The removal of habitat by the proposed Project would be fully mitigated through mandatory compliance with the biological requirements of the MSHCP (as discussed above under the analysis of Threshold a.), including the proposed conservation of 430.1 acres of the overall Mine area. Therefore, Project impacts to sensitive natural communities would be less than significant.

Threshold g: No Impact. Other than the Western Riverside County MSHCP which is addressed under Threshold a., the Project would not conflict with any policies or ordinances protecting biological resources,



including Riverside County Ordinance No. 559; the SKR HCP and Riverside County Ordinance No. 663; and the Riverside County Oak Tree Management Guidelines. No impact would occur.

4.3.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

A. Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- The Project Applicant shall comply with County of Riverside Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment.
- The Project Applicant shall comply with County of Riverside Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.
- The Project Applicant shall incorporate measures required through National Pollutant Discharge Elimination System (NPDES). Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area.
- The Project is required pursuant to Amendment No. 2 to Reclamation Plan No. 159 (SMP 159R2) to implement the approved reclamation seed mix as part of any revegetation or reclamation activities. Only species on the approved reclamation seed mix (refer to EIR Table 3-4) shall be allowed. The reclamation seed mix does not include any plants included on the California Invasive Plant Council's list of invasive species (or in Table 6-2 of the MSHCP).
- Prior to commencement of mining activities within the proposed EDA, the Project Applicant shall convey to the Riverside Conservation Authority (RCA) 184.73 acres of the Mine located within MSHCP Cell Group B, 230.47 acres of the Mine located within MSHCP Cell Group C, and 14.81 acres of the Mine located within MSHCP Cell Group D. The required dedications, all of which occur outside of the existing mining limits and the proposed EDA, would assist the RCA in achieving the conservation objectives for Cell Groups B, C, and D.

B. Mitigation

Impacts to Riparian/Riverine Resources and Jurisdictional Resources

The proposed mitigation for Riparian/Riverine resources described below is also the proposed mitigation for the impacts to 0.36 acre of CDFW jurisdiction (0.21 acre of ephemeral stream and 0.15 acre of tamarisk scrub). This mitigation also would mitigate Project impacts to 0.21 acre of Corps non-wetland WUS that overlap with



CDFW jurisdiction. The final mitigation for impacts to waters of the State and WUS will be determined by the appropriate agencies during the permitting process.

- MM 4.3-1 To mitigate impacts to 0.36 acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk scrub), the Project Applicant shall mitigate impacts at a minimum 3:1 ratio. A total of 1.08 acres of mitigation shall occur via off-site purchase of credits from the Riverpark Mitigation Bank or other approved bank. Mitigation for the unavoidable impacts to Riparian/Riverine resources shall be at least biologically equivalent to the resources being impacted by the proposed mine expansion. Evidence of that 0.36-acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk scrub) have been appropriately mitigated shall be supplied to the Riverside County Environmental Programs Department (EPD) prior to any mining activities within the portions of the 54.5-acre Expanded Disturbance Area (EDA) that contain Riparian/Riverine resources.
- MM 4.3-2 Prior to mining activities within the 54.5-acre Expanded Disturbance Area that affects jurisdictional drainages, the Project Applicant shall obtain a Section 404 Permit from the U.S. Army Corps of Engineers (ACOE) and a Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland Waters of the United States.
- MM 4.3-3 Prior to mining activities within the 54.5-acre Expanded Disturbance Area that affects jurisdictional drainages, the Project Applicant shall obtain a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) for impacts to 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat.

Impacts to Nesting Birds

- MM 4.3-4 All vegetation clearing activities within the 54.5-acre Expanded Disturbance Area (EDA) shall occur outside of the bird breeding season (February 15 through August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. Surveys shall be conducted no more than three (3) days prior to scheduled vegetation clearing activities within the EDA. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (300 feet for the California gnatcatcher and raptors; 100 feet for other non-raptors). The vegetation containing the active nest shall not be removed, and no ground-disturbing activities shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey shall be repeated to confirm the absence of nesting birds. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to any new vegetation clearing and grubbing during the breeding season. Clearing of vegetation outside of the avian breeding



season shall not require a Nesting Bird Clearance Survey. The Mine operator shall keep records of: a) all new clearing activities that occur during the general avian breeding season; b) the results of all pre-construction nesting surveys; c) mitigation or avoidance measures that were undertaken during the breeding season; d) areas within the EDA that have been disturbed outside of the general avian breeding season; and e) copies of the approved Nesting Bird Clearance Survey report(s). These records shall be maintained on site at all times and made available for City inspection upon request.

Impacts due to a Conflict with the MSHCP

- MM 4.3-5 All lighting shall be selectively placed, directed, and shielded away from habitats around the periphery of the active mining areas. In addition, large spotlight-type lighting directed into areas outside the actively-mined areas shall be prohibited. Operational lighting shall be shielded and focused to reduce impacts to wildlife.
- MM 4.3-6 Prior to mining activities within the proposed Expanded Disturbance Area (EDA), signs shall be posted along internal roadways restricting speeds to 10 miles per hour or less.
- MM 4.3-7 Prior to commencement of mining activities pursuant to SMP 159R2, the Project Applicant shall construct a 765-foot long 12-foot high berm between the proposed MSHCP Conservation Area and the existing mining operations on site, as depicted on EIR Figure 4.3-4, *Proposed MSHCP Conservation Area Noise Receiver Locations*.

Impacts to Burrowing Owl

- MM 4.3-8 Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to removal of any vegetation within the 54.5-acre Expanded Disturbance Area (EDA), a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the vegetation clearing does not occur within 30 days of the survey, a new survey shall be required. If it is determined that the Project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife (CDFW).

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation of vegetation clearing activities, the Project



Proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding (MOU) with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place,
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating borrowing owls, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

4.3.9 SIGNIFICANCE OF IMPACTS AFTER MITIGATION

Threshold a: Less-than-Significant with Mitigation Incorporated. Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation Measures MM 4.3-2 and MM 4.3-3, would represent a biologically equivalent or superior alternative to avoidance of MSHCP Riparian/Riverine resources because the Project would be required to mitigate impacts at a minimum 3:1 ratio through off-site purchase of credits from an approved Mitigation Bank(s). Implementation of Mitigation Measure MM 4.3-1 would ensure Project consistency with MSHCP Section 6.1.2 and would reduce project impacts to less-than-significant levels.

Implementation of Mitigation Measure MM 4.3-5 would ensure that Project lighting does not result in indirect impacts to the MSHCP conservation areas. Mitigation Measure MM 4.3-6 would ensure dust impacts are reduced by imposing a maximum 10 mile per hour speed limit on site. Additionally, the Project would be subject to stormwater requirements through the Project's NPDES permit. Furthermore, the Project would be required to comply with the reclamation seed mix as set forth by SMP 159R2, which would preclude potential indirect impacts associated with invasive species. Additionally, implementation of Mitigation Measure MM 4.3-7 would ensure that a 12-foot tall berm is constructed between the existing mining limits and the proposed MSHCP Conservation Areas, as depicted on Figure 4.3-4. As shown in Table 4.3-5, with implementation of the required mitigation, receiver locations R4 and R5 would be exposed to noise levels that are below the County's residential threshold of 65 dBA Leq. With implementation of the required mitigation and compliance



with regulatory requirements and the provisions of proposed SMP 159R2, the Project's indirect impacts to the MSHCP conservation areas would be less than significant.

Implementation of Mitigation Measure MM 4.3-8 would ensure that pre-construction surveys are conducted for the burrowing owl prior to any new vegetation clearing, thereby reducing impacts to less-than-significant levels.

Thresholds b and c: Less-than-Significant with Mitigation Incorporated. Implementation of Mitigation Measure MM 4.3-4 would ensure that the Project does not directly impact nesting birds during the nesting season. Implementation of Mitigation Measure MM 4.3-8 would ensure that potential impacts to burrowing owls that may occupy the site prior to mining activities commencing within the EDA are reduced to less-than-significant levels. Moreover, the Project would be subject to compliance with Riverside County Ordinance No. 810, which requires payment of fees in order to provide coverage for impacts to sensitive species that are fully covered by the MSHCP. The Project also is subject to Riverside County Ordinance No. 663, which requires payment of fees to support the SKR HCP. With implementation of the required mitigation and with standard regulatory compliance, Project impacts to endangered, threatened, candidate, sensitive, or special status species would be reduced to less-than-significant levels.

Threshold d: Less-than-Significant with Mitigation Incorporated. Implementation of Mitigation Measure MM 4.3-4 would ensure that vegetation clearing within the EDA does not result in impacts to nesting birds during the breeding season. With implementation of the required mitigation, Project impacts to migratory birds would be reduced to less-than-significant levels.

Thresholds e and f: Less-than-Significant with Mitigation Incorporated. Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation Measures MM 4.3-2 and MM 4.3-3, would ensure that Project impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland WUS and regulated by the Army Corps of Engineers, and 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat, are mitigated at a minimum 3:1 ratio off-site through purchase of credits from an approved Mitigation Bank(s). Implementation of the required mitigation would reduce Project impacts to these jurisdictional features to below a level of significance.



4.4 ENERGY

This Subsection is based in part on the information contained in the Project's Energy Analysis Report (herein, "Energy Analysis"), dated May 15, 2019, and appended to this EIR as *Technical Appendix K*. (Urban Crossroads, 2019e)

4.4.1 EXISTING CONDITIONS

A. Overview

The most recent data for California's estimated annual energy use is from 2016 and included (Urban Crossroads, 2019e, p. 6):

- Approximately 7,830 trillion British Thermal Unit (BTU) of energy was consumed;
- Approximately 2,115 billion cubic feet of natural gas; and
- Approximately 15.8 billion gallons of transportation fuel (for the year 2017).

The most recent data provided by the United States Energy Information Administration (EIA) is from 2016 and illustrates energy use in California by demand sector as follows (Urban Crossroads, 2019e, p. 6):

- Approximately 39.8 percent transportation;
- Approximately 23.7 percent industrial;
- Approximately 17.7 percent residential; and
- Approximately 18.9 percent commercial.

In 2017, total system electric generation for California was 292,039 gigawatt-hours (GWh). California's massive electricity in-state generation system generated approximately 206,336 GWh which accounted for approximately 71% of the electricity it uses; the rest was imported from the Pacific Northwest (14%) and the U.S. Southwest (16%). Natural gas is the main source for electricity generation at 50% of the total in-state electric generation system power as shown in Table 4.4-1, *Total Electricity System Power (California 2017)*. (Urban Crossroads, 2019e, p. 6)

A summary of, and context for energy consumption and energy demands within the State is presented in "U.S. Energy Information Administration, California State Profile and Energy Estimates, Quick Facts" excerpted below (Urban Crossroads, 2019e, pp. 6-7):

- California was the fourth-largest producer of crude oil among the 50 states in 2017, after Texas, North Dakota, and Alaska, and, as of January 2018, third in oil refining capacity after Texas and Louisiana.
- California is the largest consumer of jet fuel among the 50 states and accounted for one-fifth of the nation's jet fuel consumption in 2016.



Table 4.4-1 Total Electricity System Power (California 2017)

Fuel Type	California In-State Generation (GWh)	Percent of California In-State Generation	Northwest Imports (GWh)	Southwest Imports (GWh)	California Power Mix (GWh)	Percent California Power Mix
Coal	302	0.15%	409	11,364	12,075	4.13%
Large Hydro	36,920	17.89%	4531	1,536	42,987	14.72%
Natural Gas	89,564	43.40%	46	8,705	98,315	33.67%
Nuclear	17,925	8.69%	0	8,594	26,519	9.08%
Oil	33	0.02%	0	0	33	0.01%
Other	409	0.20%	0	0	409	0.14%
Renewables	61,183	29.65%	12,502	10,999	84,684	29.00%
Biomass	5,827	2.82%	1,015	32	6,874	2.35%
Geothermal	11,745	5.69%	23	937	12,705	4.35%
Small Hydro	6,413	3.11%	1449	5	7,867	2.70%
Solar	24,331	11.79%	0	5,465	29,796	10.20%
Wind	12,867	6.24%	10,015	4,560	27,442	9.40%
Unspecified Sources of Power	N/A	N/A	22,385	4,632	27,017	9.25%
Total	206,336	100%	39,873	45,830	292,039	100%

Source: https://www.energy.ca.gov/almanac/electricity_data/total_system_power.html

(Urban Crossroads, 2019e, Table 2-1)

- California's total energy consumption is second-highest in the nation, but, in 2016, the state's per capita energy consumption ranked 48th, due in part to its mild climate and its energy efficiency programs.
- In 2017, California ranked second in the nation in conventional hydroelectric generation and first as a producer of electricity from solar, geothermal, and biomass resources.
- In 2017, solar PV and solar thermal installations provided about 16% of California's net electricity generation.

As indicated above, California is one of the nation's leading energy-producing states, and California per capita energy use is among the nation's most efficient. Given the nature of the proposed Project being industrial, the remainder of this discussion will focus on the three sources of energy that are most relevant to the project – namely, electricity, natural gas, and transportation fuel for vehicle trips associated with industrial uses planned for the Project. (Urban Crossroads, 2019e, p. 7)

B. Electricity

The Southern California region's electricity reliability has been of concern for the past several years due to the planned retirement of aging facilities that depend upon once-through cooling technologies, as well as the June 2013 retirement of the San Onofre Nuclear Generating Station (San Onofre). While the once-through cooling



phase-out has been ongoing since the May 2010 adoption of the State Water Resources Control Board's once-through cooling policy, the retirement of San Onofre complicated the situation. California ISO studies had revealed the extent to which the Southern California Air Basin (SCAB) and the San Diego Air Basin (SDAB) region were vulnerable to low-voltage and post-transient voltage instability concerns. A preliminary plan to address these issues was detailed in the 2013 Integrative Energy Policy Report (2013 IEPR) after a collaborative process with other energy agencies, utilities, and air districts. If the resource development outlined in the preliminary plan continues as detailed, reliability in Southern California would likely be assured; however, tight resource margins have led energy agencies and the ARB to develop a contingency plan. This contingency plan was discussed at a public workshop in Los Angeles on August 20, 2014 and is detailed within below. (Urban Crossroads, 2019e, pp. 7-8)

Electricity is provided to the Project by Southern California Edison (SCE). SCE provides electric power to more than 14 million persons in 15 counties and in 180 incorporated cities, within a service area encompassing approximately 50,000 square miles. SCE derives electricity from varied energy resources including: fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. SCE also purchases from independent power producers and utilities, including out-of-state suppliers. (Urban Crossroads, 2019e, p. 8)

California's electricity industry is an organization of traditional utilities, private generating companies, and state agencies, each with a variety of roles and responsibilities to ensure that electrical power is provided to consumers. The California Independent Service Operator ("ISO") is a nonprofit public benefit corporation and is the impartial operator of the State's wholesale power grid and is charged with maintaining grid reliability, and to direct uninterrupted electrical energy supplies to California's homes and communities. While utilities (such as SCE) still own transmission assets, the ISO routes electrical power along these assets, maximizing the use of the transmission system and its power generation resources. The ISO matches buyers and sellers of electricity to ensure that sufficient power is available to meet demand. To these ends, every five minutes the ISO forecasts electrical demands, accounts for operating reserves, and assigns the lowest cost power plant unit to meet demands while ensuring adequate system transmission capacities and capabilities. (Urban Crossroads, 2019e, p. 8)

Part of the ISO's charge is to plan and coordinate grid enhancements to ensure that electrical power is provided to California consumers. To this end, transmission owners (investor-owned utilities such as SCE) file annual transmission expansion/modification plans to accommodate the State's growing electrical needs. The ISO reviews and either approves or denies the proposed additions. In addition, and perhaps most importantly, the ISO works with other areas in the western United States electrical grid to ensure that adequate power supplies are available to the State. In this manner, continuing reliable and affordable electrical power is assured to existing and new consumers throughout the State. (Urban Crossroads, 2019e, p. 8)

Table 4.4-2, *SCE 2017 Power Content Mix*, identifies SCE's specific proportional shares of electricity sources in 2017. As indicated in Table 4.4-2, the 2017 SCE Power Mix has renewable energy at 32% of the overall energy resources. Geothermal resources are at 8%, wind power is at 10%, large hydroelectric sources are at 8%, solar energy is at 13%, and coal is at 0%. Biomass and waste sources have decreased to 0% from 1% in 2016. Natural gas is at 20% having increased from 19% in 2016. (Urban Crossroads, 2019e, p. 8)



Table 4.4-2 SCE 2017 Power Content Mix

Energy Resources	2017 SCE Power Mix
<i>Eligible Renewable</i>	32%
Biomass & waste	0%
Geothermal	8%
Small Hydroelectric	1%
Solar	13%
Wind	10%
<i>Coal</i>	0%
<i>Large Hydroelectric</i>	8%
<i>Natural Gas</i>	20%
<i>Nuclear</i>	6%
<i>Other</i>	0%
Unspecified Sources of power*	34%
Total	100%

* "Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources
(Urban Crossroads, 2019e, Table 2-2)

C. Natural Gas

The usage associated with natural gas use were calculated using the CalEEMod model. The following summary of natural gas resources and service providers, delivery systems, and associated regulation is excerpted from information provided by the California Public Utilities Commission (CPUC). (Urban Crossroads, 2019e, p. 9)

“The California Public Utilities Commission (PUC) regulates natural gas utility service for approximately 10.8 million customers that receive natural gas from Pacific Gas and Electric (PG&E), Southern California Gas (SoCalGas), San Diego Gas & Electric (SDG&E), Southwest Gas, and several smaller natural gas utilities. The CPUC also regulates independent storage operators: Lodi Gas Storage, Wild Goose Storage, Central Valley Storage and Gill Ranch Storage. (Urban Crossroads, 2019e, p. 9)

The vast majority of California’s natural gas customers are residential and small commercial customers, referred to as “core” customers, who accounted for approximately 32% of the natural gas delivered by California utilities in 2012. Large consumers, like electric generators and industrial customers, referred to as “noncore” customers, accounted for approximately 68% of the natural gas delivered by California utilities in 2012. (Urban Crossroads, 2019e, p. 9)

The PUC regulates the California utilities’ natural gas rates and natural gas services, including in-state transportation over the utilities’ transmission and distribution pipeline systems, storage, procurement, metering and billing. Most of the natural gas used in California comes from out-of-state natural gas



basins. In 2012, California customers received 35% of their natural gas supply from basins located in the Southwest, 16% from Canada, 40% from the Rocky Mountains, and 9% from basins located within California. California gas utilities may soon also begin receiving biogas into their pipeline systems. (Urban Crossroads, 2019e, pp. 9-10)

Natural gas from out-of-state production basins is delivered into California via the interstate natural gas pipeline system. The major interstate pipelines that deliver out-of-state natural gas to California consumers are the Gas Transmission Northwest Pipeline, Kern River Pipeline, Transwestern Pipeline, El Paso Pipeline, Ruby Pipeline, Questar Southern Trails and Mojave Pipeline. Another pipeline, the North Baja – Baja Norte Pipeline, takes gas off the El Paso Pipeline at the California/Arizona border, and delivers that gas through California into Mexico. While the Federal Energy Regulatory Commission (FERC) regulates the transportation of natural gas on the interstate pipelines, the PUC often participates in FERC regulatory proceedings to represent the interests of California natural gas consumers. (Urban Crossroads, 2019e, p. 10)

Most of the natural gas transported via the interstate pipelines, as well as some of the California-produced natural gas, is delivered into the PG&E and SoCalGas intrastate natural gas transmission pipeline systems (commonly referred to as California’s “backbone” natural gas pipeline system). Natural gas on the utilities’ backbone pipeline systems is then delivered into the local transmission and distribution pipeline systems, or to natural gas storage fields. Some large noncore customers take natural gas directly off the high-pressure backbone pipeline systems, while core customers and other noncore customers take natural gas off the utilities’ distribution pipeline systems. The PUC has regulatory jurisdiction over 150,000 miles of utility-owned natural gas pipelines, which transported 82% of the total amount of natural gas delivered to California’s gas consumers in 2012. (Urban Crossroads, 2019e, p. 10)

SDG&E and Southwest Gas’ southern division are wholesale customers of SoCalGas, and currently receive all of their natural gas from the SoCalGas system (Southwest Gas also provides natural gas distribution service in the Lake Tahoe area). Some other municipal wholesale customers are the cities of Palo Alto, Long Beach, and Vernon, which are not regulated by the CPUC. (Urban Crossroads, 2019e, p. 10)

Some of the natural gas delivered to California customers may be delivered directly to them without being transported over the regulated utility systems. For example, the Kern River/Mojave pipeline system can deliver natural gas directly to some large customers, “bypassing” the utilities’ systems. Much of California-produced natural gas is also delivered directly to large consumers. (Urban Crossroads, 2019e, p. 10)

PG&E and SoCalGas own and operate several natural gas storage fields that are located in northern and southern California. These storage fields, and four independently owned storage utilities – Lodi Gas Storage, Wild Goose Storage, Central Valley Storage, and Gill Ranch Storage – help meet peak seasonal natural gas demand and allow California natural gas customers to secure natural gas supplies



more efficiently. (A portion of the Gill Ranch facility is owned by PG&E). (Urban Crossroads, 2019e, p. 10)

California's regulated utilities do not own any natural gas production facilities. All of the natural gas sold by these utilities must be purchased from suppliers and/or marketers. The price of natural gas sold by suppliers and marketers was deregulated by the FERC in the mid-1980's and is determined by "market forces." However, the PUC decides whether California's utilities have taken reasonable steps in order to minimize the cost of natural gas purchased on behalf of their core customers." (Urban Crossroads, 2019e, p. 11)

As indicated in the preceding discussions, natural gas is available from a variety of in-state and out-of-state sources and is provided throughout the state in response to market supply and demand. Complementing available natural gas resources, biogas may soon be available via existing delivery systems, thereby increasing the availability and reliability of resources in total. The PUC oversees utility purchases and transmission of natural gas to ensure reliable and affordable natural gas deliveries to existing and new consumers throughout the State. (Urban Crossroads, 2019e, p. 11)

D. Transportation Energy Sources

In March 2018, the Department of Motor Vehicles (DMV) identified 35 million registered vehicles in California, and those vehicles consume an estimated 19 billion gallons of fuel each year. Gasoline (and other vehicle fuels) are commercially-provided commodities and would be available to the Project patrons and employees via commercial outlets. (Urban Crossroads, 2019e, p. 11)

California's on-road transportation system includes 170,000 miles of highways and major roadways, more than 27 million passenger vehicles and light trucks, and almost 8 million medium- and heavy-duty vehicles. While gasoline consumption has been declining since 2008 it is still by far the dominant fuel. Petroleum comprises about 92 percent of all transportation energy use, excluding fuel consumed for aviation and most marine vessels. Nearly 19 billion gallons of on-highway fuel are burned each year, including 15.1 billion gallons of gasoline (including ethanol) and 3.9 billion gallons of diesel fuel (including biodiesel and renewable diesel). In 2016, Californians also used 194 million therms of natural gas as a transportation fuel (16), or the equivalent of 155 million gallons of gasoline. (Urban Crossroads, 2019e, p. 11)

4.4.2 APPLICABLE ENVIRONMENTAL REGULATIONS

A. Federal Regulations

1. Intermodal Surface Transportation Efficiency

The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of intermodal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions. The applicable MPO for Riverside County is the SCAG. SCAG's Regional



Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is the applicable planning document for the area. (Urban Crossroads, 2019e, p. 13)

2. *Federal Transportation Equity Act for the 21st Century (TEA-21)*

The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety. (Urban Crossroads, 2019e, p. 13)

B. California Regulations

1. *Integrated Energy Policy Report*

Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the CEC to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing California's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the State's economy; and protect public health and safety (Public Resources Code § 25301a). The CEC prepares these assessments and associated policy recommendations every two years, with updates on alternate years, as part of the Integrated Energy Policy Report. (Urban Crossroads, 2019e, p. 14)

The 2016 Integrated Energy Policy Report (2016 IEPR), focuses on next steps for transforming transportation energy use in California. The 2016 IEPR addresses the role of transportation in meeting state climate, air quality, and energy goals; the transportation fuel supply; the Alternative and Renewable Fuel and Vehicle Technology Program; current and potential funding mechanisms to advance transportation policy; transportation energy demand forecasts; the status of statewide plug-in electric vehicle infrastructure; challenges and opportunities for electric vehicle infrastructure deployment; measuring success and defining metrics within the Alternative and Renewable Fuel and Vehicle Technology Program; market transformation benefits resulting from Alternative and Renewable Fuel and Vehicle Technology Program investments; the state of hydrogen, zero-emission vehicle, biofuels, and natural gas technologies over the next ten years; transportation linkages with natural gas infrastructure; evaluation of methane emissions from the natural gas system and implications for the transportation system; changing trends in California's sources of crude oil; the increasing use of crude-by-rail in California; the integration of environmental information in renewable energy planning processes; an update on electricity reliability planning for Southern California energy infrastructure; and an update to the electricity demand forecast. (Urban Crossroads, 2019e, p. 14)



2. *State of California Energy Plan*

The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access. (Urban Crossroads, 2019e, p. 14)

3. *California Code Title 24, Part 6, Energy Efficiency Standards*

California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The 2016 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2017 and is applicable to the Project. (Urban Crossroads, 2019e, pp. 14-15)

The CEC indicates that the 2019 Title 24 standards will require solar photovoltaic systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, update indoor and outdoor lighting for nonresidential buildings. The CEC anticipates that single-family homes built with the 2019 standards will use approximately 7 percent less energy compared to the residential homes built under the 2016 standards. Additionally, after implementation of solar photovoltaic systems, homes built under the 2019 standards will about 53 percent less energy than homes built under the 2016 standards. Nonresidential buildings will use approximately 30 percent less energy due to lighting upgrades (18). (Urban Crossroads, 2019e, p. 15)

4.4.3 BASIS FOR DETERMINING SIGNIFICANCE

The proposed Project would result in a significant impact to energy if the Project or any Project-related component would:

- a. *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or*
- b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.*

The above-listed thresholds are derived directly from Section VI of Appendix G to the CEQA Guidelines and address typical adverse effects to biological resources (OPR, 2018).



4.4.4 IMPACT ANALYSIS

A. ***Methodology for Calculating Project Energy Demands***

Information from the CalEEMod 2016.3.2 outputs for the Project's Air Quality Impact Analysis ("AQIA," *Technical Appendix B1*) was utilized in this analysis, detailing Project related operational equipment, transportation energy demands, and facility energy demands. These outputs can be referenced in Appendix 3.1 of the Project's Energy Analysis (*Technical Appendix K*). (Urban Crossroads, 2019e, p. 17)

Threshold a.: *Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

A. ***Project Energy Demands***

1. ***Operational Equipment Fuel Estimates***

Fuel consumed by operational equipment would be the primary energy resource expended over the at the Project site. Operational equipment schedules, equipment power ratings, load factors, and associated fuel consumption estimates are presented in Table 4.4-3, *Operational Equipment Fuel Consumption Estimates*. The aggregate fuel consumption rate for all equipment is estimated at 18.5 hp-hr-gal., obtained from California Air Resources Board (CARB) 2018 Emissions Factors Tables and cited fuel consumption rate factors presented in Table D-24 of the Moyer guidelines. For the purposes of this analysis, the calculations are based on all operational equipment being diesel-powered which is standard practice consistent with industry standards. Diesel fuel would be supplied by existing commercial fuel providers serving the County and region. As presented in Table 4.4-3, Project operational activities would consume an estimated 142,552 gallons of diesel fuel annually. (Urban Crossroads, 2019e, p. 17)

2. ***Worker Fuel Estimates***

It is assumed that all worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the worker trips would generate an estimated 101,945 VMT. Data regarding Project related worker trips were based on CalEEMod 2016.3.2 model defaults utilized within the AQIA. (Urban Crossroads, 2019e, p. 19)

Vehicle fuel efficiencies for LDA were estimated using information generated within the 2014 version of the Emissions FACtor model (EMFAC) developed by the Air Resources Board (ARB). EMFAC 2014 is a mathematical model that was developed to calculate emission rates, fuel consumption, and VMT from motor vehicles that operate on highways, freeways, and local roads in California and is commonly used by the ARB to project changes in future emissions from on-road mobile sources. EMFAC 2014 was run for the LDA vehicle class within the California sub-area for a 2018 calendar year. Data from EMFAC 2014 is shown in Appendix 3.2 of the Project's Energy Analysis (*Technical Appendix K*). (Urban Crossroads, 2019e, p. 19)



Table 4.4-3 Operational Equipment Fuel Consumption Estimates

Activity	Equipment	HP Rating	Quantity	Usage Hours	Load Factor	HP-hrs/day	Total Fuel Consumption (gal. diesel fuel)
Project Operations	Skid Steer	51	1	2	0.73	74	1,469
	Off-Highway Trucks	394	2	6	0.38	1,797	35,447
	Tractors/Loaders/Backhoes	318	1	8	0.36	916	18,069
	Other Material Handling Equipment	501	1	6	0.36	1,082	21,351
	Rubber Tired Dozers	380	2	5	0.36	1,368	26,990
	Rubber Tired Dozers	570	1	4	0.40	912	17,994
	Other General Industrial Equipment	354	1	8	0.38	1,076	21,232
OPERATIONAL FUEL DEMAND (GALLONS DIESEL FUEL)							142,552

(Urban Crossroads, 2019e, Table 4-1)

As generated by EMFAC 2014, an aggregated fuel economy of LDAs ranging from model year 1974 to model year 2018 are estimated to have a fuel efficiency of 26.50 miles per gallon (mpg). Table 4.4-4, *Worker Fuel Consumption Estimates*, provides an estimated annual fuel consumption resulting from the Project generated by light duty autos related to worker trips. Based on Table 4.4-4, it is estimated that 3,847 gallons of fuel would be consumed related to worker trips during full operation of the proposed Project. (Urban Crossroads, 2019e, p. 19)

Table 4.4-4 Worker Fuel Consumption Estimates

Activity	Worker Trips / Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Project Operations	19	14.7	101,945	26.50	3,847
TOTAL WORKER FUEL CONSUMPTION					3,847

(Urban Crossroads, 2019e, Table 4-2)

3. Vendor Fuel Estimates

With respect to estimated VMT, the vendor trips would generate an estimated 1,815,875 VMT along area roadways. It is all vendor trips are from heavy-heavy duty trucks (HHD). These assumptions are consistent with the assumptions presented in the AQIA. Vehicle fuel efficiencies for HHD trucks were estimated using information generated within EMFAC 2014. For purposes of this analysis, EMFAC 2014 was run for the HHD vehicle class within the California sub-area for a 2018 calendar year. Data from EMFAC 2014 is shown in Appendix 3.2 of the Project’s Energy Analysis (*Technical Appendix K*). (Urban Crossroads, 2019e, p. 19)

As generated by EMFAC 2014, an aggregated fuel economy of HHD trucks ranging from model year 1974 to model year 2018 are estimated to have a fuel efficiency of 5.71 mpg. Based on Table 4.4-5, *Vendor Fuel Consumption Estimates (HHD Trucks)*, it is estimated that 318,210 gallons of fuel will be consumed related to vendor trips (heavy-heavy duty trucks) during full operations of the proposed Project. (Urban Crossroads, 2019e, p. 19)



Table 4.4-5 Vendor Fuel Consumption Estimates (HHD Trucks)

Activity	Vendor Trips / Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Vendor					
Project Operations	199	25	1,815,875	5.71	318,210
PROJECT HEAVY DUTY TRUCK TOTAL					318,210

(Urban Crossroads, 2019e, Table 4-3)

4. Summary of Project-Generated Traffic Annual Fuel Consumption

As summarized on Table 4.4-6, *Project-Generated Traffic Annual Fuel Consumption (All Vehicles)*, the Project would result in 1,917,820 annual VMT and an estimated annual fuel consumption of 322,057 gallons of fuel. (Urban Crossroads, 2019e, p. 20)

Table 4.4-6 Project-Generated Traffic Annual Fuel Consumption (All Vehicles)

Vehicle Type	Annual Miles Traveled	Estimated Annual Fuel Consumption (gallons)
Light Duty Autos	101,945	3,847
HHD Trucks	1,815,875	318,210
Total (All Vehicles)	1,917,820	322,057

(Urban Crossroads, 2019e, Table 4-4)

5. Enhanced Vehicle Fuel Efficiencies

Estimated annual fuel consumption estimates presented previously in Table 4.4-6 represent likely potential maximums that would occur in the Project. Under subsequent future conditions, average fuel economies of vehicles accessing the Project site can be expected to improve as older, less fuel-efficient vehicles are removed from circulation, and in response to fuel economy and emissions standards imposed on newer vehicles entering the circulation system. (Urban Crossroads, 2019e, p. 20)

As noted in the Project’s AQIA, the Project is anticipated to serve a regional need and would likely reduce vehicle miles traveled (VMT) in the long term by diverting trips that would otherwise travel to other aggregate facilities in the region. (Urban Crossroads, 2019e, p. 20)

The fact is that aggregate will be consumed with or without the proposed Project. The Project will not have an effect on demand for aggregate but will have an effect on the distance that aggregates travel within the region in the long term. Project aggregate made available by the proposed expansion area will replace materials hauled from farther distances in the long term and supply new demand for aggregate that will occur in the Riverside County region. This rationale is supported by Dr. Peter Berk’s “Working Paper No. 994 – A Note on the Environmental Costs of Aggregate” (Department of Agricultural and Resource Economics and Policy, Division of Agricultural and Natural Resources, University of California Berkley, January 2005). Dr. Berk states that: (Berck, 2005, p. 3; Urban Crossroads, 2019e, pp. 20-21)



“The opening of a new quarry for aggregates will change the pattern of transportation of aggregates in the area served by the quarry. In this note, we will show that, so long as aggregate producers are cost minimizing, the new pattern of transportation requires less truck transport than the pattern of transportation that existed before the opening of the new quarry. Since the costs of providing aggregates falls, it is reasonable to assume that the price of delivered aggregates also will fall. This note also shows that the demand expansion effect is of very small magnitude. Since the demand increase from a new quarry is quite small, the dominant effect is that the quarries are on average closer to the users of aggregates and, as a result, the truck mileage for aggregate hauling decreases. To summarize the effects of a new quarry project:

a) The project in itself will not significantly increase the demand for construction materials in the region through market forces, which include the downward pressure on pricing.

b) Truck traffic (i.e. vehicle miles traveled) in the region will not increase and may decrease as a result of the project.” (Berck, 2005, p. 3)

In its guidance document, *CEQA and Climate Change*, the California Air Pollution Control Officers Association (CAPCOA) lists various mitigation measures that can be implemented to reduce AQ and GHG emissions for various projects. One particular mitigation measure for reducing AQ and GHG emissions during construction activity is Mitigation Measure C-5 “Use of Local Building Materials.” The Project would provide local building materials to serve the demand for aggregate resources in the local area, thus resulting in a reduction in fuel usage and emissions associated with transport of materials from sources of aggregate products located further away. (Urban Crossroads, 2019e, p. 21)

6. Facility Energy Demands

The Project would not result in an increase in the amount of natural gas associated with aggregate usage, because aggregate usage does not require the use of any natural gas. (Urban Crossroads, 2019e, p. 21)

The Project would result in an increase in electricity associated with the aggregate production. Based on Project permits, the proposed increase in aggregate production from approximately 377,675 TPY to 1.0 million TPY represents a 264.8% increase in the quantity of material processed over baseline conditions. In order to process the additional 622,235 TPY, electricity usage is expected to increase proportionally by approximately 264.8%. Electricity would be supplied by Southern California Edison. The Project proposes conventional mining uses reflecting contemporary energy efficient/energy conserving designs and operational programs. Additionally, as noted previously, aggregate will be consumed with or without the proposed Project and the Project likely facilitates a more efficient use of energy demand as a whole by providing a local source for aggregate production in the Project vicinity. The Project energy demands in total would be comparable to, or less than, other aggregate facilities of similar scale and configuration. (Urban Crossroads, 2019e, p. 21)



B. Summary

1. *Operational Equipment Fuel Estimates*

Operational equipment used by the Project would result in an annual consumption of approximately 142,552 gallons of diesel fuel. Operational equipment use of fuel would not be atypical for the type of operations proposed because there are no aspects of the Project's proposed operational process that are unusual or energy-intensive, and Project operational equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. (Urban Crossroads, 2019e, p. 21)

2. *Transportation Energy Demands*

Annual vehicular trips and related VMT generated by the Project would result in an estimated 3,847 gallons of fuel consumption per year for LDAs. Additionally, the Project would result in an estimated 318,210 gallons of fuel consumption per year for HHD trucks. The total estimated annual fuel consumption from Project generated VMT would result in a fuel demand 322,057 gallons of fuel. (Urban Crossroads, 2019e, p. 22)

Fuel would be provided by current and future commercial vendors. Trip generation and VMT generated by the Project are consistent with other mining uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Ed., 2017); and California Emissions Estimator Model (CalEEMod) v2016.3.2. That is, the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. (Urban Crossroads, 2019e, p. 22)

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of LDAs to alternative energy sources (e.g., electricity, natural gas, bio fuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. (Urban Crossroads, 2019e, p. 22)

3. *Facility Energy Demands*

The Project will not result in an increase in the amount of natural gas associated with aggregate usage because aggregate usage does not require the use of natural gas. (Urban Crossroads, 2019e, p. 22)

The Project would result in an increase in electricity associated with the aggregate production. Based on project permits, the proposed increase in aggregate production from approximately 377,675 TPY to 1.0 million TPY represents a 264.8% increase in the quantity of material processed over baseline conditions. In order to process the additional 622,235 TPY, electricity usage is expected to increase proportionally by approximately 264.8%. Electricity would be supplied by Southern California Edison. The Project proposes conventional mining uses reflecting contemporary energy efficient/energy conserving designs and operational programs. Additionally, as noted previously, aggregate will be consumed with or without the proposed Project and the Project likely facilitates a more efficient use of energy demand as a whole by providing a local source for aggregate



production in the Project vicinity. The Project energy demands in total would be comparable to, or less than, other aggregate facilities of similar scale and configuration. (Urban Crossroads, 2019e, p. 22)

C. Conclusion

As supported by the preceding analyses, Project operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. Accordingly, Project impacts would be less than significant.

Threshold b.: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Applicable regulations and requirements, including plans for renewable energy and energy efficiency, are discussed above in subsection 4.4.2. A summary of the Project's consistency with the regulations and requirements listed in subsection 4.4.2 is provided below.

Federal Regulations

1. *Intermodal Surface Transportation Efficiency*

The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of intermodal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. Transportation and access to the Project site is provided primarily by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because SCAG is not planning for intermodal facilities on or through the Project site. As such, the Project would not conflict with ISTEA. (Urban Crossroads, 2019e, p. 13)

2. *Federal Transportation Equity Act for the 21st Century (TEA-21)*

The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access, acts to reduce vehicle miles traveled, takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similar uses. The Project supports the strong planning processes emphasized under TEA-21. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21. (Urban Crossroads, 2019e, p. 13)



State Regulations

1. *Integrated Energy Policy Report*

Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the California Energy Commission to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301a). The 2016 Integrated Energy Policy Report (2016 IEPR) was published in February 2017, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. Electricity would be provided to the Project by Southern California Edison (SCE). SCE's Clean Power and Electrification Pathway (CPEP) white paper builds on existing state programs and policies. As such, the Project is consistent with, and would not otherwise interfere with, nor obstruct implementation the goals presented in the 2016 IEPR. (Urban Crossroads, 2019e, p. 14)

2. *State of California Energy Plan*

The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access, acts to reduce vehicle miles traveled, takes advantage of existing infrastructure systems, and promotes land use compatibilities through the introduction of mining use on mineral resources land use-designated site. The Project therefore supports urban design and planning processes identified under the State of California Energy Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan. (Urban Crossroads, 2019e, p. 14)

3. *California Code Title 24, Part 6, Energy Efficiency Standards*

California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The 2016 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2017 and is applicable to the Project. The proposed Project does not include the construction of any structure or building components, such as windows, roof systems, or electrical and lighting systems. As such, the Title 24 standards are not applicable to the proposed Project. (Urban Crossroads, 2019e, pp. 14-15)

4. *Other Regulations*

The Project also would be subject to the following State regulations that address energy:

- **Pavley Fuel Efficiency Standards (AB 1493).** AB 1493 is applicable to the Project because model year 2009-2016 passenger cars and light duty truck vehicles traveling to and from the Project site are



required by law to comply with the legislation's fuel efficiency requirements. On this basis, the Project is determined to be consistent, with, and would not interfere with, nor otherwise obstruct implementation of AB 1493.

- **California Renewable Portfolio Standards (SB 1078).** Energy directly or indirectly supplied to the Project by electric corporations is required by law to comply with SB 1078.

Conclusion

The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other mining operations of similar scale and intensity that are operating in California. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery systems. Therefore, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

4.4.5 CUMULATIVE IMPACT ANALYSIS

As indicated under the analysis of Threshold a., there are no components of the proposed Project that would result in the wasteful, inefficient, or unnecessary consumption of energy resources. The Project proposes to expand an existing mining operation, and the proposed expansion would not be associated with the intensive use of energy resources. Although it is possible other cumulative developments could result in the wasteful, inefficient, or unnecessary consumption of energy resources, the Project's projected energy demand during operations would be less-than-cumulatively considerable with mandatory compliance with applicable regulations.

As indicated under the analysis of Threshold b., the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. As such, the Project has no potential to result in cumulatively-considerable impacts due to a conflict with or obstruction of such plans.

4.4.6 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a.: Less-than-Significant Impact. Project operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservations goals within the State of California. As such, Project impacts due to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant requiring no mitigation.

Threshold b.: Less-than-Significant Impact. Energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other mining operations of similar scale and intensity that are



operating in California. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

4.4.7 CITY REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

A. Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within the County of Riverside. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable City regulations and design requirements.

- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

B. Mitigation

Project impacts due to energy consumption would be less than significant; therefore, mitigation measures are not required.



4.5 GEOLOGY AND SOILS

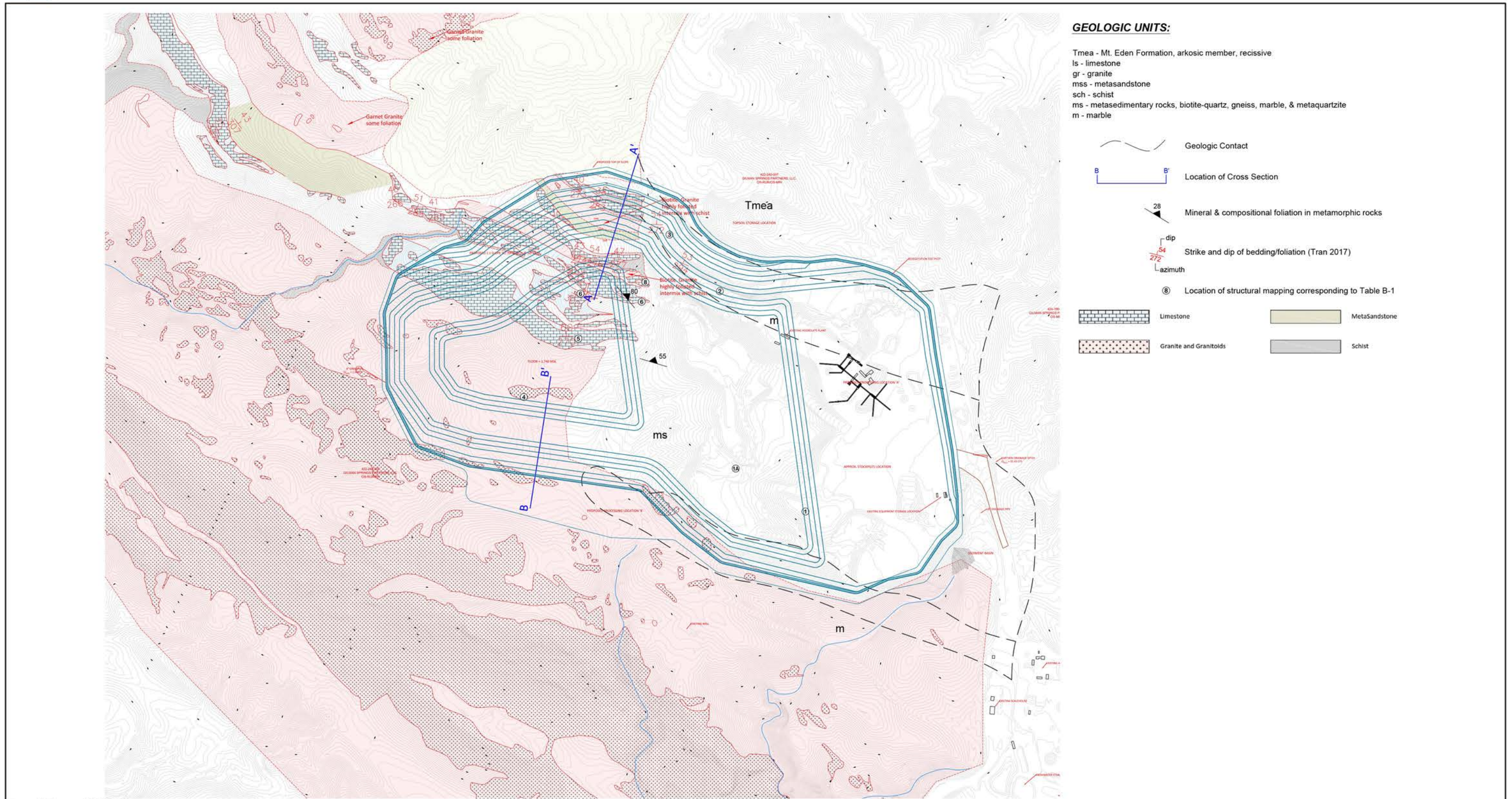
This Subsection assesses the existing surface and subsurface geologic features of the Project site and determines the Project's potential for impacts associated with those features. The analysis in this Subsection is based in part on the information contained in the technical report prepared by Terracon entitled, "Slope Stability Investigation," dated April 19, 2019 (Terracon, 2019). The Slope Stability Investigation is included as *Technical Appendix D* to this EIR.

4.5.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres ("Expanded Disturbance Area" [EDA]), thereby increasing areas permitted for mining activities at the Mine from 150.4 acres to 204.9 acres. As previously shown on EIR Figure 3-3, *Existing and Proposed Limits of Physical Disturbances*, areas subject to new disturbances as part of the Project would occur to the west and north of the northwestern portion of the areas approved for mining pursuant to the approved SMP 159R1. The Project would not affect mining activities within the 150.4 acres of the site that are already approved for mining activities by SMP 159R1, as these areas would be allowed to be mined and disturbed whether or not the proposed Project is approved. Accordingly, for purposes of analysis herein, the physical limits of new disturbance attributable to Project-related mining activities would be limited to the proposed 54.5-acre EDA as well as the reclamation plan identified as part of proposed Surface Mining Permit No. 159R2.

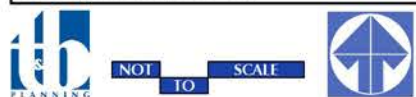
4.5.2 EXISTING CONDITIONS

During April 2019, Terracon conducted geologic mapping and slope stability analysis for the proposed Project site. The purposes of Terracon's investigation were to evaluate the engineering geologic conditions at the subject Mine, examine the proposed mining and reclamation slope configurations, and provide slope stability analysis for the mining and reclamation plan. A certified engineering geologist conducted reconnaissance and geologic mapping of the site on November 1, 2017. Geologic structure was measured, including bedding, foliation, and joint orientations. The field mapping focus included geologic contacts, bedding, and rock fabric in proposed slope areas and on features that might affect kinematic stability of local slope faces. The active Mine area provided exposures of the limestone (marble) resource and enclosing schist. Structural mapping in the 54.5-acre expansion area (EDA) was conducted along resistant ridges formed in limestone, in drainages, and along the road cut extending between the active Mine and the EDA. Terracon observed that portions of the EDA are mantled by a weathered profile that includes soil accumulations. Inference of the underlying recessive geologic units was made based on surface debris and localized outcrops. The structural data set is included as Table B-1 in Appendix B of *Technical Appendix D*. Structural data were augmented by data from the cross sections by Terracon. The location numbers corresponding to areas where structural data were measured are included on Figure 4.5-1, *Geologic Map*. See *Technical Appendix D* for further information on the methodology used by Terracon during their field investigation. (Terracon, 2019, pp. 1-4)



Source(s): Terracon (02-05-2018)

Figure 4.5-1





B. Site Geology

The Project site is situated in an elevated and dissected badlands terrain in the northern Peninsular Ranges geomorphic province. The Peninsular Ranges include plutonic and metamorphic crystalline rocks of Cretaceous and older age. The crystalline basement rocks are locally mantled by residual soils and capped by isolated alluvial/sedimentary remnants. (Terracon, 2019, p. 4)

The Mine includes approximately 1,000 acres of rugged bedrock highland within the badlands of Riverside County, California. The San Timoteo Badlands is an elevated region of rugged topography formed in non-marine sediments that extends from the San Jacinto Mountains to Loma Linda. In the area of the Project site, the badlands expose a contact between overlying Mt. Eden beds and underlying crystalline rock types that include granites, metasedimentary rocks, and limestones. The site is accessed from a dirt haul road via Gilman Springs Road. Bedrock mountains/hills with locally steep relief are formed in a sequence of limestone, quartzite, marble and granitic rocks in the site region. A mantle of soil and rock detritus covers bedrock outcrop in flats and swales between elongate ridgeline outcrops. Weedy shrubs and grasses on undisturbed surfaces comprise the vegetative cover across the undisturbed portions of the site. (Terracon, 2019, pp. 2-3)

Terracon examined aerial imagery dating from 1948 to present for geologic and site use information. The EDA appears as undeveloped badlands hillside including the prominent limestone ridgelines and intervening recessive beds in imagery dated 1948 through 1974. The general northeast dip and northwest trend of limestone beds is apparent. In 1974, a network of access roads leading to drill pads is evident throughout the active portions of the Mine. The modern haul road and beginnings of mining in the active mine area are apparent in 2000. The contact of Mt. Eden sediments overlying older metasedimentary and granitic rock units is evident as a contrast in color tone along the northern limits of the mine boundary. Faults or landslides within the EDA were not noted on the aerial imagery examined. (Terracon, 2019, p. 3)

Active mining areas including several quarry areas. A processing area and loading/stockpile areas are located east of the proposed EDA. Terracon did not observe surface water as present on the site at the time of their site examination. Ground photographs of the site and selected features are included in Appendix D of *Technical Appendix D*. (Terracon, 2019, p. 3)

1. Geologic Units

The location of the geologic units on the Project site are identified Figure 4.5-1. The geologic units on the site are described below from youngest to oldest.

- **Fill (f):** Fill associated with disturbed areas and stockpile materials is present along roads and in the active Mine area. Fill includes loose material on slopes and benches. Significant fill does not occur within the EDA. (Terracon, 2019, p. 4)
- **Old Alluvium (Qofu):** Old alluvial-fan deposits are depicted as a mantle on underlying bedrock units in the southwestern portion of the EDA. These materials include sand, silt, and gravelly sediments derived from local bedrock areas. (Terracon, 2019, p. 4)



- **Mt. Eden Formation (Tmea):** Arkosic sandstone and silty sandstone of the Mt. Eden formation forms a sedimentary cover along the northern boundary of the EDA. This unit is described as homogeneous, consolidated to lithified, well-bedded gray and brown sandstone. This unit is recessive and slope forming. Areas of Tmea appear to occur within the proposed slope boundary along the northern side of the proposed EDA. (Terracon, 2019, p. 5)
- **Granitic and Gneissic Bedrock (gr):** Bedrock of intrusive origin and mixed gneissic textures crops out south of the EDA and as localized dikes and screens in the limestone and metasedimentary units (ls, mss, sch). This unit is described as very pale-brown, texturally massive to foliated, inequigranular to coarse-grained muscovite-garnet monzogranite. Grain size ranges from fine to coarse, with grain size varying on a small scale. Outcrops of granite tend toward rounded forms that protrude through a grassy soil cover. (Terracon, 2019, p. 5)
- **Metasedimentary Rocks (ms):** Metamorphic sedimentary rocks of mixed composition include schist, quartzite, and foliated gneiss that include thin layers of limestone (marble) forming recessive landforms. They are described as layered and foliated biotite-quartz gneiss associated with thin unmapped zones of white marble and metaquartzite; locally intermingled with unmapped dikes and sills of Granite of Mt. Eden (gr). This unit is equivalent to metasandstone and schist. (Terracon, 2019, p. 5)
- **Marble (m):** Marble beds crop out along resistant northwest-trending ridges that form the high ground within the EDA. The marble is white and varies in texture from medium- to very coarse-grained and rough. Solution weathering has formed localized voids and pockets visible at the ground surface in some outcrops. The marble is indicated as limestone. (Terracon, 2019, p. 5)

2. *Geologic Structure*

The geologic structure of the EDA is defined by northwest-trending foliation/bedding visible in aerial imagery as resistant ridges, outcrop alignment and primary bedding in steeply northeast-dipping metasediments and marble. The metasediments are bounded by and locally invaded by an intrusive igneous body near the south boundary of the expansion area. Cross joints oriented normal to bedding/foliation form blocky structure within the marble and metasediments. The granitic units tend toward more random joint orientations. North to northeast-dipping foliation is anticipated in the metasedimentary units of the EDA. North- and northeast-dipping bedding in the marble (limestone) unit with dip angles between 36 and 60 degrees have been recorded. Stereonet plots of bedding/foliation data support a bias toward north and northeast-dipping beds in the EDA. Folding in the metasediments result in more easterly dips locally. Cross joints are more randomly oriented discontinuities that cut bedding and form block fabric in outcrop and excavations in rock material. Regional-scale and/or large faults were not observed in the existing mine exposures. (Terracon, 2019, pp. 5-6)



C. Faulting and Seismicity

1. Regional Faults

The site is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ) designated by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The closest APZ boundary, designated for the San Jacinto fault, is located approximately two-tenths of a mile southwest of the EDA boundary. Active or potentially active faults are not shown on or in the immediate vicinity of the EDA on published geologic maps. Evidence of active faulting on or immediately adjacent to the EDA was not observed during the geologic field reconnaissance or on the aerial photographs reviewed. Potential seismic sources in the site region are identified in Table 4.5-1, *Fault Table*, and discussed below. (Terracon, 2019, p. 6)

Table 4.5-1 Fault Table

FAULT NAME	DISTANCE (km)	MAXIMUM MAGNITUDE
San Jacinto	0.85	7.04
Beaumont Plains fault zone	5	6.3
San Andreas	20.8	6.94
Elsinore	35	7.07

(Terracon, 2019, Table 1)

San Jacinto Fault Zone

The San Jacinto fault zone is a system of northwest-trending, right-lateral, strike-slip faults approximately 0.25 mile southwest of the EDA. More large, historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California. Data suggests that a portion of the San Jacinto fault may accommodate most of the slip between the Pacific and the North American plates. It is suggested that this motion is transferred to the San Andreas fault in the Cajon Pass region by "stepping over" to parallel fault strands that include the Glen Helen fault. (Terracon, 2019, p. 6)

Beaumont Plain Fault

Fault scarps and other lineaments associated with the Beaumont Plain Fault Zone have been mapped approximately 3 miles northeast of the EDA. The Beaumont Plain fault zone is a system of north- and northwest-trending normal faults that are apparently the result of local extensional strain. Traces of this fault zone are observed as muted scarps and tonal lineaments expressed in older alluvium. Quaternary activity is evident for the fault zone but, where investigated, evidence of Holocene (recent) activity has been uncertain or doubtful. Traces of the Beaumont Plain fault zone across Noble Creek were trenched in the late 1980s. That investigation concluded that the faults that were trenched were inactive and not considered to be a ground rupture hazard. The Beaumont Plain fault zone was interpreted from seismic profiles conducted for water recharge potential in the Beaumont-Cherry Valley area and was exposed in trenches located in the Beaumont area north of the site. Faults exposed in these trenches were shown to exhibit evidence of Holocene activity. (Terracon, 2019, pp. 6-7)



San Andreas Fault Zone

The San Andreas fault zone (SAFZ) is a major geographic feature of California and constitutes the major expression of the Pacific and North American plate tectonic boundary. The SAFZ extends generally northwestward from the Salton Sea region approximately 745 miles to the offshore region of northern California. The San Bernardino Mountains segment is located approximately 12-1/2 miles northeast of the site. The SAFZ is characterized by numerous youthful fault-related landforms including fault scarps, vegetational lineaments, springs, and offset drainages. (Terracon, 2019, p. 7)

Elsinore Fault Zone

The Wildomar segment of the Elsinore fault zone is about 23 miles southwest of the site. The Elsinore fault zone is typified by multiple en echelon and diverging faults. To the north, it splays into the Whittier and Chino faults. The Elsinore is primarily a strike-slip fault zone; however, transtentional features such as the graben of the Elsinore and Temecula Valleys also occur. Most Elsinore fault traces are demonstrably active (Holocene). (Terracon, 2019, p. 7)

2. Regional Seismicity

From a ground-shaking standpoint the most significant fault for the site is the San Jacinto, about one quarter mile to the southwest of the EDA (Terracon, 2019, p. 7).

D. Ground-Shaking Hazard

Ground-shaking hazards at the site were evaluated and are summarized below in Table 4.5-2, *Summary of Regional Seismic Sources*. Terracon determined that moderate to severe seismic shaking can occur during the lifetime of the proposed mining and reclamation (Terracon, 2019, p. 15).

Table 4.5-2 Summary of Regional Seismic Sources

FAULT (SEGMENTS)	MAGNITUDE	DISTANCE (KM)	PEAK GROUND ACCELERATION
San Jacinto (SBV+SJV)	7.4	0.85	0.51
Beaumont Plain Fault zone	6.3	5	0.32
San Andreas (SM+NSB+SSB)	7.6	20.8	0.19
Elsinore (W+GI)	7.3	35	0.13

Notes: W=Whittier, GI=Glen Ivy, SBV=San Bernardino Valley, SJV=San Jacinto Valley, SM=South Mojave, NSB=North San Bernardino, SSB=South San Bernardino (Terracon, 2019, Table 2)

E. Groundwater

The EDA is located in Section 25 of Township 3 South, Range 2 West and is elevated above the groundwater-producing zones of the San Jacinto Valley. Terracon observed no seepage, springs, or other evidence for a groundwater table within the quarry boundary during geologic mapping. Groundwater data compiled by Western Municipal Water District in 2017 did not indicate well data for the site vicinity. (Terracon, 2019, p. 8)



Two wells are located on site. Well “KM Shallow” is situated at an elevation of 1,933 feet above mean sea level (amsl) and had a static water level of 397 feet below the existing ground surface (bgs) when drilled in 2000. A depth to water of 522 feet bgs is also reported for this well. These data indicate that groundwater occurs below the proposed bottom elevation of proposed mining within the EDA. Groundwater is not anticipated to occur within the lowest proposed elevation of the final pit bottom (1,740 feet amsl). (Terracon, 2019, p. 8)

Based on the presence of non-liquefiable bedrock, the potential for liquefaction and other shallow groundwater-related hazards at the site is considered to be very low. The quarry bottom may be exposed to periodic ponding of surface water after locally heavy precipitation. However, such ponding is anticipated to be shallow and short-lived – lasting only as long as evaporation/infiltration occurs; therefore, this transient water was not considered in slope stability calculations. Groundwater is not anticipated to significantly affect the stability of the proposed slopes; therefore, Terracon considered dry conditions in the slope stability calculations. (Terracon, 2019, p. 8)

F. Slope Stability

The term "landslide," as used herein and in *Technical Appendix D*, refers to deep-seated slope failures that involve mine pit-scale features (overall slope or interramp slope) that have the potential to reduce the long-term stability of finished reclamation slopes. Landslides in hard rock mines are controlled by the interaction of geologic structure with the mine wall configuration and character of the rock material. Surficial failures refer to shallow failures that affect limited interbench slopes and may result in localized raveling of rock material. Surficial failures or raveling are considered a slope management/maintenance issue during mining. Landslide denotes more problematic, large-volume features. (Terracon, 2019, pp. 8-9)

The susceptibility of a geologic unit to landsliding is dependent upon various factors, primarily: 1) the presence and orientation of weak structures, such as fractures, faults, or weak beds; 2) the height and steepness of the natural or cut slope; 3) the presence and quantity of groundwater; and 4) the occurrence of strong seismic shaking. Primary influences on the stability of final mine slopes are anticipated to be the interaction between slope geometry and geologic structure including bedding/foliation and joints, within the pit margin. The groundwater potential at the Project site is low. The seismic ground shaking potential is high. (Terracon, 2019, p. 9) Refer to *Technical Appendix D* for a more detailed description of the methods and analysis of slope stability associated with the EDA.

4.5.3 APPLICABLE ENVIRONMENTAL REGULATIONS

The following is a brief description of the federal, state, and local environmental laws and related regulations governing issues related to geology and soils.

A. Federal Regulations

1. Clean Water Act

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was



enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was substantially reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972. Under the CWA, the Environmental Protection Agency (EPA) has implemented pollution control programs such as setting wastewater standards for industry, and also has set water quality standards for all contaminants in surface waters. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters unless a permit was obtained. EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters. (EPA, 2017)

B. State Regulations

1. Alquist-Priolo Earthquake Fault Zoning Act (A-P Act)

The Alquist-Priolo Earthquake Fault Zoning Act (A-P Act) was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The A-P Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The A-P Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. (CGS, n.d.)

The A-P Act requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps. ["Earthquake Fault Zones" were called "Special Studies Zones" prior to January 1, 1994.] The maps are distributed to all affected cities, counties, and state agencies for their use in planning and controlling new or renewed construction. Local agencies must regulate most development projects within the zones. Projects include all land divisions and most structures for human occupancy. Single family wood-frame and steel-frame dwellings up to two stories not part of a development of four units or more are exempt. However, local agencies can be more restrictive than state law requires. (CGS, n.d.)

Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings will not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a licensed geologist. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally 50 feet). (CGS, n.d.)

2. Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act (SHMA) of 1990 (Public Resources Code, Chapter 7.8, § 2690-2699.6) directs the Department of Conservation, California Geological Survey to identify and map areas prone to liquefaction, earthquake-induced landslides, and amplified ground shaking. The purpose of the SHMA is to minimize loss of life and property through the identification, evaluation, and mitigation of seismic hazards. (CGS, n.d.)

Staff geologists in the Seismic Hazard Zonation Program gather existing geological, geophysical, and geotechnical data from numerous sources to produce the Seismic Hazard Zone Maps. They integrate and



interpret these data regionally in order to evaluate the severity of the seismic hazards and designate as Zones of Required Investigation (ZORI) those areas prone to liquefaction and earthquake-induced landslides. Cities and counties are then required to use the Seismic Hazard Zone Maps in their land use planning and building permit processes. (CGS, n.d.)

The SHMA requires site-specific geotechnical investigations be conducted within the Zones of Required Investigation to identify and evaluate seismic hazards and formulate mitigation measures prior to permitting most developments designed for human occupancy. (CGS, n.d.)

3. *Natural Hazards Disclosure Act*

The Natural Hazards Disclosure Act, effective June 1, 1998 (as amended June 9, 1998), requires that sellers of real property and their agents provide prospective buyers with a "Natural Hazard Disclosure Statement" when the property being sold lies within one or more state-mapped hazard areas, including a Seismic Hazard Zone. (CGS, n.d.)

The law requires the State Geologist to establish regulatory zones (Zones of Required Investigation) and to issue appropriate maps (Seismic Hazard Zone maps). These maps are distributed to all affected cities, counties, and state agencies for their use in planning and controlling construction and development. Single-family frame dwellings up to two stories not part of a development of four or more units are exempt from the state requirements. However, local agencies can be more restrictive than state law requires. (CGS, n.d.)

Before a development permit can be issued or a subdivision approved, cities and counties must require a site-specific investigation to determine whether a significant hazard exists at the site and, if so, recommend measures to reduce the risk to an acceptable level. The investigation must be performed by state-licensed engineering geologists and/or civil engineers. (CGS, n.d.)

4. *Building Earthquake Safety Act*

In 1986, the California Legislature determined that buildings providing essential services should be capable of providing those services to the public after a disaster. Their intent in this regard was defined in legislation known as the Essential Services Buildings Seismic Safety Act of 1986 and includes requirements that such buildings shall be "...designed and constructed to minimize fire hazards and to resist...the forces generated by earthquakes, gravity, and winds." This enabling legislation can be found in the California Health and Safety Code, Chapter 2, § 16000 through 16022. In addition, the California Building Code defines how the intent of the act is to be implemented in Title 24, Part 1 of the California Building Standards Administrative Code, Chapter 4, Articles 1 through 3. (CAB, n.d.)

5. *California Building Standards Code (Title 24)*

California Code of Regulations (CCR) Title 24 is reserved for state regulations that govern the design and construction of buildings, associated facilities, and equipment. These regulations are also known as building standards (reference California Health and Safety Code § 18909). Health and Safety Code (state law) § 18902 gives CCR Title 24 the name California Building Standards Code (CBSC). (CBSC, 2010, p. 6)



The CBSC in CCR Title 24 is published by the California Building Standards Commission and it applies to all building occupancies (see Health and Safety Code §§ 18908 and 18938) throughout the State of California. Cities and counties are required by state law to enforce CCR Title 24 (reference Health and Safety Code §§ 17958, 17960, 18938(b), and 18948). Cities and counties may adopt ordinances making more restrictive requirements than provided by CCR Title 24, because of local climatic, geological, or topographical conditions. Such adoptions and a finding of need statement must be filed with the California Building Standards Commission (Reference Health and Safety Code §§ 17958.7 and 18941.5). (CBSC, 2010, pp. 6-7)

6. Porter-Cologne Water Control Act

The Porter-Cologne Act is the principal law governing water quality regulation in California. It establishes a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and ground water and to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act (California Water Code § 13000 *et seq.*), the policy of the State is as follows: (SWRCB, 2014)

- That the quality of all the waters of the State shall be protected;
- That all activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason; and
- That the State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation. (SWRCB, 2014)

The Porter-Cologne Act established nine Regional Water Boards (based on hydrogeologic barriers) and the State Water Board, which are charged with implementing its provisions and which have primary responsibility for protecting water quality in California. The State Water Board provides program guidance and oversight, allocates funds, and reviews Regional Water Boards decisions. In addition, the State Water Board allocates rights to the use of surface water. The Regional Water Boards have primary responsibility for individual permitting, inspection, and enforcement actions within each of nine hydrologic regions. The State Water Board and Regional Water Boards have numerous non-point source (NPS) related responsibilities, including monitoring and assessment, planning, financial assistance, and management. (SWRCB, 2014)

The Regional Water Boards regulate discharges under the Porter-Cologne Act primarily through issuance of NPDES permits for point source discharges and waste discharge requirements (WDRs) for NPS discharges. Anyone discharging or proposing to discharge materials that could affect water quality (other than to a community sanitary sewer system regulated by an NPDES permit) must file a report of waste discharge. The Storm Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCBs) can make their own investigations or may require dischargers to carry out water quality investigations and report on water quality issues. The Porter-Cologne Act provides several options for enforcing WDRs and other orders, including cease and desist orders, cleanup and abatement orders, administrative civil liability orders, civil court actions, and criminal prosecutions. (SWRCB, 2014)

The Porter-Cologne Act also implements many provisions of the Clean Water Act, such as the NPDES permitting program. The Porter-Cologne Act also requires adoption of water quality control plans that contain



the guiding policies of water pollution management in California. In addition, regional water quality control plans (basin plans) have been adopted by each of the Regional Water Boards and get updated as necessary and practical. These plans identify the existing and potential beneficial uses of waters of the State and establish water quality objectives to protect these uses. The basin plans also contain implementation, surveillance, and monitoring plans. (SWRCB, 2014) The Project site is located in the Santa Ana River Watershed, which is within the purview of the Santa Ana Regional Water Quality Control Board (RWQCB). The Santa Ana RWQCB's *Santa Ana Region Basin Plan*, which was most recently updated in February 2016, is the governing water quality plan for the region (RWQCB, 2016).

4.5.4 BASIS FOR DETERMINING SIGNIFICANCE

Section VII of Appendix G to the CEQA Guidelines addresses typical adverse effects due to geological conditions, and includes the following threshold questions to evaluate the Project's impacts resulting from geologic or soil conditions (OPR, 2018):

- *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
 - *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42;*
 - *Strong seismic ground shaking;*
 - *Seismic-related ground failure, including liquefaction; or*
 - *Landslides.*
- *Result in substantial soil erosion or the loss of topsoil.*
- *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.*
- *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.*
- *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.*
- *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Significance thresholds are set forth in EA No. 43097 (Riverside County's Environmental Assessment Checklist), are derived from Section VII of Appendix G to the CEQA Guidelines (listed above), and indicate significant impacts would occur if the Project or any Project-related component would:

- a. *Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;*
- b. *Be subject to seismic-related ground failure, including liquefaction;*
- c. *Be subject to strong seismic ground shaking;*



- d. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards;*
- e. *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence;*
- f. *Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard;*
- g. *Change topography or ground surface relief features;*
- h. *Create cut or fill slopes greater than 2:1 or higher than 10 feet;*
- i. *Result in grading that affects or negates subsurface sewage disposal systems;*
- j. *Result in substantial soil erosion or the loss of topsoil;*
- k. *Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property;*
- l. *Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water;*
- m. *Be impacted by or result in an increase in wind erosion and blow sand, either on or off site.*

Impacts to paleontological resources are addressed separately in EIR Subsection 4.10, *Paleontological Resources*.

4.5.5 IMPACT ANALYSIS

Threshold a: *Would the Project be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

Threshold c: *Would the Project be subject to strong seismic ground shaking?*

Impacts Associated with the Rupture of a Known Earthquake Fault

The site is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ) designated by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The closest APZ boundary, designated for the San Jacinto fault, is located approximately 0.25 mile southwest of the EDA boundary. Active or potentially active faults are not shown on or in the immediate vicinity of the EDA on published geologic maps. (Terracon, 2019, p. 6) Evidence of active faulting was not observed on the site during Terracon's investigation and active faulting is not anticipated to affect the EDA and its proposed reclaimed slopes. (Terracon, 2019, p. 15) Furthermore, the Project does not propose any permanent structures, and therefore has no potential to expose people or structures to potential substantial adverse effects associated with earthquake faults, including the risk of loss, injury, or



death. For these reasons, there is no potential for ground rupture to occur on the site associated with an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone, and impacts would be less than significant.

Impacts Associated with Strong Seismic Ground Shaking

The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground-shaking during the lifetime of the Mine's operation and reclamation. This risk is not substantially different than the risk experienced by other properties in southern California. From a ground-shaking standpoint, the most significant fault for the site is the San Jacinto, about 0.25 mile to the southwest of the proposed EDA. The seismic ground shaking potential is high. (Terracon, 2019, pp. 6, 9)

Terracon determined that overall modeled Mine cut slope up to approximately 400 feet in height and upper/lower intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure during the anticipated long-term conditions, including the effects of seismic shaking. Therefore, the planned (slightly flatter) slope angles are considered suitably stable against gross failure for the anticipated long-term conditions, including seismic shaking. (Terracon, 2019, p. 15) The County of Riverside would impose the recommendations of the site-specific slope stability investigation (*Technical Appendix D*) as a standard condition of Project approval to further reduce the risk associated with strong seismic ground shaking. As such, implementation of the Project would result in a less-than-significant impact associated with strong seismic ground shaking.

Threshold b: Would the Project be subject to seismic-related ground failure, including liquefaction?

According to Riverside County GIS, a majority of the 1,021.4 acre Mine is not susceptible to liquefaction hazards, including the areas currently approved for mining activities as well as the proposed 54.5-acre EDA. Terracon concluded based on the presence of non-liquefiable bedrock, that the potential for liquefaction and other shallow groundwater-related hazards at the site is considered to be very low (Terracon, 2019, p. 8). The County of Riverside would impose the recommendations of the site-specific slope stability investigation (*Technical Appendix D*) as a standard condition of Project approval to further reduce the risk associated with seismic-related ground failure, including liquefaction. As such, future mining activities associated with the proposed Project would not be subject to seismic-related ground failure, including liquefaction. Accordingly, a less-than significant-impact would occur and no mitigation is required.

Threshold d: Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Threshold e: Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Raveling processes during and after quarry operation, with time, would result in the deposition of talus on benches that are included in design to mitigate rockfall as catchment zones. Talus left on benches can facilitate revegetation and lend a more natural appearance to the reclaimed slopes. Terracon anticipates that rock fragments would be angular and relatively resistant to rolling. Therefore, Terracon does not anticipate rockfall



hazard for properly excavated rock slopes, and impacts associated with rockfall hazards would be less than significant. (Terracon, 2019, pp. 15-16)

Terracon determined that the rock strength of bedrock materials is sufficient to accommodate the overall slope angles proposed in the Project's Slope Stability Investigation (*Technical Appendix D*). Based on Terracon's analysis, overall modeled 42-degree mine cut-slopes up to approximately 400 feet in height and upper/lower intermediate slopes (modeled at 45 degrees) would be suitably stable against gross failure for the anticipated long-term conditions, including the effects of seismic shaking. Terracon determined that adherence to the slope benching plan as proposed by the Project and consideration of newly exposed potentially adverse structural features (if present) during mining work can result in stable slopes during mining and after completion of reclamation. (Terracon, 2019, p. 15)

For the reasons stated above, Terracon determined that the proposed Project would have a less-than-significant impact associated with landslide, lateral spreading, collapse, rockfall hazards or ground subsidence. Moreover, the Project proposes to expand areas subject to mining activities on site and would not result in the introduction of any permanent structures that could be subject to such hazards. The County of Riverside would impose the recommendations of the site-specific slope stability investigation (*Technical Appendix D*) as a standard condition of Project approval. Thus, with the Project's implementation of Terracon's recommendations identified in the Project's Slope Stability Investigation (*Technical Appendix D*), impacts associated with landslide, lateral spreading, collapse, rockfall hazards or ground subsidence, would be less than significant.

Threshold f: Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

The Project site is located in southern California, a region that is not known to contain any active volcanic hazards. Additionally, the Project site does not contain any body of water that is susceptible to seiche-related hazards, nor is the Project site located in close proximity to large bodies of water that could be subject to seiches. Although Lake Perris is located approximately 6.3 miles west of the proposed 54.5-acre EDA, the lake occurs at a substantially lower elevation relative to the Project site and would not subject the EDA to hazards associated with seiches. As such the Project would not be subject to seiches or volcanic hazards and no impact would occur.

Mudflow hazards are not likely to occur on site due to the shallow depth to bedrock and the nature of on-site soils. Additionally, as recommended in the Project's Slope Stability Investigation (*Technical Appendix D*), proposed slopes and benches should be protected with perimeter berms and/or levees as necessary to prevent slope erosion and surface flow incursion in the areas where natural slopes drain toward mining and/or reclaimed slopes. (Terracon, 2019, p. 17) The County of Riverside would impose the recommendations of the site-specific Slope Stability Investigation (*Technical Appendix D*) as a standard condition of Project approval to further reduce the risk associated with mudflow. As such, implementation of the Project would result in less-than-significant impacts associated with mudflow.



Threshold g: Would the Project change topography or ground surface relief features?

Threshold h: Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?

Implementation of the proposed Project would result in a substantial change in the topography and ground surface relief features within the proposed EDA. Additionally, mining activities proposed by the Project would result in the creation of slopes that are steeper than 2:1 and higher than 10 feet.

A roughly rectangular pit is proposed with local bends in the finished walls. The deeper portion of the proposed pit is proposed with a bottom at elevation 1,740 feet amsl at the west side. The reclamation slope plan depicts a benched configuration using 25-foot-tall by 25-foot-wide benches with locally wider (35-foot-wide benches) forming an overall slope inclined at approximately 1 horizontal to 1 vertical (45 degrees). The stated angle for overall slopes is 37 degrees. Bench face angles are proposed at approximately 88 degrees with allowance for back break to about 80 degrees. The stated angle for the upper and lower portions of the overall slope is 43 degrees. All slopes are anticipated to be formed in rock material. The slope configuration as modeled for global stability calculations is shown in Appendix C of *Technical Appendix D*. (Terracon, 2019, p. 2)

Terracon recommends that overall final cut slopes (pit top to pit toe) should be no steeper than approved angles (42 degrees as modeled in Cross Section A) up to the maximum proposed height (400 feet). The benching plan is suitable to provide rock fall protection consistent with the modified Ritchie criteria (MRC). The bedding orientation (generally 40-degree northeast dip) within marble-bearing and foliated schist strata may influence the geometry of north- and northwest-facing pit walls. The occurrence of back break and kinematic influence on face angles may result in slightly flatter or steeper interbench slope angles. Mining operations and ongoing slope design should include allowance for flattening or steepening of interbench slope angles where geologic structure dominates. The design criteria for the recommended pit slope angles are based on the assumption that low-damage, controlled blasting techniques or other suitable methods of excavating relatively clean and uniform benches and faces will be employed to create the final reclamation slopes. (Terracon, 2019, p. 16)

Although the Project would substantially alter the site's existing topography, the proposed slopes have been evaluated by Terracon and determined that the slopes would be grossly stable and would not result in adverse environmental effects, such as rockfall hazards. The County of Riverside would condition the proposed Project to adhere to the recommendations of the site-specific Slope Stability Investigation (*Technical Appendix D*), which would ensure that proposed slopes are grossly stable. Other effects associated with the proposed changes to the site's topography have been evaluated throughout this EIR (e.g., Aesthetics, Hydrology/Water Quality, etc.), and such changes were determined to be less than significant or would be reduced to less-than-significant levels with mitigation. Therefore, Project impacts due to changes to the site's topography and ground relief features and the creation of slopes steeper than 2:1 and higher than 10 feet in height would be less than significant.



Threshold i: *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

Threshold l: *Would the Project have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

Under existing conditions, the 54.5-acre EDA consists of natural, undisturbed lands that have never been subject to development, and there are no existing subsurface sewage disposal systems on the property. Additionally, all wastewater generated at the Mine would be handled via portable toilet facilities, and no subsurface sewage disposal systems are proposed as part of the Project. Thus, no impact would occur as a result of the 54.5-acre proposed expansion of the Mine.

Threshold j: *Would the Project result in substantial soil erosion or the loss of topsoil?*

Threshold m: *Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?*

Under existing conditions, approximately 150.4 acres of the Gilman Springs Mine are actively used for mining operations. The proposed Project would expand the mine's disturbance limits to accommodate an additional 54.5 acres of mining area on what is currently undeveloped land. Therefore, exposed soils on-site would be susceptible to erosion and loss of topsoil. Earth moving associated with mining activities would expose underlying soils, which could increase erosion susceptibility.

As discussed in EIR Section 4.8, *Hydrology and Water Quality*, during ongoing mining operations under the Project, and similar to existing conditions, runoff from the northern portions of areas planned for mining activities would be conveyed to a detention/siltation basin, with a portion of the runoff being discharged off site along the Mine's southern boundary (west of the Mine's access road). Runoff within the southeastern portion of the site would be directed towards one of several detention/sedimentation basins located in the southeastern portions of the site, which would be conveyed off site at the Mine's southern boundary following water quality treatment, near the Mine's access road. As shown on Figure 4.8-4, *Post-Reclamation Hydrologic Conditions*, following the completion of mining and reclamation activities on site, all runoff in the northern portions of the site that would be subject to mining activities would be conveyed to an on-site retention basin, with runoff being fully detained on site. Within the southeastern portion of the site, runoff would continue to be directed towards a sedimentation/retention basin, before being discharged off site at the Mine's southern boundary, adjacent to the Mine's access road. Areas located outside of areas planned for mining and processing activities would convey runoff in a manner similar to existing conditions and historical conditions. Furthermore, all runoff from areas that would be disturbed as part of existing or future mining activities on site would be conveyed to sedimentation/retention basins, which would detain flows and provide water quality treatment (i.e., to remove sediments) prior to discharge from the site. Accordingly, under on-going mining operations, including within the proposed EDA, runoff from the site would not result in substantial erosion or siltation on- or off-site that would modify the channel of a river or stream or the bed of a lake.



As discussed in EIR Section 3.0, *Project Description*, as part of site reclamation, all disturbed areas on site would be revegetated. California Code of Regulations (CCR) Section 3705(a) states that a vegetative cover suitable for the proposed end use and capable of self-regeneration without continued dependence on irrigation, soil amendments or fertilizer shall be established on disturbed land, and further specifies that vegetative cover or density, and species-richness shall be, where appropriate, sufficient to stabilize the surface against effects of long-term erosion and shall be similar to naturally occurring habitats in the surrounding area.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for mining activities. The NPDES permit is required for all projects that would disturb at least one (1) acre of total land area. The County's Municipal Separate Storm Sewer System (MS4) NPDES permit requires the Project Applicant to prepare and submit to the County for approval, a Project-specific Storm Water Pollution Prevention Plan (SWPPP). The SWPPP would identify a combination of erosion control and sediment control measures (i.e., Best Management Practices (BMPs)) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges during on-going mining operations.

The County of Riverside requires the Project Applicant prepare and submit for County approval a Water Quality Management Plan (WQMP). The WQMP is required to identify an effective combination of erosion control and sediment control measures (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from storm water and non-storm waste discharges. The Project's WQMP is required to incorporate BMPs which are effective at removing silt and sediment from storm water runoff. WQMPs also require operational measures to ensure on-going erosion potential. Compliance with the Project's WQMP would be required as a condition of Project approval as would be the long-term maintenance of water quality features.

In addition, proposed construction activities would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. Rule 403 requires that certain construction practices be followed to limit dust and dirt from leaving the construction site. For example, no dust is allowed to be visible in the air beyond the property line of a construction site, and no dirt is allowed to be tracked out of the site by more than 25 feet.

For the reasons stated above, implementation of the proposed Project would not result in substantial erosion or loss of topsoil. Thus, impacts during expansion of the Mine would be less than significant and no mitigation is required.

Threshold k.: Would the Project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

The Project consists of a proposed expansion to an existing aggregate quarry. No buildings or permanent structures are proposed as part of the Project. Additionally, slopes created as part of the Project would consist of bedrock materials suitable for aggregate mining, and no expansive soils are anticipated. As such, no impacts due to expansive soils would occur.



4.5.6 CUMULATIVE IMPACT ANALYSIS

With the exception of erosion hazards, potential geologic and soils effects are inherently restricted to the areas proposed for mining and would not contribute to cumulative impacts associated with other existing, planned, or proposed development. That is, issues involving fault rupture, seismic ground shaking, liquefaction, landslides, and expansive soils would involve effects to (and not from) the proposed mining activities and are specific to on-site conditions. Accordingly, addressing these potential hazards for the proposed mining on the Project site have no relationship to, or impact on, off-site areas. Due to the site-specific nature of these potential hazards and the measures to address them, there would be no connection to similar potential issues or cumulative effects to or from other properties.

As discussed under Thresholds j and m, during both mining and after mining has completed, measures would be incorporated into the Project's design (such as soil stabilization and detaining all water on-site during mining activities, and revegetation of the site) to ensure that substantial erosion hazards do not occur. Development projects within the cumulative study area would be required to comply with regulatory requirements, such as the need to obtain a national Pollutant Discharge Elimination system (NPDES) permit and mandatory compliance with Storm Water Pollution Prevention Plans (SWPPPs) and Water Quality Management Plans (WQMPs). All projects involving earth movement in the cumulative study area also would be required to comply with SCAQMD Rule 403 and grading requirements of the local governing body, which would preclude wind-related erosion hazards during construction. Development projects within the cumulative study area would be subject to mandatory regulatory requirements to control erosion hazards during construction and long-term operation; therefore, cumulative impacts associated with wind and water erosion hazards would be less than significant and the Project's contribution would be less than cumulatively considerable.

4.5.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Thresholds a and c: Less-than-Significant Impact. The proposed EDA is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ) designated by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The Project is subject to seismic ground shaking associated with earthquakes. With implementation of the recommendations contained in the Project's Slope Stability Investigation (*Technical Appendix D*), as would be required through standard conditions of Project approval, impacts associated with ground-shaking would be further reduced to a less-than-significant level.

Threshold b: Less-than-Significant Impact. Terracon concluded, based on the presence of non-liquefiable bedrock, that the potential for liquefaction and other shallow groundwater-related hazards at the site is considered to be very low. The County of Riverside would impose the recommendations of the site-specific slope stability investigation (*Technical Appendix D*) as a standard condition of Project approval to further reduce the risk associated with seismic-related ground failure, including liquefaction. Accordingly, a less-than-significant impact would occur.

Thresholds d and e: Less-than-Significant Impact. With implementation of the site-specific slope stability investigation (*Technical Appendix D*) as a standard condition of Project approval, the Project would result in



less-than-significant impacts associated with on- or off-site landslide, lateral spreading, collapse, rockfall hazards, and ground subsidence.

Threshold f: Less-than-Significant Impact. The Project would not be subject to seiches or volcanic hazards. Mudflow hazards are not likely to occur on site due to the shallow depth to bedrock and the nature of on-site soils. Additionally, as recommended in the Project's site-specific Slope Stability Investigation (*Technical Appendix D*), slopes and benches would be protected with perimeter berms and/or levees as necessary to prevent slope erosion and surface flow incursion in the areas where natural slopes drain toward mining and/or reclaimed slopes. The County of Riverside would impose the recommendations of the site-specific Slope Stability Investigation (*Technical Appendix D*) as a standard condition of Project approval to further reduce the risk associated with mudflow. As such, implementation of the Project would result in a less-than-significant impact associated with mudflow.

Thresholds g and h: Less-than-Significant Impact. With mandatory compliance to the site-specific Slope Stability Investigation (*Technical Appendix D*) as required by standard conditions of Project approval, impacts due to changes in topography or ground surface features, as well as impacts associated with cut slopes steeper than 2:1 and higher than 10 feet in height, would be less than significant.

Thresholds i and l: No Impact. Under existing conditions there are no existing subsurface sewage disposal systems on the property, as all wastewater is handled via portable toilets. Additionally, all wastewater generated at the Mine would be handled via portable toilet facilities, and no subsurface sewage disposal systems are proposed as part of the Project. Thus, no impact would occur to existing subsurface sewage disposal systems, and no impact would occur due to proposed septic tanks or alternative waste water disposal systems.

Thresholds j and m: Less-than-Significant Impact. The Project would not result in substantial soil erosion or the loss of topsoil. The Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit, as well as adhere to a Water Quality Management Plan (WQMP) and South Coast Air Quality Management District (SCAQMD) Rule 403. With mandatory compliance to these regulatory requirements, the potential for soil erosion impacts would be less than significant.

Threshold k: No Impact. The Project consists of a proposed expansion to an existing aggregate quarry. No buildings or permanent structures are proposed as part of the Project. Additionally, slopes created as part of the Project would consist of bedrock materials suitable for aggregate mining, and no expansive soils are anticipated. As such, no impacts due to expansive soils would occur.

4.5.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.



- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the Project's Slope Stability Investigation (*Technical Appendix D*).
- The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during ground disturbing activities, as applicable:
 - All new ground disturbing activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
 - The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer's specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
 - The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less.

Mitigation

Impacts would be less than significant; therefore, no mitigation is required.



4.6 GREENHOUSE GAS EMISSIONS

The analysis in this Subsection is based in part on a greenhouse gas (GHG) analysis prepared for the Project by Urban Crossroads, Inc., titled, “Gilman Springs Mine Greenhouse Gas Analysis,” (herein “GHGA”), dated January 7, 2020, and appended to this EIR as *Technical Appendix E* (Urban Crossroads, 2020b). It should be noted that since the GHGA was prepared for the Project, the proposed mining limits have changed; however, daily, and annual operational characteristics associated with the Project would be the same as evaluated in the GHGA.

4.6.1 EXISTING CONDITIONS

A. Introduction to Global Climate Change

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and much debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity. Some data suggests that GCC has occurred in the past over the course of thousands or millions of years. These historical changes to the Earth’s climate have occurred naturally without human influence, as in the case of an ice age. However, many scientists believe that the climate shift taking place since the industrial revolution (1900) is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth’s atmosphere, including carbon dioxide (CO₂), methane (CH₄), nitrous oxide (NO_x), and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of greenhouse gases resulting from human activity and industrialization over the past 200 years. (Urban Crossroads, 2020b, p. 7)

An individual project like the proposed Project evaluated herein cannot generate enough GHG emissions to effect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of greenhouse gasses combined with the cumulative increase of all other sources of greenhouse gases, which when taken together constitute potential influences on GCC. (Urban Crossroads, 2020b, p. 7)

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation, and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO₂, N₂O (Nitrous Oxide), CH₄, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the Earth’s atmosphere, but prevent radioactive heat from escaping, thus warming the Earth’s atmosphere. GCC can occur naturally as it has in the past with the previous ice ages. According to the California Air Resources Board (CARB), the climate change since the industrial revolution differs from previous climate changes in both rate and magnitude. (Urban Crossroads, 2020b, p. 7)

Gases that trap heat in the atmosphere are often referred to as greenhouse gases. GHGs are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect,



the Earth’s average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the earth’s atmosphere is considered to be the cause for the observed increase in the earth’s temperature. (Urban Crossroads, 2020b, p. 7)

B. Greenhouse Gas Inventories

Global

Worldwide anthropogenic (human) GHG emissions are tracked by the Intergovernmental Panel on Climate Change for industrialized nations (referred to as Annex I) and developing nations (referred to as Non-Annex I). Human GHG emissions data for Annex I nations are available through 2017. Based on the latest available data, , the sum of these emissions totaled approximately 29,216,501 Gg CO₂e¹. The GHG emissions in more recent years may differ from the inventories presented in Table 4.6-1, *Top GHG Producer Countries and the European Union*; however, the data is representative of currently available inventory data. (Urban Crossroads, 2020b, p. 6)

Table 4.6-1 Top GHG Producer Countries and the European Union

Emitting Countries	GHG Emissions (Gg CO ₂ e)
China	11,911,710
United States	6,456,718
European Union (28-member countries)	4,323,163
India	3,079,810
Russian Federation	2,155,470
Japan	1,289,630
Total	29,216,501

Note: Gg – gigagram

Note: Used <http://unfccc.int> data for Annex I countries. Consulted the CAIT Climate Data Explorer in <http://www.wri.org> site to reference Non-Annex I countries such as China and India.

(Urban Crossroads, 2020b, Table 2-3)

United States

As noted in Table 4.6-1, the United States, as a single country, was the number two producer of GHG emissions in 2017. (Urban Crossroads, 2020b, p. 15)

¹ The global emissions are the sum of Annex I and non-Annex I countries, without counting Land-Use, Land-Use Change and Forestry (LULUCF). For countries without 2017 data, the UNFCCC data for the most recent year were used. United Nations Framework Convention on Climate Change, “Annex I Parties – GHG total without LULUCF.” The most recent GHG emissions for China and India are from 2014.



State of California

California has significantly slowed the rate of growth of GHG emissions due to the implementation of energy efficiency programs as well as adoption of strict emission controls, but is still a substantial contributor to the U.S. emissions inventory total. CARB compiles GHG inventories for the State of California. Based upon the 2019 GHG inventory data (i.e., the latest year for which data are available) for the 2000-2017 greenhouse gas emissions inventory, California emitted 424.1 million metric tons of carbon dioxide equivalent (MMTCO_{2e}). (Urban Crossroads, 2020b, p. 15)

C. Greenhouse Gases

For the purposes of this analysis, emissions of carbon dioxide, methane, and nitrous oxide were evaluated because these gasses are the primary contributors to GCC from development projects. Although other substances such as fluorinated gases also contribute to GCC, sources of fluorinated gases are not well-defined and no accepted emissions factors or methodology exist to accurately calculate these gases. (Urban Crossroads, 2020b, pp. 7-8)

Greenhouse gases have varying global warming potential (GWP) values; GWP values represent the potential of a gas to trap heat in the atmosphere. Carbon dioxide is utilized as the reference gas for GWP, and thus has a GWP of 1. The atmospheric lifetime and GWP of selected greenhouse gases are summarized at Table 4.6-2, *Global Warming Potential and Atmospheric Lifetime of Select GHGs*. As shown in Table 4.6-2, GWP range from 1 for carbon dioxide to 22,800 for sulfur hexafluoride (SF₆). It should be noted that CARB is beginning to transition to the use of GWPs from IPCC’s Fourth Assessment Report. (Urban Crossroads, 2020b, pp. 13-14)

Table 4.6-2 Global Warming Potential and Atmospheric Lifetime of Select GHGs

Gas	Atmospheric Lifetime (years)	Global Warming Potential (100 year time horizon)
Carbon Dioxide	50-200	1
Methane	12 ± 3	25
Nitrous Oxide	120	298
HFC-23	264	14,800
HFC-134a	14.6	1,430
HFC-152a	1.5	124
Sulfur Hexafluoride (SF ₆)	3,200	22,800
Source: Environmental Protection Agency (EPA) 2013 (URL: http://www.epa.gov/ghgreporting/documents/pdf/2013/documents/2013-data-elements.pdf)		

(Urban Crossroads, 2020b, Table 2-2)



- **Water Vapor:** Water vapor (H₂O) is the most abundant, important, and variable greenhouse gas in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered to be a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization. A climate feedback is an indirect, or secondary, change, either positive or negative, that occurs within the climate system in response to a forcing mechanism. The feedback loop in which water is involved is critically important to projecting future climate change. (Urban Crossroads, 2020b, p. 8)

As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to ‘hold’ more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a “positive feedback loop.” The extent to which this positive feedback loop will continue is unknown as there are also dynamics that hold the positive feedback loop in check. As an example, when water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation (thus allowing less energy to reach the Earth’s surface and heat it up). (Urban Crossroads, 2020b, pp. 8-9)

There are no human health effects from water vapor itself; however, when some pollutants come in contact with water vapor, they can dissolve and the water vapor can then act as a pollutant-carrying agent. The main source of water vapor is evaporation from the oceans (approximately 85 percent). Other sources include: evaporation from other water bodies, sublimation (change from solid to gas) from sea ice and snow, and transpiration from plant leaves. (Urban Crossroads, 2020b, p. 8)

- **Carbon Dioxide:** Carbon dioxide (CO₂) is an odorless and colorless GHG. Outdoor levels of carbon dioxide are not high enough to result in negative health effects. Carbon dioxide is emitted from natural and manmade sources. Natural sources include: the decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources include: the burning of coal, oil, natural gas, and wood. Carbon dioxide is naturally removed from the air by photosynthesis, dissolution into ocean water, transfer to soils and ice caps, and chemical weathering of carbonate rocks. (Urban Crossroads, 2020b, p. 9)

Since the industrial revolution began in the mid-1700s, the sort of human activity that increases GHG emissions has increased dramatically in scale and distribution. Data from the past 50 years suggests a corollary increase in levels and concentrations. As an example, prior to the industrial revolution, CO₂ concentrations were fairly stable at 280 parts per million (ppm). Today, they are around 370 ppm, an increase of more than 30 percent. Left unchecked, the concentration of carbon dioxide in the atmosphere is projected to increase to a minimum of 540 ppm by 2100 as a direct result of anthropogenic sources. (Urban Crossroads, 2020b, p. 9)



- **Methane**: Methane (CH₄) is an extremely effective absorber of radiation, though its atmospheric concentration is less than carbon dioxide and its lifetime in the atmosphere is brief (10-12 years), compared to other GHGs. No health effects are known to occur from exposure to methane. (Urban Crossroads, 2020b, p. 10)

Methane has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning. (Urban Crossroads, 2020b, p. 10)

- **Nitrous Oxide**: Nitrous oxide (N₂O), also known as laughing gas, is a colorless greenhouse gas. Nitrous oxide can cause dizziness, euphoria, and sometimes slight hallucinations. In small doses, it is considered harmless. However, in some cases, heavy and extended use can cause Olney's Lesions (brain damage). (Urban Crossroads, 2020b, p. 10)

Concentrations of nitrous oxide also began to rise at the beginning of the industrial revolution. In 1998, the global concentration was 314 parts per billion (ppb). Nitrous oxide is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used as an aerosol spray propellant (e.g., in whipped cream bottles). It is also used in potato chip bags to keep chips fresh. It is used in rocket engines and in race cars. Nitrous oxide can be transported into the stratosphere, be deposited on the Earth's surface, and be converted to other compounds by chemical reaction. (Urban Crossroads, 2020b, pp. 10-11)

- **Chlorofluorocarbons**: Chlorofluorocarbons (CFCs) are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C₂H₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs are no longer being used; therefore, it is not likely that health effects would be experienced. Nonetheless, in confined indoor locations, working with CFC-113 or other CFCs is thought to result in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation. (Urban Crossroads, 2020b, p. 11)

CFCs have no natural source but were first synthesized in 1928. They were used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and was extremely successful, so much so that levels of the major CFCs are now remaining steady or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years. (Urban Crossroads, 2020b, p. 11)



- **Hydrofluorocarbons:** Hydrofluorocarbons (HFCs) are synthetic, man-made chemicals that are used as a substitute for CFCs. Out of all the greenhouse gases, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF₃), HFC-134a (CF₃CH₂F), and HFC-152a (CH₃CHF₂). Prior to 1990, the only significant emissions were of HFC-23. HFC-134a emissions are increasing due to its use as a refrigerant. The U.S. EPA estimates that concentrations of HFC-23 and HFC-134a are now about 10 parts per trillion (ppt) each; and that concentrations of HFC-152a are about 1 ppt. No health effects are known to result from exposure to HFCs, which are manmade for applications such as automobile air conditioners and refrigerants. (Urban Crossroads, 2020b, p. 12)
- **Perfluorocarbons:** Perfluorocarbons (PFCs) have stable molecular structures and do not break down through chemical processes in the lower atmosphere. High-energy ultraviolet rays, which occur about 60 kilometers above Earth's surface, are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF₄) and hexafluoroethane (C₂F₆). The U.S. EPA estimates that concentrations of CF₄ in the atmosphere are over 70 ppt. No health effects are known to result from exposure to PFCs. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. (Urban Crossroads, 2020b, p. 12)
- **Sulfur Hexafluoride:** Sulfur hexafluoride (SF₆) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It also has the highest GWP of any gas evaluated (22,800). The U.S. EPA indicates that concentrations in the 1990s were about 4 ppt. In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces the oxygen needed for breathing. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection. (Urban Crossroads, 2020b, p. 12)

D. Effects of Climate Change in California

Public Health

Higher temperatures may increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to ozone formation could increase from 25 to 35 percent under the lower warming range to 75 to 85 percent under the medium warming range. In addition, if global background ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter that can travel long distances, depending on wind conditions. The EPA's report, titled "Scenarios of Climate Change in California: An Overview" (Climate Scenarios report), published in February 2006, indicates that large wildfires could become up to 55 percent more frequent if GHG emissions are not significantly reduced. (Urban Crossroads, 2020b, p. 15)

In addition, under the higher warming range scenario, there could be up to 100 more days per year with temperatures above 90°F in Los Angeles and 95°F in Sacramento by 2100. This is a large increase over



historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures could increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat. (Urban Crossroads, 2020b, pp. 15-16)

Water Resources

A vast network of man-made reservoirs and aqueducts captures and transports water throughout the state from northern California rivers and the Colorado River. The current distribution system relies on Sierra Nevada snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, increasing the risk of summer water shortages. (Urban Crossroads, 2020b, p. 16)

If temperatures continue to increase, more precipitation could fall as rain instead of snow, and the snow that does fall could melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90 percent. Under the lower warming range scenario, snowpack losses could be only half as large as those possible if temperatures were to rise to the higher warming range. How much snowpack could be lost depends in part on future precipitation patterns, the projections for which remain uncertain. However, even under the wetter climate projections, the loss of snowpack could pose challenges to water managers and hamper hydropower generation. It could also adversely affect winter tourism. Under the lower warming range, the ski season at lower elevations could be reduced by as much as a month. If temperatures reach the higher warming range and precipitation declines, there might be many years with insufficient snow for skiing and snowboarding. (Urban Crossroads, 2020b, p. 16)

The State's water supplies are also at risk from rising sea levels. An influx of saltwater could degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to the quality and reliability of water within the southern edge of the Sacramento/San Joaquin River Delta – a major fresh water supply. (Urban Crossroads, 2020b, p. 16)

Agriculture

Increased temperatures could cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. First, California farmers could possibly lose as much as 25 percent of the water supply they need. Although higher CO₂ levels can stimulate plant production and increase plant water-use efficiency, California's farmers could face greater water demand for crops and a less reliable water supply as temperatures rise. Crop growth and development could change, as could the intensity and frequency of pest and disease outbreaks. Rising temperatures could aggravate O₃ (ozone) pollution, which makes plants more susceptible to disease and pests and interferes with plant growth. (Urban Crossroads, 2020b, p. 16)

Plant growth tends to be slow at low temperatures, increasing with rising temperatures up to a threshold. However, faster growth can result in less-than-optimal development for many crops, so rising temperatures could worsen the quantity and quality of yield for a number of California's agricultural products. Products likely to be most affected include wine grapes, fruits, and nuts. (Urban Crossroads, 2020b, p. 16)



In addition, continued global climate change could shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Range expansion could occur in many species while range contractions may be less likely in rapidly evolving species with significant populations already established. Should range contractions occur, new or different weed species could fill the emerging gaps. Continued global climate change could alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates. (Urban Crossroads, 2020b, p. 17)

Forests and Landscapes

Global climate change has the potential to intensify the current threat to forests and landscapes by increasing the risk of wildfire and altering the distribution and character of natural vegetation. If temperatures rise into the medium warming range, the risk of large wildfires in California could increase by as much as 55 percent, which is almost twice the increase expected if temperatures stay in the lower warming range. However, since wildfire risk is determined by a combination of factors, including precipitation, winds, temperature, and landscape and vegetation conditions, future risks will not be uniform throughout the state. In contrast, wildfires in northern California could increase by up to 90 percent due to decreased precipitation. (Urban Crossroads, 2020b, p. 17)

Moreover, continued global climate change has the potential to alter natural ecosystems and biological diversity within the state. For example, alpine and subalpine ecosystems could decline by as much as 60 to 80 percent by the end of the century as a result of increasing temperatures. The productivity of the state's forests has the potential to decrease as a result of global climate change. (Urban Crossroads, 2020b, p. 17)

Rising Sea Levels

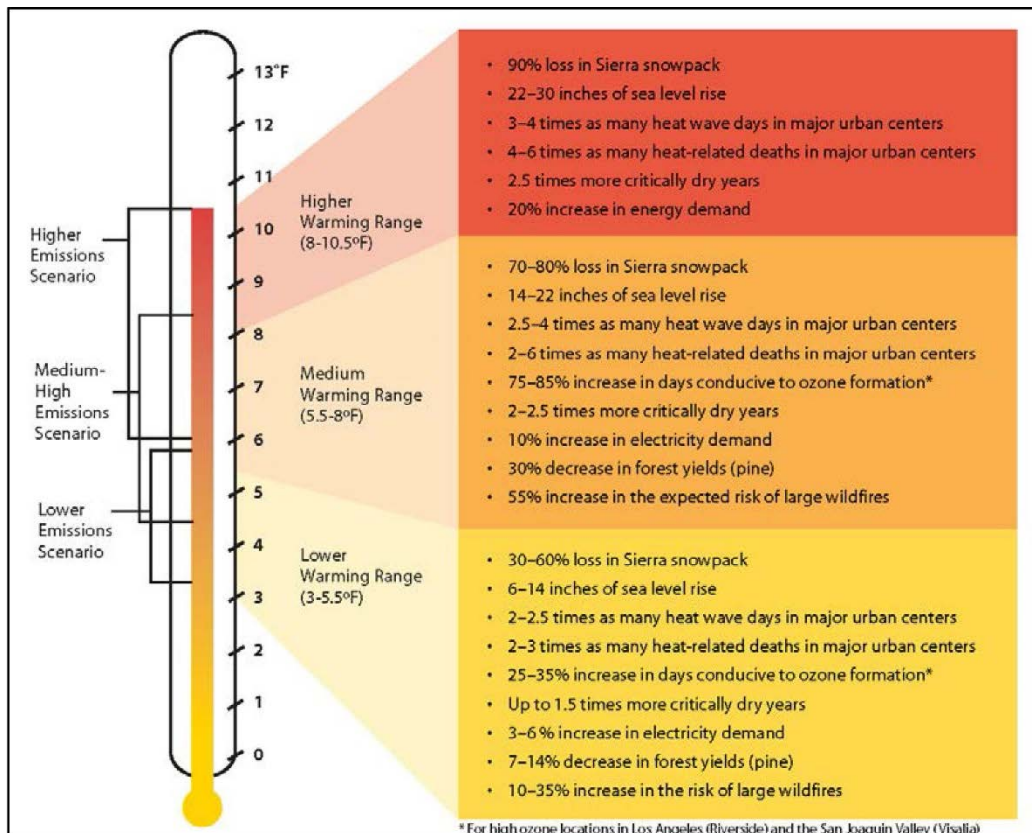
Rising sea levels, more intense coastal storms, and warmer water temperatures could increasingly threaten the state's coastal regions. Under the higher warming range scenario, sea level is anticipated to rise 22 to 35 inches by 2100. Elevations of this magnitude would inundate low-lying coastal areas with salt water, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats. Under the lower warming range scenario, sea level could rise 12-14 inches. (Urban Crossroads, 2020b, p. 17)

E. Human Health Effects

The potential health effects related directly to the emissions of carbon dioxide, methane, and nitrous oxide as they relate to development projects such as the proposed Project are still being debated in the scientific community. Their cumulative effects to global climate change have the potential to cause adverse effects to human health. Increases in Earth's ambient temperatures would result in more intense heat waves, causing more heat-related deaths. Scientists also purport that higher ambient temperatures would increase disease survival rates and result in more widespread disease. Climate change will likely cause shifts in weather patterns, potentially resulting in devastating droughts and food shortages in some areas. Figure 4.6-1, *Summary of Projected Global Warming Impact (as compared with 1961-1990)*, presents the potential impacts of global warming. (Urban Crossroads, 2020b, p. 13)



Figure 4.6-1 Summary of Projected Global Warming Impact (as compared with 1961-1990)



(Urban Crossroads, 2020b, Exhibit 2-A)

Specific health effects associated with directly emitted GHG emissions are as follows:

- **Water Vapor:** There are no known direct health effects related to water vapor at this time. It should be noted however that when some pollutants react with water vapor, the reaction forms a transport mechanism for some of these pollutants to enter the human body through water vapor. (Urban Crossroads, 2020b, p. 8)
- **Carbon Dioxide:** According to the National Institute for Occupational Safety and Health (NIOSH) high concentrations of carbon dioxide can result in health effects such as: headaches, dizziness, restlessness, difficulty breathing, sweating, increased heart rate, increased cardiac output, increased blood pressure, coma, asphyxia, and/or convulsions. It should be noted that current concentrations of carbon dioxide in the earth's atmosphere are estimated to be approximately 370 parts per million (ppm), the actual reference exposure level (level at which adverse health effects typically occur) is at exposure levels of 5,000 ppm averaged over 10 hours in a 40-hour workweek and short-term reference exposure levels of 30,000 ppm averaged over a 15-minute period. (Urban Crossroads, 2020b, p. 9)



- **Methane:** Methane is extremely reactive with oxidizers, halogens, and other halogen-containing compounds. Methane is also an asphyxiant and may displace oxygen in an enclosed space. (Urban Crossroads, 2020b, p. 10)
- **Nitrous Oxide:** Nitrous Oxide is often referred to as laughing gas; it is a colorless greenhouse gas. The health effects associated with exposure to elevated concentrations of nitrous oxide include dizziness, euphoria, slight hallucinations, and in extreme cases of elevated concentrations nitrous oxide can also cause brain damage. (Urban Crossroads, 2020b, p. 10)

4.6.2 APPLICABLE ENVIRONMENTAL REGULATIONS

The following is a brief description of the federal, state, and local environmental laws and related regulations related to GHG emissions.

A. International Regulations

1. Kyoto Protocol

The Kyoto Protocol is an international agreement linked to the United Nations Framework Convention on Climate Change, which commits its Parties by setting internationally binding emission reduction targets. Recognizing that developed countries are principally responsible for the current high levels of GHG emissions in the atmosphere as a result of more than 150 years of industrial activity, the Protocol places a heavier burden on developed nations under the principle of "common but differentiated responsibilities." (UNFCCC, n.d.)

The Kyoto Protocol was adopted in Kyoto, Japan, on December 11, 1997 and entered into force on February 16, 2005. The detailed rules for the implementation of the Protocol were adopted at Conference of the Parties (COP) 7 in Marrakesh, Morocco, in 2001, and are referred to as the "Marrakesh Accords." Its first commitment period started in 2008 and ended in 2012. (UNFCCC, n.d.)

In Doha, Qatar, on December 8, 2012, the "Doha Amendment to the Kyoto Protocol" was adopted. The amendment includes:

- New commitments for Annex I Parties to the Kyoto Protocol who agreed to take on commitments in a second commitment period from January 1, 2013 to December 31, 2020;
- A revised list of greenhouse gases (GHG) to be reported on by Parties in the second commitment period; and
- Amendments to several articles of the Kyoto Protocol which specifically referenced issues pertaining to the first commitment period and which needed to be updated for the second commitment period. (UNFCCC, n.d.)

On December 21, 2012, the amendment was circulated by the Secretary-General of the United Nations, acting in his capacity as Depositary, to all Parties to the Kyoto Protocol in accordance with Articles 20 and 21 of the Protocol. (UNFCCC, n.d.)



During the first commitment period, 37 industrialized countries and the European Community committed to reduce GHG emissions to an average of five percent against 1990 levels. During the second commitment period, Parties committed to reduce GHG emissions by at least 18 percent below 1990 levels in the eight-year period from 2013 to 2020; however, the composition of Parties in the second commitment period is different from the first. (UNFCCC, n.d.)

2. The Paris Agreement

The Paris Agreement builds upon the Convention and – for the first time – brings all nations into a common cause to undertake ambitious efforts to combat climate change and adapt to its effects, with enhanced support to assist developing countries to do so. As such, it charts a new course in the global climate effort. (UNFCCC, n.d.)

The Paris Agreement’s central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change. To reach these ambitious goals, appropriate financial flows, a new technology framework and an enhanced capacity building framework will be put in place, thus supporting action by developing countries and the most vulnerable countries, in line with their own national objectives. The Agreement also provides for enhanced transparency of action and support through a more robust transparency framework. (UNFCCC, n.d.)

The Paris Agreement requires all Parties to put forward their best efforts through “nationally determined contributions” (NDCs) and to strengthen these efforts in the years ahead. This includes requirements that all Parties report regularly on their emissions and on their implementation efforts. (UNFCCC, n.d.)

In 2018, Parties will take stock of the collective efforts in relation to progress towards the goal set in the Paris Agreement and to inform the preparation of NDCs. There will also be a global stock-taking every five years to assess the collective progress towards achieving the purpose of the Agreement and to inform further individual actions by Parties. (UNFCCC, n.d.)

The Paris Agreement entered into force on November 4, 2016, thirty days after the date on which at least 55 Parties to the Convention accounting in total for at least an estimated 55% of the total global greenhouse gas emissions have deposited their instruments of ratification, acceptance, approval, or accession with the Depositary. (UNFCCC, n.d.)

It should be noted that on June 1, 2017, President Donald Trump announced that the United States would cease all participation in the Paris Agreement.



B. Federal Regulations

1. Clean Air Act

Coinciding with the 2009 meeting of international leaders in Copenhagen, on December 7, 2009, the EPA issued an Endangerment Finding under § 202(a) of the Clean Air Act (CAA), opening the door to federal regulation of GHGs. The Endangerment Finding notes that GHGs threaten public health and welfare and are subject to regulation under the CAA. To date, the EPA has not promulgated regulations on GHG emissions, but it has begun to develop them.

Previously the EPA had not regulated GHGs under the CAA because it asserted that the Act did not authorize it to issue mandatory regulations to address GCC and that such regulation would be unwise without an unequivocally established causal link between GHGs and the increase in global surface air temperatures. In *Massachusetts v. Environmental Protection Agency et al.* (127 S. Ct. 1438 [2007]); however, the U.S. Supreme Court held that GHGs are pollutants under the CAA and directed the EPA to decide whether the gases endangered public health or welfare. The EPA had also not moved aggressively to regulate GHGs because it expected Congress to make progress on GHG legislation, primarily from the standpoint of a cap-and-trade system. However, proposals circulated in both the House of Representative and Senate have been controversial and it may be some time before the U.S. Congress adopts major climate change legislation. The EPA's Endangerment Finding paves the way for federal regulation of GHGs with or without Congress.

C. State Regulations

1. Title 24 Building Energy Standards

The California Energy Commission (CEC) first adopted Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) in 1978 in response to a legislative mandate to reduce energy consumption in the state. Although not originally intended to reduce GHG emissions, increased energy efficiency, and reduced consumption of electricity, natural gas, and other fuels would result in fewer GHG emissions from residential and nonresidential buildings subject to the standard. The standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods. The latest revisions (2013 Building Energy Efficiency Standards) were adopted in 2012 and became effective on July 1, 2014. The 2013 Building Energy Efficiency Standards are 25 percent more efficient than the previous Building Energy Efficiency Standards for residential construction and 30 percent more efficient than the previous Standards for nonresidential construction.

Part 11 of Title 24 is referred to as the California Green Building Standards Code (CALGreen Code). The purpose of the CALGreen Code is to “improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality.” The CALGreen Code is not intended to substitute or be identified as meeting the certification requirements of any green building program that is not established and adopted by the California Building Standards Commission (CBSC). Unless otherwise noted in the regulation, all newly constructed buildings in California are subject of the requirements of the CALGreen Code.



2. *California Assembly Bill No. 1493 (AB 1493)*

On September 24, 2009, CARB adopted amendments to the “Pavley” regulations that reduce greenhouse gas (GHG) emissions in new passenger vehicles from 2009 through 2016. These amendments are part of California’s commitment toward a nation-wide program to reduce new passenger vehicle GHGs from 2012 through 2016. CARB’s September amendments cement California’s enforcement of the Pavley rule starting in 2009 while providing vehicle manufacturers with new compliance flexibility. The amendments also prepare California to harmonize its rules with the federal rules for passenger vehicles. (CARB, 2017a)

The U.S. EPA granted California the authority to implement GHG emission reduction standards for new passenger cars, pickup trucks, and sport utility vehicles On June 30, 2009. The first California request to implement GHG standards for passenger vehicles, known as a waiver request, was made in December 2005, and was denied by the EPA in March 2008. That decision was based on a finding that California’s request to reduce GHG emissions from passenger vehicles did not meet the CAA requirement of showing that the waiver was needed to meet “compelling and extraordinary conditions.” (CARB, 2017a)

CARB’s Board originally approved regulations to reduce GHGs from passenger vehicles in September 2004, with the regulations to take effect in 2009. These regulations were authorized by the 2002 legislation Assembly Bill 1493 (Pavley). (CARB, 2017a)

The regulations had been threatened by automaker lawsuits and were stalled by the EPA’s delay in reviewing and then initially denying California’s waiver request. The parties involved entered a May 19, 2009 agreement to resolve these issues. With the granting of the waiver on June 30, 2009, it is expected that the Pavley regulations reduced GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016, all while improving fuel efficiency and reducing motorists’ costs. (CARB, 2017a)

The CARB has adopted a new approach to passenger vehicles – cars and light trucks – by combining the control of smog-causing pollutants and greenhouse gas emissions into a single coordinated package of standards. The new approach also includes efforts to support and accelerate the numbers of plug-in hybrids and zero-emission vehicles in California. (CARB, 2017a)

3. *Executive Order S-3-05*

Executive Order (EO) S-3-05 establishes GHG emission reduction targets, creates the Climate Action Team and directs the Secretary of the California EPA to coordinate efforts with meeting the targets with the heads of other state agencies. The EO requires the Secretary to report back to the Governor and Legislature biannually on progress toward meeting the GHG targets, GHG impacts to California, Mitigation, and Adaptation Plans. EO S-3-05 requires that by 2010, GHG emissions must be reduced to 2000 levels; by 2020, GHG emissions must be reduced to 1990 levels; and by 2050, GHG emissions must be reduced to 80 percent below 1990 levels. (CCC, n.d.)



4. California Assembly Bill 32 – Global Warming Solutions Act of 2006

In September 2006, former Governor Schwarzenegger signed Assembly Bill 32 (AB 32), the California Climate Solutions Act of 2006. AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020, which represents a reduction of approximately 15 percent below emissions expected under a “business as usual” scenario. Pursuant to AB 32, the CARB must adopt regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. The full implementation of AB 32 will help mitigate risks associated with climate change, while improving energy efficiency, expanding the use of renewable energy resources, cleaner transportation, and reducing waste. (CARB, 2014)

AB 32 specifically requires that CARB shall do the following:

- Prepare and approve a Scoping Plan for achieving the maximum technologically feasible and cost-effective reductions in GHG emissions from sources or categories of sources of GHGs by 2020, and update the Scoping Plan every five years.
- Maintain and continue reductions in emissions of GHG beyond 2020.
- Identify the statewide level of GHG emissions in 1990 to serve as the emissions limit to be achieved by 2020.
- Identify and adopt regulations for discrete early actions that could be enforceable on or before January 1, 2010.
- Adopt a regulation that establishes a system of market-based declining annual aggregate emission limits for sources or categories of sources that emit GHG emissions.
- Convene an Environmental Justice Advisory Committee to advise the Board in developing and updating the Scoping Plan and any other pertinent matter in implementing AB 32.
- Appoint an Economic and Technology Advancement Advisory Committee to provide recommendations for technologies, research, and GHG emission reduction measures. (CARB, 2014)

In November 2007, CARB completed its estimates of 1990 GHG levels. Net emission 1990 levels were estimated at 427 million metric tons (MMTs) (emission sources by sector were: transportation – 35 percent; electricity generation – 26 percent; industrial – 24 percent; residential – 7 percent; agriculture – 5 percent; and commercial – 3 percent). Accordingly, 427 million metric tons of carbon dioxide equivalent (MMTCO_{2e}) equivalent was established as the emissions limit for 2020. For comparison, CARB’s estimate for baseline GHG emissions was 473 MMTCO_{2e} for 2000 and 532 MMTCO_{2e} for 2010. “Business as usual” conditions (without the reductions to be implemented by CARB regulations) for 2020 were projected to be 596 MMTCO_{2e}. (CARB, 2007)

AB 32 requires CARB to develop a Scoping Plan which lays out California’s strategy for meeting the goals. The Scoping Plan must be updated every five years. In December 2008, the Board approved the initial Scoping Plan, which included a suite of measures to sharply cut GHG emissions. Table 4.6-3, *Scoping Plan GHG Reduction Measures Towards 2020 Target*, shows the proposed reductions from regulations and programs outlined in the Scoping Plan. While local government operations were not accounted for in achieving the Year 2020 emissions reduction, local land use changes are estimated to result in a reduction of 5 MMTCO_{2e}, which is approximately 3 percent of the 2020 GHG emissions reduction goal. In recognition of the critical role local



governments will play in successful implementation of AB 32, CARB is recommending GHG reduction goals of 15 percent below 2006 levels by 2020 to ensure that municipal and community-wide emissions match the state's reduction target. According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 MMTCO_{2e} (or approximately 1.2 percent of the GHG reduction target). (CARB, 2014)

Overall, CARB determined that achieving the 1990 emission level in 2020 would require a reduction in GHG emissions of approximately 28.5 percent in the absence of new laws and regulations (referred to as "Business-As-Usual" [BAU]). The Scoping Plan evaluates opportunities for sector-specific reductions, integrates all CARB and Climate Action Team (CAT) early actions and additional GHG reduction measures, identifies additional measures to be pursued as regulations, and outlines the role of the cap-and-trade program.

When the 2020 emissions level projection also was updated to account for implemented regulatory measures, including Pavley (vehicle model-years 2009 - 2016) and the renewable portfolio standard (12% - 20%), the 2020 projection in the BAU condition was reduced further to 507 metric tons of carbon dioxide equivalent (MTCO_{2e}). As a result, based on the updated economic and regulatory data, CARB determined that achieving the 1990 emissions level in 2020 would now only require a reduction of GHG emissions of 80 MTCO_{2e}, or approximately 16 percent (down from 28.5 percent), from the BAU condition.

In May 2014, CARB approved the First Update to the Climate Change Scoping Plan (Update), which builds upon the initial Scoping Plan with new strategies and recommendations. The Update highlights California's progress toward meeting the near-term 2020 GHG emission reduction goals, highlights the latest climate change science and provides direction on how to achieve long-term emission reduction goal described in Executive Order S-3-05. The Update recalculates 1990 GHG emissions using new global warming potentials identified in the IPCC Fourth Assessment Report released in 2007. Using those GWPs, the 427 MTCO_{2e} 1990 emissions level and 2020 GHG emissions limit identified in the 2008 Scoping Plan would be slightly higher, at 431 MTCO_{2e}. Based on the revised 2020 emissions level projection identified in the 2011 Final Supplement and the updated 1990 emissions levels identified in the discussion draft of the First Update, achieving the 1990 emissions level in 2020 would require a reduction of 78 MTCO_{2e} (down from 509 MTCO_{2e}), or approximately 15.3 percent (down from 28.5 percent), from the BAU condition. (CARB, 2014)



Table 4.6-3 Scoping Plan GHG Reduction Measures Towards 2020 Target

<i>Recommended Reduction Measures</i>	<i>Reductions Counted toward 2020 Target of 169 MMT CO₂e</i>	<i>Percentage of Statewide 2020 Target</i>
Cap and Trade Program and Associated Measures		
California Light-Duty Vehicle GHG Standards	31.7	19%
Energy Efficiency	26.3	16%
Renewable Portfolio Standard (33 percent by 2020)	21.3	13%
Low Carbon Fuel Standard	15	9%
Regional Transportation-Related GHG Targets ¹	5	3%
Vehicle Efficiency Measures	4.5	3%
Goods Movement	3.7	2%
Million Solar Roofs	2.1	1%
Medium/Heavy Duty Vehicles	1.4	1%
High Speed Rail	1.0	1%
Industrial Measures	0.3	0%
Additional Reduction Necessary to Achieve Cap	34.4	20%
Total Cap and Trade Program Reductions	146.7	87%
Uncapped Sources/Sectors Measures		
High Global Warming Potential Gas Measures	20.2	12%
Sustainable Forests	5	3%
Industrial Measures (for sources not covered under cap and trade program)	1.1	1%
Recycling and Waste (landfill methane capture)	1	1%
Total Uncapped Sources/Sectors Reductions	27.3	16%
Total Reductions Counted toward 2020 Target	174	100%
Other Recommended Measures – Not Counted toward 2020 Target		
State Government Operations	1.0 to 2.0	1%
Local Government Operations	To Be Determined ²	NA
Green Buildings	26	15%
Recycling and Waste	9	5%
Water Sector Measures	4.8	3%
Methane Capture at Large Dairies	1	1%
Total Other Recommended Measures – Not Counted toward 2020 Target	42.8	NA

Source: CARB. 2008, MMTons CO₂e: million metric tons of CO₂e

¹Reductions represent an estimate of what may be achieved from local land use changes. It is not the SB 375 regional target.

²According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 million metric tons of CO₂e (or approximately 1.2 percent of the GHG reduction target). However, these reductions were not included in the Scoping Plan reductions to achieve the 2020 Target



5. *California Senate Bill No. 1368 (SB 1368)*

Senate Bill (SB) 1368 (Perata, Chapter 598, Statutes of 2006) limits long-term investments in baseload generation by the state's utilities to power plants that meet an emissions performance standard (EPS) jointly established by the California Energy Commission and the California Public Utilities Commission. (CEC, n.d.)

The Energy Commission has designed regulations that:

- Establish a standard for baseload generation owned by, or under long-term contract to publicly owned utilities, of 1,100 pounds CO₂ per megawatt-hour (MWh). This will encourage the development of power plants that meet California's growing energy needs while minimizing their emissions of greenhouse gases;
- Require posting of notices of public deliberations by publicly owned utilities on long-term investments on the Energy Commission website. This will facilitate public awareness of utility efforts to meet customer needs for energy over the long-term while meeting the State's standards for environmental impact, and;
- Establish a public process for determining the compliance of proposed investments with the EPS. This process includes the following components:
 - A utility may request that the Commission determine whether or not an investment under consideration is subject to or complies with the EPS (Request for Evaluation of a Proposed Procurement).
 - A utility may request that an investment be exempted from the requirement that it meet the EPS if the investment is necessary to ensure reliable service to utility customers or to avoid a threat of significant financial harm (Request for Reliability or Financial Exemption), or, if the utility is under a legal obligation to contribute a share of a larger investment (Request for Exemption Due to Pre-existing Multi-Party Commitment).
 - A utility must submit a compliance filing upon committing to an investment that is required to meet the EPS (Compliance Filing).
 - Any party may request that the Energy Commission conduct a complaint or investigation proceeding to determine a utility's compliance with the regulations (Request for Compliance Investigation). (CEC, n.d.)

Investments that must be in compliance with the EPS include:

- Construction or purchase (turnkey agreements) of new power plants designed and intended for baseload generation;
- Purchase of existing power plants designed and intended for baseload generation, or ownership shares thereof, other than combined cycle natural gas power plants in operation or permitted prior to June 30, 2007;
- Capital investments in existing, utility-owned power plants designed and intended for baseload generation, other than those for routine maintenance, that:
 - For combined-cycle, natural gas power plants permitted before June 20, 2007, increase the generation capacity by 50 megawatts (MW) or more.



- For other power plants, are intended to extend the life of one or more units by five years or more.
- Are intended to increase the rated capacity of the power plant.
- Are intended to convert a non-baseload power plant into a baseload power plant. (CEC, n.d.)

6. *Executive Order S-01-07*

Executive Order (EO) S-01-07 establishes the 2020 target and Low Carbon Fuel Standard (LCFS). The EO directs the Secretary of California EPA as coordinator of 2020 target activities and requires the Secretary to report back to the Governor and Legislature biannually on progress toward meeting the 2020 target. (CCC, n.d.)

7. *Senate Bill 1078*

Senate Bill (SB) 1078 establishes the California Renewables Portfolio Standard Program, which required electric utilities and other entities under the jurisdiction of the California Public Utilities Commission to meet 20% of their renewable power by December 31, 2017 for the purposes of increasing the diversity, reliability, public health, and environmental benefits of the energy mix. (CCC, n.d.)

8. *Senate Bill 107*

SB 107 directed California Public Utilities Commission's Renewable Energy Resources Program to increase the amount of renewable electricity (Renewable Portfolio Standard) generated per year, from 17% to an amount that equals at least 20% of the total electricity sold to retail customers in California per year by December 31, 2010. (CCC, n.d.)

9. *Executive Order S-14-08*

On November 17, 2008, Governor Schwarzenegger signed Executive Order S-14-08, revising California's existing Renewable Portfolio Standard (RPS) upward to require all retail sellers of electricity to serve 33% of their load from renewable energy sources by 2020. In order to meet this new goal, a substantial increase in the development of wind, solar, geothermal, and other "RPS eligible" energy projects will be needed. Executive Order S-14-08 seeks to accelerate such development by streamlining the siting, permitting, and procurement processes for renewable energy generation facilities. To this end, S-14-08 issues two directives: (1) the existing Renewable Energy Transmission Initiative will identify renewable energy zones that can be developed as such with little environmental impact, and (2) the California Energy Commission (CEC) and the California Department of Fish and Wildlife (CDFW) will collaborate to expedite the review, permitting, and licensing process for proposed RPS-eligible renewable energy projects.

10. *Senate Bill 97*

By enacting SB 97 in 2007, California's lawmakers expressly recognized the need to analyze GHGs as a part of the CEQA process. SB 97 required the Governor's Office of Planning and Research (OPR) to develop, and the Natural Resources Agency to adopt, amendments to the CEQA Guidelines addressing the analysis and mitigation of greenhouse gas emissions. (OPR, n.d.) Those CEQA Guidelines amendments clarified several points, including the following:



- Lead agencies must analyze the GHG emissions of proposed projects, and must reach a conclusion regarding the significance of those emissions. (See CEQA Guidelines § 15064.4.)
- When a project’s GHG emissions may be significant, lead agencies must consider a range of potential mitigation measures to reduce those emissions. (See CEQA Guidelines § 15126.4(c).)
- Lead agencies must analyze potentially significant impacts associated with placing projects in hazardous locations, including locations potentially affected by climate change. (See CEQA Guidelines § 15126.2(a).)
- Lead agencies may significantly streamline the analysis of GHGs on a project level by using a programmatic GHG emissions reduction plan meeting certain criteria. (See CEQA Guidelines § 15183.5(b).)
- CEQA mandates analysis of a proposed project’s potential energy use (including transportation-related energy), sources of energy supply, and ways to reduce energy demand, including through the use of efficient transportation alternatives. (See CEQA Guidelines, Appendix F.) (OPR, n.d.)

As part of the administrative rulemaking process, the Natural Resources Agency developed a Final Statement of Reasons explaining the legal and factual bases, intent, and purpose of the CEQA Guidelines amendments. The amendments to the CEQA Guidelines implementing SB 97 became effective on March 18, 2010. (OPR, n.d.)

Of note, the new guidelines state that a lead agency shall have discretion to determine whether to use a quantitative model or methodology, or in the alternative, rely on a qualitative analysis or performance based standards. Pursuant to CEQA Guidelines § 15064.4(a), “A lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use; or (2) Rely on a qualitative analysis or performance based standards.”

CEQA emphasizes that the effects of greenhouse gas emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impacts analyses. (See CEQA Guidelines § 15130(f)).

§ 15064.4(b) of the guidelines provides direction for lead agencies for assessing the significance of impacts of greenhouse gas emissions:

1. The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; or
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must include specific requirements that reduce or mitigate the project’s incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a



particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.

The CEQA Guideline amendments do not identify a numeric threshold of significance for GHG emissions, nor do they prescribe assessment methodologies or specific mitigation measures. Instead, they call for a “good-faith effort, based on available information, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.” The amendments encourage lead agencies to consider many factors in performing a CEQA analysis and preserve lead agencies’ discretion to make their own determinations based upon substantial evidence. The amendments also encourage public agencies to make use of programmatic mitigation plans and programs from which to tier when they perform individual project analyses. Specific GHG language incorporated in the Guidelines’ suggested Environmental Checklist (Guidelines Appendix G) is as follows:

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

11. Senate Bill 375

The Sustainable Communities and Climate Protection Act of 2008 (Sustainable Communities Act, SB 375, Chapter 728, Statutes of 2008) supports the State's climate action goals to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning with the goal of more sustainable communities. (CARB, 2017b)

Under the Sustainable Communities Act, CARB sets regional targets for GHG emissions reductions from passenger vehicle use. In 2010, CARB established these targets for 2020 and 2035 for each region covered by one of the State's metropolitan planning organizations (MPO). CARB will periodically review and update the targets, as needed. (CARB, 2017b)

Each of California’s MPOs must prepare a "sustainable communities strategy" (SCS) as an integral part of its regional transportation plan (RTP). The SCS contains land use, housing, and transportation strategies that, if implemented, would allow the region to meet its GHG emission reduction targets. Once adopted by the MPO, the RTP/SCS guides the transportation policies and investments for the region. CARB must review the adopted SCS to confirm and accept the MPO's determination that the SCS, if implemented, would meet the regional GHG targets. If the combination of measures in the SCS would not meet the regional targets, the MPO must prepare a separate “alternative planning strategy” (APS) to meet the targets. The APS is not a part of the RTP. (CARB, 2017b)



The Sustainable Communities Act also establishes incentives to encourage local governments and developers to implement the SCS or the APS. Developers can get relief from certain environmental review requirements under CEQA if their new residential and mixed-use projects are consistent with a region's SCS (or APS) that meets the targets (see Cal. Public Resources Code §§ 21155, 21155.1, 21155.2, 21159.28.). (CARB, 2017b)

12. *Executive Order B-30-15*

On April 29, 2015, Governor Brown issued Executive Order B-30-15, which sets a goal to reduce GHG emissions in California to 40 percent below 1990 levels by 2030. The 2030 target serves as a benchmark goal on the way to achieving the GHG reductions goal set by former Governor Schwarzenegger via Executive Order S-3-05 (i.e., 80 percent below 1990 greenhouse gas emissions levels by 2050). (CCC, n.d.)

13. *Senate Bill 32*

On September 8, 2016, Governor Jerry Brown signed the Senate Bill (SB) 32 and its companion bill, Assembly Bill (AB) 197. SB 32 requires the state to reduce statewide GHG emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. The new legislation builds upon the AB 32 goal of 1990 levels by 2020 and provides an intermediate goal to achieving S-3-05, which sets a statewide greenhouse gas reduction target of 80% below 1990 levels by 2050.

At this time, no further analysis is necessary or required by CEQA as it pertains to Executive Order B-30-15 and SB 32 because the Project's horizon (buildout) year would occur in 2019. Pursuant to guidance from the Association of Environmental Professionals (AEP), GHG emissions "...should be identified for the project horizon year and lead agencies should consider the project horizon year when applying a threshold of significance" (AEP, 2016, p. 32). Because the Project's opening year would be 2019, the Project's GHG emissions are instead evaluated against California Assembly Bill 32 (AB 32), which identifies a target to reduce GHG emissions statewide to 1990 levels by 2020. Demonstrating compliance with AB 32's target for 2020 also would show that the Project would not inhibit Riverside County's ability to achieve the 2030 target established by SB 32, as the bulk of the GHG reductions needed by 2030 would occur at the state and regional levels and compliance with the AB 32 threshold would demonstrate that the Project is on trajectory to meet the 2030 SB 32 target.

D. *Local Regulations*

1. *SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)*

The 2016 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) for the SCAG region was prepared to ensure that the Southern California region attains the per capita vehicle miles targets for passenger vehicles identified by CARB, as required by Senate Bill 375. The Plan is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The Plan charts a course for closely integrating land use and transportation, and is intended to ensure that the region can grow smartly and sustainably.



2. South Coast Air Quality Management District (SCAQMD)

SCAQMD is the agency responsible for air quality planning and regulation in the SCAB. The SCAQMD addresses the impacts to climate change of projects subject to SCAQMD permit as a lead agency if they are the only agency having discretionary approval for the project, and acts as a responsible agency when a land use agency must also approve discretionary permits for the project. The SCAQMD acts as an expert commenting agency for impacts to air quality. This expertise carries over to GHG emissions, so the agency helps local land use agencies through the development of models and emission thresholds that can be used to address GHG emissions. (Urban Crossroads, 2020b, p. 38)

In 2008, SCAQMD formed a Working Group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the SCAB. The Working Group developed several different options that are contained in the SCAQMD *Draft Guidance Document – Interim CEQA GHG Significance Threshold*, that could be applied by lead agencies. The working group has not provided additional guidance since release of the interim guidance in 2008. The SCAQMD Board has not approved the thresholds; however, the Guidance Document provides substantial evidence supporting the approaches to significance of GHG emissions that can be considered by the lead agency in adopting its own threshold. The current interim thresholds consist of the following tiered approach: (Urban Crossroads, 2020b, p. 38)

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:
 - Residential and Commercial land use: 3,000 MTCO₂e/yr
 - Industrial land use: 10,000 MTCO₂e/yr
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e/yr; or mixed use: 3,000 MTCO₂e/yr
- Tier 4 has the following options:
 - Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.



The SCAQMD's interim thresholds used the Executive Order S-3-05-year 2050 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap CO₂ concentrations at 450 ppm, thus stabilizing global climate. (Urban Crossroads, 2020b, p. 39)

SCAQMD only has authority over GHG emissions from development projects that include air quality permits. At this time, it is unknown if the Project would include stationary sources of emissions subject to SCAQMD permits. Notwithstanding, if the Project requires a stationary permit, it would be subject to the applicable SCAQMD regulations. (Urban Crossroads, 2020b, p. 39)

SCAQMD Regulation XXVII, adopted in 2009 includes the following rules (Urban Crossroads, 2020b, p. 39):

- Rule 2700 defines terms and post GWPs.
- Rule 2701, SoCal Climate Solutions Exchange, establishes a voluntary program to encourage, quantify, and certify voluntary, high quality certified GHG emission reductions in the SCAQMD.
- Rule 2702, GHG Reduction Program created a program to produce GHG emission reductions within the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

4.6.3 BASIS FOR DETERMINING SIGNIFICANCE

In order to assess the significance of a proposed Project's environmental impacts it is necessary to identify quantitative or qualitative thresholds which, if exceeded, would constitute a finding of significance. As discussed above in subsection 4.6.4, while estimated Project-related GHG emissions can be quantified, the direct impacts of such emissions on GCC and global warming cannot be determined on the basis of available science. There is no evidence at this time that would indicate that the emissions from a project the size of the proposed Project would directly or indirectly affect the global climate.

AB 32 states, in part, that “[g]lobal warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California.” Because global warming is the result of GHG emissions, and GHGs are emitted by innumerable sources worldwide, the proposed Project would have no potential to result in a direct impact to global warming; rather, Project-related contributions to GCC, if any, only have potential significance on a cumulative basis. Therefore, the analysis below focuses on the Project's potential to contribute to GCC in a cumulatively considerable way.

The following thresholds are derived directly from Section VIII of Appendix G to the CEQA Guidelines and the County's Environmental Assessment No. 43097, and address typical adverse effects associated with greenhouse gas emissions. (OPR, 2018):

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment;*
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*



For the analysis of Threshold a., the SCAQMD's has adopted an interim screening threshold of 10,000 MTCO_{2e} per year that is intended to apply to industrial projects where SCAQMD is the lead agency. Although the Project does not meet the definition of an "industrial" project pursuant to the County's CAP (because no structures are proposed as part of the Project), the SCAQMD's industrial threshold is likely the most applicable to the Project since mining activities have similar emission characteristics as industrial projects with stationary sources and because the SCAQMD threshold applies to industrial projects whether or not buildings are proposed. Accordingly, a screening threshold of 10,000 MTCO_{2e} per year would be appropriate to evaluate the Project's cumulatively-considerable impacts due to GHG emissions. Notwithstanding, in the abundance of caution, the more stringent SCAQMD numeric screening threshold of 3,000 MTCO_{2e} per year is utilized herein in accordance with SCAQMD's draft interim threshold Tier 3, which normally is applied to mixed uses. The SCAQMD determined that if a project's emissions are less than the numeric threshold of 3,000 MTCO_{2e} per year, a less-than-significant impact would occur. (Urban Crossroads, 2020b, p. 40)

Analysis under Threshold b. involves evaluating the Project's compliance with the County's CAP. The Riverside County CAP is a geographically-specific plan that was adopted by the County of Riverside for the purpose of reducing GHG emissions under the control or influence of the County consistent with AB 32 and subsequent State legislation and State agency action to address climate change. This threshold is also consistent with the SCAQMD's draft interim threshold Tier 2, which consists of determining whether a project is consistent with a qualified greenhouse gas reduction plan. Pursuant to the County of Riverside CAP, projects that generate emissions below the CAP's screening threshold of 3,000 MTCO_{2e} would be considered to have a less-than-significant impact due to GHGs. For projects that exceed the screening threshold, the CAP requires projects to garner at least 100 points per the CAP Screening Tables (equivalent to an approximate 49% reduction in GHG emissions) in order to demonstrate consistency with the reduction quantities anticipated in the County's GHG Technical Report. As such, projects that achieve a total of 100 points or more would be consistent with the CAP and are considered to have a less-than-significant individual and cumulative impact on GHG emissions. (Urban Crossroads, 2020b, p. 40)

4.6.4 METHODOLOGY FOR ESTIMATING GREENHOUSE GAS EMISSIONS

A. California Emissions Estimator Model™ (CalEEMod™)

CEQA Guidelines 15064.4(b)(1) states that a lead agency may use a model or methodology to quantify greenhouse gas emissions associated with a project. On October 2, 2013, the SCAQMD in conjunction with CAPCOA released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction-source and operational-source criteria pollutant (NO_x, VOC, PM₁₀, PM_{2.5}, SO_x, and CO) and GHG emissions from direct and indirect sources, and to quantify applicable air quality and GHG reductions achieved from mitigation measures. Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs are provided in Appendix 3.1 to the Project's GHGA (*Technical Appendix E*). (Urban Crossroads, 2020b, p. 42)



B. Life Cycle Analysis

A full life-cycle analysis (LCA), which involves assessing economy-wide GHG emissions from the processes in manufacturing and transporting all raw materials used in the project development, infrastructure and on-going operations is not included in this analysis due to the lack of available guidance on LCA methodology at this time. (Urban Crossroads, 2020b, pp. 42-43)

Life-cycle analysis depends on emission factors or econometric factors that are not well established for all processes. In the case of the proposed Project, it is not possible to project the precise end uses of aggregate materials produced on-site, as the end uses for aggregate materials varies depending on economic circumstances, development projects that may be implemented, etc. Furthermore, the majority of end uses of aggregate material produced on-site would occur as part of separate development proposals, which would be subject to project-level review under CEQA. Accordingly, at this time an LCA would be extremely speculative and is not legally required by CEQA (CEQA Guidelines § 15145). (Urban Crossroads, 2020b, p. 43)

C. Project-Related Greenhouse Gas Emissions

Operational activities associated with the proposed Project would result in emissions of CO₂, CH₄, and N₂O from On-Site Equipment, Mobile Sources (Passenger Cars and Truck Traffic), and electricity usage. (Urban Crossroads, 2020b, p. 43)

Operational Equipment

EIR Table 3-3 (previously presented) summarizes the equipment utilized at the Mine on a daily basis for the baseline operating period, proposed Project operating characteristics, and net new equipment activity. As shown, mining activities during the baseline period utilized approximately 30,388 horsepower hours per day. Based on information provided by the Project Applicant, the proposed Project would result in the generation of approximately 19,292 net new horsepower hours in addition to the baseline for a net total of 47,400 horsepower hours (approximately 68.6% increase). (Urban Crossroads, 2020b, p. 43)

Natural Gas and Electricity Use

The Project would not result in an increase in the amount of natural gas associated with aggregate usage (since mining activities and processing equipment do not currently use any natural gas); however, the Project would result in an increase in electricity usage. Based on the assumptions described in EIR subsection 3.3.2, for purposes of analysis herein it is assumed that there would be a 264.8% increase in electricity associated with aggregate production over baseline conditions. (Urban Crossroads, 2020b, p. 46)

Implementation of the proposed Project (i.e. mining activities) would result in additional electricity demands associated with the existing operations trailer, on-site equipment usage, and water usage. The annual operation electricity during the baseline period was approximately 1,242.7 Megawatt hours (Mwh). Therefore, the Project would require a 264.8% increase in electricity usage consistent with the assumption utilized for Project-related tonnage. Thus, the proposed Project would require a net increase in electricity usage of 2,048.0 Mwh annually compared to baseline conditions. (Urban Crossroads, 2020b, p. 46)



Mobile Source Emissions

As shown in the Project's Traffic Impact Analysis (*Technical Appendix E*), the Project is anticipated to generate 199 net new daily truck trips (actual vehicles) above the historical baseline and 19 net new employee trips above the historical baseline. (Urban Crossroads, 2020b, p. 42)

The CalEEMod default of a 20-mile one-way trip length for trucks was increased to 25 miles based on discussion with the Project Applicant and based on regional aggregate studies that have found that 25 miles is generally the maximum distance for aggregate to travel before the costs outweigh distance of travel. The Project is anticipated to serve a regional need and would likely reduce vehicle miles traveled (VMT) in the long term by diverting trips that would otherwise travel to other aggregate facilities in the region. Notwithstanding, for purposes of this analysis, no "credit" has been taken and emissions associated with the Project are considered "new" as a conservative measure. (Urban Crossroads, 2020b, p. 45; Berck, 2005)

The fact is that aggregate will be consumed with or without the proposed Project. The Project would not have an effect on demand for aggregate but would have an effect on the distance that aggregates travel within the region in the long term. Project aggregate made available by the proposed expansion area would replace materials hauled from farther distances in the long term and supply new demand for aggregate that will occur in the Riverside County region. This rationale is supported by Dr. Peter Berk's "Working Paper No. 994 – A Note on the Environmental Costs of Aggregate" (Berck, 2005). Dr. Berck states that: (Urban Crossroads, 2020b, p. 45)

"The opening of a new quarry for aggregates will change the pattern of transportation of aggregates in the area served by the quarry. In this note, we will show that, so long as aggregate producers are cost minimizing, the new pattern of transportation requires less truck transport than the pattern of transportation that existed before the opening of the new quarry. Since the costs of providing aggregates falls, it is reasonable to assume that the price of delivered aggregates also will fall. This note also shows that the demand expansion effect is of very small magnitude. Since the demand increase from a new quarry is quite small, the dominant effect is that the quarries are on average closer to the users of aggregates and, as a result, the truck mileage for aggregate hauling decreases. To summarize the effects of a new quarry project:

- a) The project in itself will not significantly increase the demand for construction materials in the region through market forces, which include the downward pressure on pricing.*
- b) Truck traffic (i.e. vehicle miles traveled) in the region will not increase and may decrease as a result of the project."* (Berck, 2005, p. 3; Urban Crossroads, 2020b, p. 42)

In its guidance document, *CEQA and Climate Change*, the California Air Pollution Control Officers Association (CAPCOA) lists various mitigation measures that can be implemented to reduce AQ and GHG emissions for various projects. One particular mitigation measure for reducing air quality and GHG emissions is Mitigation Measure C-5 "Use of Local Building Materials." The Project would provide local building materials to serve the demand for aggregate resources in the local area, thus resulting in a reduction in emissions associated with transport of materials from sources of aggregate products located further away.



However, no “credit” is taken for this measure in this analysis in an effort to be conservative. (Urban Crossroads, 2020b, pp. 45-46)

4.6.5 IMPACT ANALYSIS

Threshold a: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Based on the methodologies and assumptions for estimating the Project’s GHG emissions, as discussed in subsection 4.6.4, the total amount of net new Project-related GHG emissions would total 4,975.49 MTCO_{2e} per year as shown on Table 4.6-4, *Net New Project Greenhouse Gas Emissions*. The net new Project-related GHG emissions would exceed the SCAQMD’s threshold of 3,000 MTCO_{2e} per year, pursuant to SCAQMD’s Tier 3 threshold for mixed use developments. Although the Project’s level of GHG emissions would be below the SCAQMD’s industrial screening threshold of 10,000 MTCO_{2e} per year, the analysis herein conservatively utilizes SCAQMD’s Tier 3 mixed-use screening threshold of 3,000 MTCO_{2e}/yr. Based on the SCAQMD mixed-use screening threshold of 3,000 MTCO_{2e}/yr, the Project’s impacts due to GHG emissions would be cumulatively considerable. It is important to note that more than 50 percent of the Project’s GHG emissions are derived from vehicular activity. Neither the Project Applicant nor the Lead Agency (County of Riverside) can substantively or materially affect reductions in Project mobile-source emissions beyond the regulatory requirements. Notwithstanding, and based on SCAQMD’s Tier 3 mixed-use screening threshold of 3,000 MTCO_{2e}/yr, the Project’s impacts associated with GHG emissions would be significant on a cumulatively-considerable basis.

Table 4.6-4 Net New Project Greenhouse Gas Emissions

Emission Source	Emissions (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Operational Equipment	1,074.16	0.34	0.00	1,082.66
Electricity from Aggregate Processing	652.13	0.00	0.00	652.13
Mobile Sources	3,236.03	0.19	0.00	3,240.70
Total CO₂E (All Sources)	4,975.49			

Source: CalEEMod™ model output, See Appendix 3.1 of the GHGA (*Technical Appendix E*) for detailed model outputs.

Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.

Table results include scientific notation. e is used to represent times ten raised to the power of (which would be written as x 10^{bn}) and is followed by the value of the exponent.

(Urban Crossroads, 2020b, Table 3-2)

Threshold b: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The Riverside County CAP is a geographically-specific plan that was adopted by the County of Riverside for the purpose of reducing GHG emissions under the control or influence of the County consistent with AB 32 and subsequent State legislation and State agency action to address climate change. Projects that achieve a



minimum of 100 points pursuant to the County's CAP Screening Tables are determined to be consistent with the reduction quantities anticipated in the County's GHG Technical Report, and consequently would be consistent with the CAP. (Urban Crossroads, 2020b, p. 47)

The County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. For example, CAP Reduction Measure R2-EE10 primarily addresses energy efficiency in new buildings, and no new buildings are proposed as part of the Project. CAP Reduction Measure R2-CE1 (Clean Energy) relates to solar panels on new buildings and wind energy generation, and is not applicable to the proposed Project because no new buildings are proposed and the Project site is not located in a portion of Riverside County with adequate wind speeds for wind energy generation. CAP Reduction Measure R2-W2 addresses water efficiency standards related to irrigation/landscaping, potable water, and reclaimed water; however, none of the available measures are applicable to mining projects, despite the fact that the Project would result in a 16.1% reduction in water usage associated with dust control as compared to baseline conditions. CAP Reduction Measure R2-T3 relates to ride-sharing and bike-to-work programs; however, with implementation of the Project there would be an increase of approximately 8 employees at the Mine, and any ride-sharing or bike-to-work programs would have only a nominal effect on the Project's GHG emissions. Similarly, CAP Reduction Measure R2-T1, which addresses alternative transportation options, only would have a nominal effect on the Project's GHG emissions due to the limited number of projected employees, and because the majority of Project-related vehicular emissions would be associated with mining equipment and haul truck trips. The Project site is not targeted for bike trails as part of the County's Bicycle Master Plan or General Plan, and the Project has very limited frontage on Gilman Springs Road; thus, CAP Reduction Measure R2-T2 is not applicable to the proposed Project. CAP Reduction Measure R2-T4 addresses electric vehicles, and similarly would not be effective in reducing the Project's GHG emissions due to the limited number of projected employees. The increase of 8 employees under the proposed Project also would result in only a nominal increase in the amount of solid waste generated by the Mine; thus, CAP Reduction Measure R2-S1 (Reduce Waste to Landfills) is not applicable to the proposed Project. As such, it is not possible for the Project to achieve a minimum of 100 points pursuant to the County's CAP Screening Tables. Therefore, because the Project would emit more than 3,000 MTCO₂e (the screening threshold identified in the CAP), and because the Project would be unable to achieve the required 100 points as required by the CAP Screening Tables, the Project would not comply with the Riverside County CAP. This is evaluated as a significant impact of the proposed Project. (Urban Crossroads, 2020b, p. 47)

4.6.6 CUMULATIVE IMPACT ANALYSIS

As discussed in subsection 4.6.3, there is no evidence at this time that would indicate that the emissions from a project the size of the proposed Project would directly or indirectly affect the global climate. As such, Project impacts due to GHG emissions are inherently cumulative in nature and the Project's potential impacts would occur within the global context.



As discussed under the analysis of Threshold a., the Project would result in annual emissions of 4,975.49 MTCO_{2e}/yr. Although the Project's level of GHG emissions would be below the SCAQMD's Tier 3 industrial screening threshold of 10,000 MTCO_{2e}/yr, for purposes of analysis herein it is conservatively assumed that emissions of more than 3,000 MTCO_{2e}/yr would represent a significant impact pursuant to SCAQMD's Tier 3 screening threshold for mixed uses. Therefore, because the Project would emit more than 3,000 MTCO_{2e}/yr of GHGs, Project impacts due to GHG emissions would be significant on a cumulatively-considerable basis.

As discussed under the analysis of Threshold b., the Riverside County CAP is not applicable to non-traditional projects such as the mining activities as proposed by the Project. It would not be possible for the Project to achieve a minimum of 100 points pursuant to the CAP Screening Tables because the measures included in the Screening Tables apply primarily to new buildings, while no new buildings or structures are proposed as part of the Project. As such, the Project would conflict with the Riverside County CAP. Although unlikely, it is possible that other non-traditional developments may be proposed within Riverside County that also would not be able to achieve 100 points pursuant to the CAP Screening Tables. Therefore, Project impacts due to a conflict with the Riverside County CAP would be cumulatively considerable.

4.6.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a: Significant Cumulatively-Considerable Impact. The total amount of net new Project-related GHG emissions would total 4,975.49 MTCO_{2e} per year. Although the Project's level of GHG emissions would not exceed the SCAQMD's industrial screening threshold of 10,000 MTCO_{2e} per year, for purposes of analysis herein it is assumed that GHG emission impacts would be significant if the Project were to emit more than 3,000 MTCO_{2e}/yr, in accordance with the SCAQMD Tier 3 screening threshold for mixed-use developments. Therefore, and based on SCAQMD's mixed-use screening threshold of 3,000 MTCO_{2e}/yr, the Project's impacts associated with GHG emissions would be cumulatively considerable.

Threshold b: Significant Direct and Cumulatively-Considerable Impact. The Project would emit more than 3,000 MTCO_{2e} of GHGs, which exceeds the screening threshold identified by the Riverside County CAP. Additionally, the County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. As such, it would not be possible for the Project to achieve 100 points pursuant to the CAP Screening Tables. Therefore, the Project would result in a direct and cumulatively-considerable impact due to a conflict with the Riverside County CAP.

4.6.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.



The Project would be required to comply with all mandates imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air quality emissions. Those that are applicable to the Project and that would assist in the reduction of greenhouse gas emissions are listed below:

- Global Warming Solutions Act of 2006 (AB32)
- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.
- Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15.

Mitigation

As a proposed expansion of an existing mining operation, additional mitigation measures are not available to reduce the Project's emissions of GHGs to below the SCAQMD Tier 3 screening threshold for mixed-use developments (3,000 MTCO_{2e}/yr). EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.2, *Air Quality*, would apply and would help reduce the Project's GHG emissions.

4.6.9 SIGNIFICANCE OF IMPACTS AFTER MITIGATION

Threshold a.: Significant and Unavoidable Cumulatively-Considerable Impact. EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.2, *Air Quality*, would apply and would help reduce the Project's GHG emissions but not to below a level of significance. However, more than 50 percent of the Project's GHG emissions are derived from vehicle usage. Since neither the Project Applicant nor the County have regulatory authority to control tailpipe emissions, no additional feasible mitigation measures exist that would reduce GHG emissions to levels that are less-than-significant. As such, Project impacts due to GHG emissions would be significant and unavoidable on a cumulatively-considerable basis.

Threshold b.: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. It is not possible to reduce the Project's level of GHG emissions to below the 3,000 MTCO_{2e}/yr screening threshold identified by the Riverside County CAP. Additionally, the County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. As such, it is not possible for the Project to achieve a minimum of 100 points pursuant to the County's CAP Screening Tables, and no feasible mitigation measures exist that would result in Project consistency with the CAP. Therefore, the Project would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the Riverside County CAP.



4.7 HISTORIC AND ARCHAEOLOGICAL RESOURCES

The analysis in this Subsection is based on a site-specific cultural resources assessment report titled “A Phase I Cultural Resources Assessment for the Surface Mining Permit No. 159, Amendment No. 2 Project” (dated April 23, 2019). The report was prepared by Brian F. Smith and Associates, Inc. (BFSA) and is included as *Technical Appendix F* to this EIR. Confidential information has been redacted from *Technical Appendix F* for purposes of public review. In addition, much of the written and oral communication between Native American tribes, the County of Riverside, and BSFA is considered confidential in respect to places that have traditional tribal cultural significance (Gov. Code § 65352.4), and although relied upon in part to inform the preparation of this EIR Subsection, those communications are treated as confidential and are not available for public review. Under existing law, environmental documents must not include information about the location of archeological sites or sacred lands or any other information that is exempt from public disclosure pursuant to the Public Records Act (Cal. Code Regs. § 15120(d)).

4.7.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]), thereby increasing areas permitted for mining activities at the Mine from 150.4 acres to 204.9 acres. As shown on Figure 3-4, *Existing and Proposed Limits of Physical Disturbances*, areas subject to new disturbances as part of the Project would occur to the west of the northwestern portion of the areas approved for mining pursuant to the approved SMP 159R1. The Project would not affect mining activities within the 150.4 acres of the site that are already approved for mining activities by SMP 159R1, as these areas would be allowed to be mined and disturbed whether or not the proposed Project is approved. Accordingly, for purposes of analysis herein, the physical limits of new disturbance attributable to Project-related mining activities would be limited to the proposed 54.5-acre EDA.

4.7.2 EXISTING CONDITIONS

A. Prehistoric Period Setting

The Project site is located in western Riverside County, California. The Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Shoshonean groups are the three general cultural periods represented in Riverside County, as summarized briefly below. The following discussion of the cultural history of Riverside County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in the Riverside County area was represented by the Cahuilla, Gabrielino, and Luiseño Indians. Refer to Section 2.3 of the Project’s cultural resources assessment (*Technical Appendix F*) for a more detailed discussion about the prehistoric cultural periods in Riverside County. (BFSA, 2018a, p. 2.0-5)

- Late Pleistocene/Paleo Indian Period (11,500 to circa 9,000 Years Before Present [YBP]). The Paleo Indian Period is associated with terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands. However, by the



terminus of the late Pleistocene, the climate became warmer, which caused the glaciers to melt, sea levels to rise, and greater coastal erosion; cause large lakes to recede and evaporate; caused the extinction of Pleistocene megafauna; and resulted in major vegetation changes. The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location. Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation utilizing a variety of resources including birds, mollusks, and both large and small mammals. (BFSa, 2018a, p. 2.0-6)

- Early and Middle Holocene/Archaic Period (circa 9,000 to 1,300 YBP). Between 9,000 and 8,000 YBP, a widespread complex was established in the southern California region, primarily along the coast. This complex is locally known as the La Jolla Complex, which is regionally associated with the Encinitas Tradition and shares cultural components with the widespread Milling Stone Horizon. The coastal expression of this complex appeared in the southern California coastal areas and focused upon coastal resources and the development of deeply stratified shell middens that were primarily located around bays and lagoons. The older sites associated with this expression are located at Topanga Canyon, Newport Bay, Agua Hedionda Lagoon, and some of the Channel Islands. Radiocarbon dates from sites attributed to this complex span a period of over 7,000 years in this region, beginning over 9,000 YBP. (BFSa, 2018a, p. 2.0-6)

The Encinitas Tradition is best recognized for its pattern of large coastal sites characterized by shell middens, grinding tools that are closely associated with the marine resources of the area, cobble-based tools, and flexed human burials. While ground stone tools and scrapers are the most recognized tool types, coastal Encinitas Tradition sites also contain numerous utilized flakes, which may have been used to pry open shellfish. Artifact assemblages at coastal sites indicate a subsistence pattern focused upon shellfish collection and nearshore fishing. This suggests an incipient maritime adaptation with regional similarities to more northern sites of the same period. Other artifacts associated with Encinitas Tradition sites include stone bowls, doughnut stones, discoidals, stone balls, and stone, bone, and shell beads. (BFSa, 2018a, pp. 2.0-6, 2.0-7)

The coastal lagoons in southern California supported large Milling Stone Horizon populations circa 6,000 YBP, as is shown by numerous radiocarbon dates from the many sites adjacent to the lagoons. The ensuing millennia were not stable environmentally, and by 3,000 YBP, many of the coastal sites in central San Diego County had been abandoned. The abandonment of the area is usually attributed to the sedimentation of coastal lagoons and the resulting deterioration of fish and mollusk habitat, a situation well-documented at Batiquitos Lagoon. Over a 2,000-year period at Batiquitos Lagoon, dominant mollusk species occurring in archaeological middens shift from deep-water mollusks (*Argopecten* sp.) to species tolerant of tidal flat conditions (*Chione* sp.), indicating water depth and temperature changes. This situation likely occurred for other small drainages (Buena Vista, Agua Hedionda, San Marcos, and Escondido creeks) along the central San Diego coast where low flow rates did not produce sufficient discharge to flush the lagoons they fed (Buena Vista, Agua Hedionda, Batiquitos, and San Elijo lagoons). Drainages along the northern and southern San Diego coastline were larger and flushed the coastal hydrological features they fed, keeping them open to the ocean and



allowing for continued human exploitation. Peñasquitos Lagoon exhibits dates as late as 2,355 YBP and San Diego Bay showed continuous occupation until the close of the Milling Stone Horizon. Additionally, data from several drainages in Camp Pendleton indicate a continued occupation of shell midden sites until the close of the period, indicating that coastal sites were not entirely abandoned during this time. (BFSA, 2018a, p. 2.0-7)

By 5,000 YBP, an inland expression of the La Jolla Complex is evident in the archaeological record, exhibiting influences from the Campbell Tradition from the north. These inland Milling Stone Horizon sites have been termed “Pauma Complex.” By definition, Pauma Complex sites share a predominance of grinding implements (manos and metates), lack mollusk remains, have greater tool variety (including atlatl dart points, quarry-based tools, and crescentics), and seem to express a more sedentary lifestyle with a subsistence economy based upon the use of a broad variety of terrestrial resources. Although originally viewed as a separate culture from the coastal La Jolla Complex, it appears that these inland sites may be part of a subsistence and settlement system utilized by the coastal peoples. Evidence from the 4S Project in inland San Diego County suggests that these inland sites may represent seasonal components within an annual subsistence round by La Jolla Complex populations. Including both coastal and inland sites of this time period in discussions of the Encinitas Tradition, therefore, provides a more complete appraisal of the settlement and subsistence system exhibited by this cultural complex. (BFSA, 2018a, p. 2.0-7)

- Late Holocene/Late Prehistoric/San Luis Rey Period (1300 YBP to 1790). Approximately 1,350 YBP, a Shoshonean-speaking group from the Great Basin region moved into Riverside County, marking the transition to the Late Prehistoric Period. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far-reaching as the Colorado River Basin and cremation of the dead. (BFSA, 2018a, p. 2.0-8)
- Late Holocene/Late Protohistoric Period (1790 to Present). Ethnohistoric and ethnographic evidence indicates that three Shoshonean-speaking groups occupied portions of Riverside County including the Cahuilla, the Gabrielino, and the Luiseño. The geographic boundaries between these groups in pre- and protohistoric times are difficult to place, but the Project is located on the border of ethnographic Luiseño and Cahuilla territory. Further ethnographic information for the Luiseño, Cahuilla, and Gabrielino groups is presented in Section 2.3.4 of the Project’s Cultural Resources Assessment (*Technical Appendix F*). (BFSA, 2018a, p. 2.0-8)



B. Historic Setting

The historic background of the Project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region. In the late eighteenth century, the San Gabriel (Los Angeles County), San Juan Capistrano (Orange County), and San Luis Rey (San Diego County) missions began colonizing southern California and gradually expanded their use of the interior valley (into what is now western Riverside County) for raising grain and cattle to support the missions. The San Gabriel Mission claimed lands in what is now Jurupa, Riverside, San Jacinto, and the San Gorgonio Pass, while the San Luis Rey Mission claimed land in what is now Lake Elsinore, Temecula, and Murrieta. The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions. Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order. (BFSA, 2018a, p. 2.0-11)

In the mid- to late 1770s, Juan Bautista de Anza passed through much of Riverside County while searching for an overland route from Sonora, Mexico to San Gabriel and Los Angeles, describing fertile valleys, lakes, and sub-desert areas. In 1797, Father Presidente Lausen, Father Norberto de Santiago, and Corporal Pedro Lialde led an expedition from Mission San Juan Capistrano through southwestern Riverside County in search of a new mission site before constructing Mission San Luis Rey in northern San Diego County. While no missions were ever built in what would become Riverside County, many mission outposts, or asistencias, were established in the early years of the nineteenth century to extend the missions' influence to the backcountry. Two outposts located in Riverside County include San Jacinto and Temecula. (BFSA, 2018a, pp. 2.0-11 and 2.0-12)

Mexico gained independence in 1822 and desecularized the missions in 1832, signifying the end of the Mission Period. By this time, the missions owned some of the best and most fertile land in southern California. In order for California to develop, the land would have to be made productive enough to turn a profit. The new government began distributing the vast mission holdings to wealthy and politically connected Mexican citizens. The "grants" were called "ranchos," of which Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo were located in present-day Riverside County. Many of these ranchos have lent their names to modern-day locales. Rancho Jurupa, the first grant in present day Riverside County, was given to Juan Bandini in 1838. These ranchos were all located in the valley environments typical of western Riverside County. (BFSA, 2018a, p. 2.0-12)

In 1846, war erupted between Mexico and the United States. In 1848, with the signing of the Treaty of Guadalupe Hidalgo, the region was annexed as a territory of the United States, leading to California became a state in 1850. These events generated a steady flow of settlers into the area, including gold miners, entrepreneurs, health-seekers, speculators, politicians, adventurers, seekers of religious freedom, and individuals desiring to create utopian colonies. In early 1852, the Native Americans of southern Riverside County, including the Luiseño and the Cahuilla, thought they had signed a treaty resulting in their ownership of all lands from Temecula to Aguanga east to the desert, including the San Jacinto Valley and the San



Gorgonio Pass. The Temecula Treaty also included food and clothing provisions for the Native Americans. However, Congress never ratified the treaties, and the promise of one large reservation was rescinded. (BFSA, 2018a, pp. 2.0-12 and 2.0-13)

With the completion of the transcontinental railroad in 1869, land speculators, developers, and colonists began to invest in southern California. The first colony in what was to become Riverside County was Riverside itself. Judge John Wesley North, an abolitionist from Tennessee, brought a group of associates and co-investors out to southern California and founded Riverside on part of the Jurupa Rancho. A few years after, the navel orange was planted and found to be such a success that it quickly became the agricultural staple of the region. (BFSA, 2018a, p. 2.0-13)

By the late 1880s and early 1890s, there was growing discontent between Riverside and San Bernardino, its neighbor 10 miles to the north, due to differences in opinion concerning religion, morality, the Civil War, politics, and fierce competition to attract settlers. After a series of instances in which charges were claimed about unfair use of tax monies to the benefit of only the City of San Bernardino, several people from Riverside decided to investigate the possibility of a new county. In May of 1893, voters living within portions of San Bernardino County (to the north) and San Diego County (to the south) approved the formation of Riverside County. Early business opportunities were linked to the agriculture industry but commerce, construction, manufacturing, transportation, and tourism also provided a healthy local economy. By the time of Riverside County's formation, Riverside had grown to become the wealthiest city per capita in the country due to the successful cultivation of the navel orange. (BFSA, 2018a, p. 2.0-13)

C. Documented Prehistoric & Historic Resources

BFSA conducted an institutional records search of the Project and one-mile radius of the surrounding area to identify the presence or absence of cultural resources. The records search indicated 13 cultural resources located within a one-mile radius of the Project; however, none of the indicated records were found inside of the Project's proposed EDA. The resources identified consist mainly of food processing/bedrock milling sites associated with the seasonal drainages within Laborde Canyon, located southeast of the Project, or artifact scatters and isolates located in the Eden Hot Springs, northwest of the proposed EDA. (BFSA, 2018a, p. 4.0-1)

The Phase I survey resulted in the identification of thirteen (13) prehistoric and historic cultural resources within one-mile of the Project's proposed EDA: RIV-1409, RIV-1410, RIV-1411, RIV-1412, RIV-1413, RIV-1743, RIV-1744, RIV-2817, RIV-2818, RIV-2819, P-33-011394, P-33-012637, and P-33012638. Sites RIV-1409, RIV-1410, RIV-1411, RIV-1412, RIV-1413 were identified as prehistoric bedrock milling features. Site RIV-1743 was identified as prehistoric bedrock milling features with associated midden approximately. Site RIV-1744 was identified as "Riverside Burial"/"Riverside Skeleton" site. Sites RIV-2817, RIV-2818, and RIV-2819 were identified as prehistoric artifact scatter sites. Sites P-33011394, P-33-012637, and P-33-012638 were identified as prehistoric isolate(s) sites. (BFSA, 2018a, pp. 4.0-1 and 4.0-2)

The records search also indicated there had been 26 previous cultural resources studies conducted within one-mile of the Project site. Additionally, two of the 26 previous studies, when combined, covers the Project's



entire proposed EDA. The first study occurred in 1986 and was conducted by Michael Lynch and Associates. This survey failed to identify any cultural resources within the eastern third of the Project's proposed EDA. The second study was completed in 1991 by Chambers Group, Inc. This study covered the western two-thirds of the Project's proposed EDA and did not identify any existing resources. (BFSA, 2018a, p. 4.0-2)

In addition, no properties listed in the National Register of Historic Places (NRHP), the Office of Historic Preservation (OHP) Archaeological Determinations of Eligibility (ADOE), or the OHP Directory of Properties in the Historic Property Data File (HPD) are located within the Project site. An in-house record search conducted by BFSA also identified no GLO records that could be located online from the BLM. Historic aerial photographs of the area ranging from 1966 to 2016 were used, along with *Elsinore, California* 30-minute, 1943 *Perris, California* 15-minute, and the 1953 *El Casco, California* 7.5-minute USGS quadrangles, which did not show any structures were ever located on the Mine's property, and the only development visible in the area occurred after 1996 when the existing quarry began operations. (BFSA, 2018a, pp. 4.0-5 and 4.0-6)

BFSA also conducted a records search of the SLF of the NAHC and failed to indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search area. (BFSA, 2018a, p. 4.0-6)

Cumulatively, the record searches and literature review suggest that there is a low potential for historic sites to be within the Project's proposed EDA. There is also a low to moderate potential for prehistoric sites or artifacts to be identified within the Project's proposed EDA. Prehistoric sites within one-mile of the Project's proposed EDA are found to the southeast in Labrode Canyon and to the northwest in the Eden Hot Springs area. Sites in these areas are generally found near easily accessible water sources and bedrock outcroppings. The EDA contains bedrock outcrops and seasonal drainages; however, previous surveys have failed to identify resources within the Project site. The lack of documented prehistoric resources is likely due to the terrain of the Badlands making access to water within the steep narrow canyons a challenge. Therefore, there is a low potential for primary prehistoric sites within the Project site, and if prehistoric resources do exist, they will likely be isolated artifacts. (BFSA, 2018a, p. 4.0-6)

D. Results of Field Survey

BFSA directed a pedestrian survey of the Project site on October 19, 2017. The Project site was surveyed in 15-meter transects, except where the steep slopes and heavy vegetation prohibited systematic transects. BFSA staff inspected all exposed ground surfaces, including rodent burrows and disturbed areas. A survey form, field notes, and photographs documented the survey work undertaken. During the survey, BFSA noted bedrock outcroppings throughout the Project site. All accessible outcroppings were examined for signs of prehistoric use. The outcroppings were mainly located within the west/southwest portion of the Project site and were very eroded and friable. It was also noted by BFSA that although intermittent sources of water could be located at the base of the hills within the canyons, investigations of these on-site areas did not reveal the presence of any cultural resources. Existing disturbances to the Project site were tied to the existing quarry operations. BFSA noted regularly maintained dirt roads and trails extending from the quarry out along the ridges of the Project site, which often terminated at turnouts. BFSA observed cleared areas along the dirt roads and turnouts, as well as piles of busted stone and pushed dirt. No cultural resources, either historic or



prehistoric, were discovered during the survey. The lack of prehistoric sites is likely due to the steep terrain and lack of easily-accessible dependable water sources on or near the property. (BFSa, 2018a, pp. 4.0-6 and 4.0-7)

4.7.3 APPLICABLE ENVIRONMENTAL REGULATIONS

A. Federal Regulations

1. *National Historic Preservation Act*

The National Historic Preservation Act of 1966 (NHPA) was passed primarily to acknowledge the importance of protecting our nation's heritage. While Congress recognized that national goals for historic preservation could best be achieved by supporting the drive, enthusiasm, and wishes of local citizens and communities, it understood that the Federal Government must set an example through enlightened policies and practices. In the words of the Act, the Federal Government's role would be to "provide leadership" for preservation, "contribute to" and "give maximum encouragement" to preservation, and "foster conditions under which our modern society and our prehistoric and historic resources can exist in productive harmony." (ACHP, 2002)

NHPA and related legislation sought a partnership among the Federal Government and the States that would capitalize on the strengths of each. The Federal Government, led by the National Park Service (NPS) provides funding assistance; basic technical knowledge and tools; and a broad national perspective on America's heritage. The States, through State Historic Preservation Officers (SHPOs) appointed by the Governor of each State, would provide matching funds, a designated State office, and a statewide preservation program tailored to State and local needs and designed to support and promote State and local historic preservation interests and priorities. (ACHP, 2002)

An Advisory Council on Historic Preservation, the first and only Federal entity created solely to address historic preservation issues, was established as a cabinet-level body of Presidentially-appointed citizens, experts in the field, and Federal, State, and local government representatives, to ensure that private citizens, local communities, and other concerned parties would have a forum for influencing Federal policy, programs, and decisions as they impacted historic properties and their attendant values. (ACHP, 2002)

Section 106 of NHPA granted legal status to historic preservation in Federal planning, decision-making, and project execution. Section 106 requires all Federal agencies to take into account the effects of their actions on historic properties, and provide ACHP with a reasonable opportunity to comment on those actions and the manner in which Federal agencies are taking historic properties into account in their decisions. (ACHP, 2002)

A number of additional executive and legislative actions have been directed toward improving the ways in which all Federal agencies manage historic properties and consider historic and cultural values in their planning and assistance. Executive Order 11593 (1971) and, later, Section 110 of NHPA (1980, amended 1992), provided the broadest of these mandates, giving Federal agencies clear direction to identify and consider historic properties in Federal and federally assisted actions. The National Historic Preservation Amendments of 1992 further clarified Section 110 and directed Federal agencies to establish preservation programs



commensurate with their missions and the effects of their authorized programs on historic properties. (ACHP, 2002)

2. *National Register of Historic Places (NRHP)*

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the NPS's National Register of Historic Places (NRHP) is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. (NPS, n.d.)

To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property's age, integrity, and significance, as follows:

- **Age and Integrity.** Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?
- **Significance.** Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past? (NPS, n.d.)

Nominations can be submitted to a SHPO from property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups. The SHPO notifies affected property owners and local governments and solicits public comment. If the owner (or a majority of owners for a district nomination) objects, the property cannot be listed but may be forwarded to the National Park Service (NPS) for a Determination of Eligibility (DOE). Listing in the National Register of Historic Places provides formal recognition of a property's historical, architectural, or archeological significance based on national standards used by every state. (NPS, n.d.)

Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting. National Register listing does not lead to public acquisition or require public access. (NPS, n.d.)

3. *National Historic Landmarks Program*

National Historic Landmarks (NHLs) are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, just over 2,500 historic places bear this national distinction. Working with citizens throughout the nation, the National Historic Landmarks Program draws upon the expertise of National Park Service staff who guide the nomination process for new Landmarks and provide assistance to existing Landmarks. (NPS, 2017)



4. *American Indian Religious Freedom Act*

The American Indian Religious Freedom Act (AIRFA) requires each executive branch agency with statutory or administrative responsibility for the management of Federal lands shall, to the extent practicable, permitted by law, and not clearly inconsistent with essential agency functions, to accommodate access to and ceremonial use of Indian sacred sites by Indian religious practitioners and avoid adversely affecting the physical integrity of such sacred sites. Where appropriate, agencies also are required to maintain the confidentiality of sacred sites. Each executive branch agency with statutory or administrative responsibility for the management of Federal lands are required to implement procedures to ensure reasonable notice is provided of proposed actions or land management policies that may restrict future access to or ceremonial use of, or adversely affect the physical integrity of, sacred sites.

5. *Native American Graves Protection and Repatriation Act (NAGPRA)*

The Native American Graves Protection and Repatriation Act (NAGPRA; Public Law 101-601; 25 U.S.C. 3001-3013) describes the rights of Native American lineal descendants, Indian tribes, and Native Hawaiian organizations with respect to the treatment, repatriation, and disposition of Native American human remains, funerary objects, sacred objects, and objects of cultural patrimony, referred to collectively in the statute as cultural items, with which they can show a relationship of lineal descent or cultural affiliation. (NPS, 2016b)

One major purpose of this statute is to require that Federal agencies and museums receiving Federal funds inventory holdings of Native American human remains and funerary objects and provide written summaries of other cultural items. The agencies and museums must consult with Indian Tribes and Native Hawaiian organizations to attempt to reach agreements on the repatriation or other disposition of these remains and objects. Once lineal descent or cultural affiliation has been established, and in some cases the right of possession also has been demonstrated, lineal descendants, affiliated Indian Tribes, or affiliated Native Hawaiian organizations normally make the final determination about the disposition of cultural items. Disposition may take many forms from reburial to long term curation, according to the wishes of the lineal descendent(s) or culturally affiliated Tribe(s). (NPS, 2016b)

The second major purpose of the statute is to provide greater protection for Native American burial sites and more careful control over the removal of Native American human remains, funerary objects, sacred objects, and items of cultural patrimony on Federal and tribal lands. NAGPRA requires that Indian tribes or Native Hawaiian organizations be consulted whenever archeological investigations encounter, or are expected to encounter, Native American cultural items or when such items are unexpectedly discovered on Federal or tribal lands. Excavation or removal of any such items also must be done under procedures required by the Archaeological Resources Protection Act. This NAGPRA requirement is likely to encourage the in-situ preservation of archaeological sites, or at least the portions of them that contain burials or other kinds of cultural items. (NPS, 2016b)

Other provisions of NAGPRA: (1) stipulate that illegal trafficking in human remains and cultural items may result in criminal penalties; (2) authorizes the Secretary of the Interior to administer a grants program to assist museums and Indian Tribes in complying with certain requirements of the statute; (3) requires the Secretary of the Interior to establish a Review Committee to provide advice and assistance in carrying out key provisions



of the statute; authorizes the Secretary of the Interior to penalize museums that fail to comply with the statute; and, (5) directs the Secretary to develop regulations in consultation with this Review Committee. (NPS, 2016b)

6. *Federal Antiquities Act*

The Antiquities Act is the first law to establish that archeological sites on public lands are important public resources. It obligates federal agencies that manage the public lands to preserve for present and future generations the historic, scientific, commemorative, and cultural values of the archaeological and historic sites and structures on these lands. It also authorizes the President to protect landmarks, structures, and objects of historic or scientific interest by designating them as National Monuments. (NPS, 2016a)

B. State Regulations

1. *California Administrative Code, Title 14, Section 4308*

Section 4308, *Archaeological Features*, of Title 14 of the California Administrative Code provides that: “No person shall remove, injure, disfigure, deface, or destroy any object of archaeological, or historical interest or value.”

2. *California Code of Regulations Title 14, Section 1427*

California Code of Regulations Title 14, Section 1427 provides that: “No person shall collect or remove any object or thing of archeological or historical interest or value, nor shall any person injure, disfigure, deface or destroy the physical site, location or context in which the object or thing of archeological or historical interest or value is found.”

3. *California Register of Historic Resources*

The State Historical Resources Commission has designed this program for use by state and local agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources. The Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. (OHP, n.d.)

In order for a resource to be included on the Register of Historic Resources, the resources must meet one of the following criteria:

- Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States (Criterion 1).
- Associated with the lives of persons important to local, California or national history (Criterion 2).
- Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values (Criterion 3).
- Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (Criterion 4). (OHP, n.d.)



For resources included on the Register of Historic Resources, environmental review may be required under CEQA if property is threatened by a project. Additionally, local building inspectors must grant code alternatives provided under State Historical Building Code. Further, the local assessor may enter into contract with property owner for property tax reduction pursuant to the Mills Act. A property owner also may place his or her own plaque or marker at the site of the resource. (OHP, n.d.)

Consent of owner is not required, but a resource cannot be listed over an owner's objections. The State Historical Resources Commission (SHRC) can, however, formally determine a property eligible for the California Register if the resource owner objects. (OHP, n.d.)

4. *Traditional Tribal Cultural Places Act (Senate Bill 18, "SB 18")*

Senate Bill 18 (SB 18) requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places ("cultural places") through local land use planning. SB 18 also requires the Governor's Office of Planning and Research (OPR) to include in the General Plan Guidelines advice to local governments for how to conduct these consultations. (OPR, 2005)

The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government. (OPR, 2005)

SB 18 requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultations and notice requirements apply to adoption and amendment of both general plans (defined in Government Code § 65300 et seq.) and specific plans (defined in Government Code § 65450 et seq.). Although SB 18 does not specifically mention consultation or notice requirements for adoption or amendment of specific plans, existing state planning law requires local governments to use the same processes for adoption and amendment of specific plans as for general plans (see Government Code § 65453). Therefore, where SB 18 requires consultation and/or notice for a general plan adoption or amendment, the requirement extends also to a specific plan adoption or amendment. (OPR, 2005)

5. *State Health and Safety Code*

California Health and Safety Code (HSC) § 7050.5(b) requires that excavation and disturbance activities must cease "In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery..." until the coroner can determine regarding the circumstances, manner, and cause of any death. The coroner is then required to make recommendations concerning the treatment and disposition of the human remains. Further, this section of the code makes it a misdemeanor to intentionally disturb, mutilate or remove interred human remains. § 7051 specifies that the removal of human remains from "internment or a place of storage while awaiting internment" with the intent to sell them or to dissect them with "malice or wantonness" is a public offense punishable by imprisonment in a state prison. Lastly, HSC §§ 8010-8011 establish the California Native American Graves Protection and Repatriation Act consistent with the federal law addressing



the same. The Act stresses that “all California Indian human remains and cultural items are to be treated with dignity and respect.” It encourages voluntary disclosure and return of remains and cultural items by publicly funded agencies and museums in California. It also outlines the need for aiding California Indian tribes, including non-federally recognized tribes, in filing repatriation claims.

6. California Code of Regulations Section 15064.5

The California Code of Regulations, Title 14, Chapter 3, § 15064.5 (the State CEQA Guidelines) establishes the procedure for determining the significance of impacts to archeological and historical resources, as well as classifying the type of resource. Cultural resources are aspects of the environment that require identification and assessment for potential significance. The evaluation of cultural resources under CEQA is based upon the definitions of resources provided in CEQA Guidelines § 15064.5, as follows:

- *A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).*
- *A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*
- *Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:*
 - *Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;*
 - *Is associated with the lives of persons important in our past;*
 - *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
 - *Has yielded, or may be likely to yield, information important in prehistory or history.*
- *The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.*



4.7.4 BASIS FOR DETERMINING SIGNIFICANCE

Section V of Appendix G to the CEQA Guidelines addresses typical adverse effects to cultural resources, and includes the following threshold questions to evaluate the Project's impacts on cultural resources (OPR, 2018):

- *Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?*
- *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*
- *Disturb any human remains, including those interred outside of formal cemeteries?*

Significance thresholds set forth in EA No. 34079 (the Riverside County's Environmental Assessment Checklist for the Project), are derived from Section V of Appendix G to the CEQA Guidelines (listed above), and state that the proposed Project would have a significant impact on cultural resources if construction and/or operation of the Project would:

- a. *Alter or destroy an historic site;*
- b. *Cause a substantial adverse change in the significance of a historical resource pursuant to California Code of Regulations, § 15064.5;*
- c. *Alter or destroy an archaeological site;*
- d. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, § 15064.5; or*
- e. *Disturb any human remains, including those interred outside of formal cemeteries.*

4.7.5 IMPACT ANALYSIS

Threshold a.: Would the Project alter or destroy an historic site?

Threshold b.: Would the Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

CEQA Guidelines § 15064.5 states that a historical resource would be significant if the resource met the criteria stated in Public Resources Code Section 21083.2, which states that a resource would be significant if it meets any of the following criteria: contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; has a special and particular quality such as being the oldest of its type or the best available example of its type; and/or is directly associated with a scientifically recognized important prehistoric or historic event or person (CA Public Resources Code § 21083.2).

As discussed under Subsection 4.7.2, it is unlikely that any historical resources exist within the Project's proposed EDA. Under existing conditions, the Mine's property consists of approximately 1021.4 acres, of which approximately 150.4 acres are actively mined for aggregate material by approved SMP 159R1. The Mine's property does not contain any structures or other features of historic significance under existing



conditions, likely due to the inhospitable terrain and ongoing disturbance from the cutting and clearing of dirt roads and mining activities. In addition, the records search and field reconnaissance conducted by BFSa did not identify any historic resources within the vicinity of the Project's proposed EDA. Given that no historical sites, features, or artifacts were identified during the field reconnaissance or records search, the Project would not alter or destroy a historic site and would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations (CCR), Section 15064.5. Impacts would be less than significant and no mitigation is required. (BFSa, 2018a, Section 4.0; Section 5.0)

Threshold c: Would the Project alter or destroy an archaeological site?

Threshold d: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

CEQA Guidelines § 15064.5 states that an archeological resource would be significant if the resource met the criteria stated in Public Resources Code Section 21083.2, which states that a resource would be significant if it meets any of the following criteria: contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; has a special and particular quality such as being the oldest of its type or the best available example of its type; and/or is directly associated with a scientifically recognized important prehistoric or historic event or person (CA Public Resources Code § 21083.2).

As discussed under Subsection 4.7.2, there is a low to moderate potential for prehistoric archeological resources to exist within the Project's proposed EDA. Under existing conditions, the Mine's property consists of approximately 1021.4 acres, of which approximately 150.4 acres are actively mined for aggregate material by approved SMP 159R1. The Mine's property does not contain any known features of archeological significance under existing conditions. In addition, the records search conducted by BFSa did not identify any archeological resources within the Project's proposed EDA. The proposed EDA contains bedrock outcrops and seasonal drainages; however, outcroppings present within the proposed EDA were all eroded and friable with no signs of archeological use. Furthermore, the intermittent sources of water that would be located at the base of the hills within the canyons are at the bottoms of slopes within the proposed EDA are steep and difficult to access, making them a poor location for prehistoric habitation sites. Therefore, based on the results of the records search and field survey, and due to the inhospitable terrain, disturbance from the cutting and clearing of dirt roads and turnouts, and the absence of recorded cultural resources within the Project's boundaries, there is little potential for cultural resources to be present or disturbed by the proposed Project. Accordingly, the Project is not likely to cause substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, impacts would be less than significant and no mitigation is required. (BFSa, 2018a, p. 5.0-1)

Threshold e: Would the Project disturb any human remains, including those interred outside of formal cemeteries?

The Project site does not contain a known cemetery nor are there any known cemeteries located within the immediate vicinity of the site. A field survey conducted by BFSa did not identify the presence of any human remains and no remains are known to exist beneath the surface of the site. Nevertheless, the remote potential



exists that human remains may be unearthed during grading and excavation activities associated with Project mining activities.

If human remains are unearthed during mining activities, the Mine operator would be required by law to comply with California Health and Safety Code, § 7050.5, “Disturbance of Human Remains.” According to § 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner is required to contact the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code § 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code § 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. Notwithstanding the requirements of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097.98, due to the potential to discover buried human remains during mining operations, a potentially significant impact would occur and mitigation would be required.

4.7.6 CUMULATIVE IMPACT ANALYSIS

This cumulative impact analysis considers development of the proposed Project in conjunction with other development Projects and planned development within the vicinity of the Project site, including buildout of the Riverside County General Plan Land Use Plan and buildout of nearby portions of the City of Moreno Valley and the City of San Jacinto. This cumulative study area is appropriate because areas within western Riverside County are similar in terms of climate, plant and animal resources, geology, and topography.

As noted above under Thresholds a. and b., the Project site does not contain any historical resources and it is unlikely that any historical resources would be located within the Project’s proposed EDA. As such, the Project’s impacts to historic resources would be less-than-cumulatively-considerable.

As noted above under Thresholds c. and d., the Project site does not contain any archeological resources and it is unlikely that any archeological resources would be located within the Project’s proposed EDA. As such, the Project’s impacts to archeological resources would be less-than-cumulatively-considerable.

As discussed under Threshold e., although the Project would be subject to compliance with the provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq., there is a potential that buried human remains could be uncovered during mining operations. Other cumulative



developments similarly would have the potential to uncover buried human remains. Accordingly, the Project's potential impacts to human remains would be cumulatively considerable prior to mitigation.

4.7.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Thresholds a & b: Less-than-Significant Impact. The proposed Project would not alter or destroy a historic site and would not cause a substantial change in the significance of a historical resource as defined in California Code of Regulations § 15064.5. Impacts would be less than significant.

Thresholds c & d: Less-than-Significant Impact. The proposed Project would not alter or destroy an archaeological site and would not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations § 15064.5. Impacts would be less than significant.

Threshold e: Significant Direct and Cumulatively-Considerable Impact. The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. Although the Project Applicant would be required to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq., the Project's potential impacts to buried human remains would be significant on a direct and cumulatively-considerable basis prior to mitigation.

4.7.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Mitigation

The following mitigation measure is required to reduce to below a level of significance the Project's potential impact to buried human remains.

MM 4.7-1 If human remains are encountered during mining activities on site, compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. shall be required. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the



Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Evidence of compliance with this mitigation measure, if human remains are found, shall be provided to Riverside County Planning Department upon the completion of a treatment plan and final report detailing the significance and treatment finding.

4.7.9 SIGNIFICANCE OF IMPACTS AFTER MITIGATION

Threshold e.: Less-than-Significant Impact with Mitigation Incorporated. In the event that human remains are discovered during mining activities, Mitigation Measure MM 4.7-1 would require the Project Applicant to comply with the applicable provisions of California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. Mandatory compliance with Mitigation Measure MM 4.7-1, State law, and applicable regulatory requirements would reduce the Project's potential impacts to buried human remains to less-than-significant-levels.



4.8 HYDROLOGY AND WATER QUALITY

The Gilman Springs Mine, as discussed in Section 2.0, *Environmental Setting*, is an existing, ongoing surface mining operation operating pursuant to an approved Surface Mining Permit (SMP 159R1). Although the County has chosen to prepare an EIR for the Project evaluated herein, the scope of review addresses those impacts resulting from the Project as described in Section 3.0, *Project Description*, and not impacts related to existing, approved operations that form the environmental baseline, as discussed in EIR Subsection 2.7, *Existing Physical Site Conditions*.

The analysis in this subsection is based on a study entitled, “Preliminary Hydrology and Hydraulics Report, Surface Mining Permit (SMP) 159R2” (“Hydrology Study”), prepared by Joseph E. Bonadiman & Associates, Inc., and dated August 2019 (Bonadiman, 2019). The Hydrology Study is included in this EIR as *Technical Appendix G1*. The analysis in this subsection also is based on a report entitled, “Storm Water Pollution Prevention Plan (SWPPP), Chandler Aggregates Gilman Springs,” prepared by Chandler Aggregates Gilman Springs Inc. and dated January 31, 2018 (Chandler Aggregates, 2018). The SWPPP is included as EIR *Technical Appendix G2*.

Additionally, the Gilman Springs Mine is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Accordingly, the analysis contained in this subsection is based in part on information obtained from the Santa Ana RWQCB’s Santa Ana River Basin Water Quality Control Plan (updated February 2016) (RWQCB, 2016). The Gilman Springs Mine is located within the service area of the Eastern Municipal Water District (EMWD), so general information also was obtained from the EMWD 2016 Urban Water Management Plan (UWMP) (EMWD, 2015).

4.8.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]), thereby increasing areas permitted for mining activities at the Mine from 150.4 acres to 205.1 acres. As shown on Figure 3-3, *Existing and Proposed Limits of Physical Disturbances*, areas subject to new disturbances as part of the Project would occur to the west of the northwestern portion of the areas approved for mining pursuant to the approved SMP 159R1. The Project would not affect mining activities within the 150.4 acres of the site that are already approved for mining activities by SMP 159R1, as these areas would be allowed to be mined and disturbed whether or not the proposed Project is approved. Accordingly, for purposes of analysis herein, the physical limits of new disturbance attributable to Project-related mining activities would be limited to the proposed 54.5-acre EDA.

4.8.2 EXISTING CONDITIONS

A. Regional Hydrology

The Gilman Springs Mine is located in the Santa Ana watershed, which drains a 2,650 square-mile area and is the principal surface flow water body within the region. The Santa Ana River rises in Santa Ana Canyon in the southern San Bernardino Mountains and runs southwesterly across San Bernardino, Riverside, and Orange Counties, where it discharges into the Pacific Ocean at the City of Huntington Beach. The total length of the



Santa Ana River and its major tributaries is approximately 700 miles. (SAWPA, 2014, Chapter 3) The Project site's location within the Santa Ana River Watershed is depicted on Figure 4.8-1, *Santa Ana River Watershed Map*. The Project site is located within the Gilman Hot Springs Hydrological Subarea of the San Jacinto Hydrological Area of the San Jacinto Valley Hydrologic Unit. Runoff from the San Jacinto Valley Hydrologic Unit is conveyed via the San Jacinto River towards Canyon Lake and Lake Elsinore, through the Temescal Canyon, and ultimately to the Santa Ana River. (RWQCB, 2016, p. 1-5)

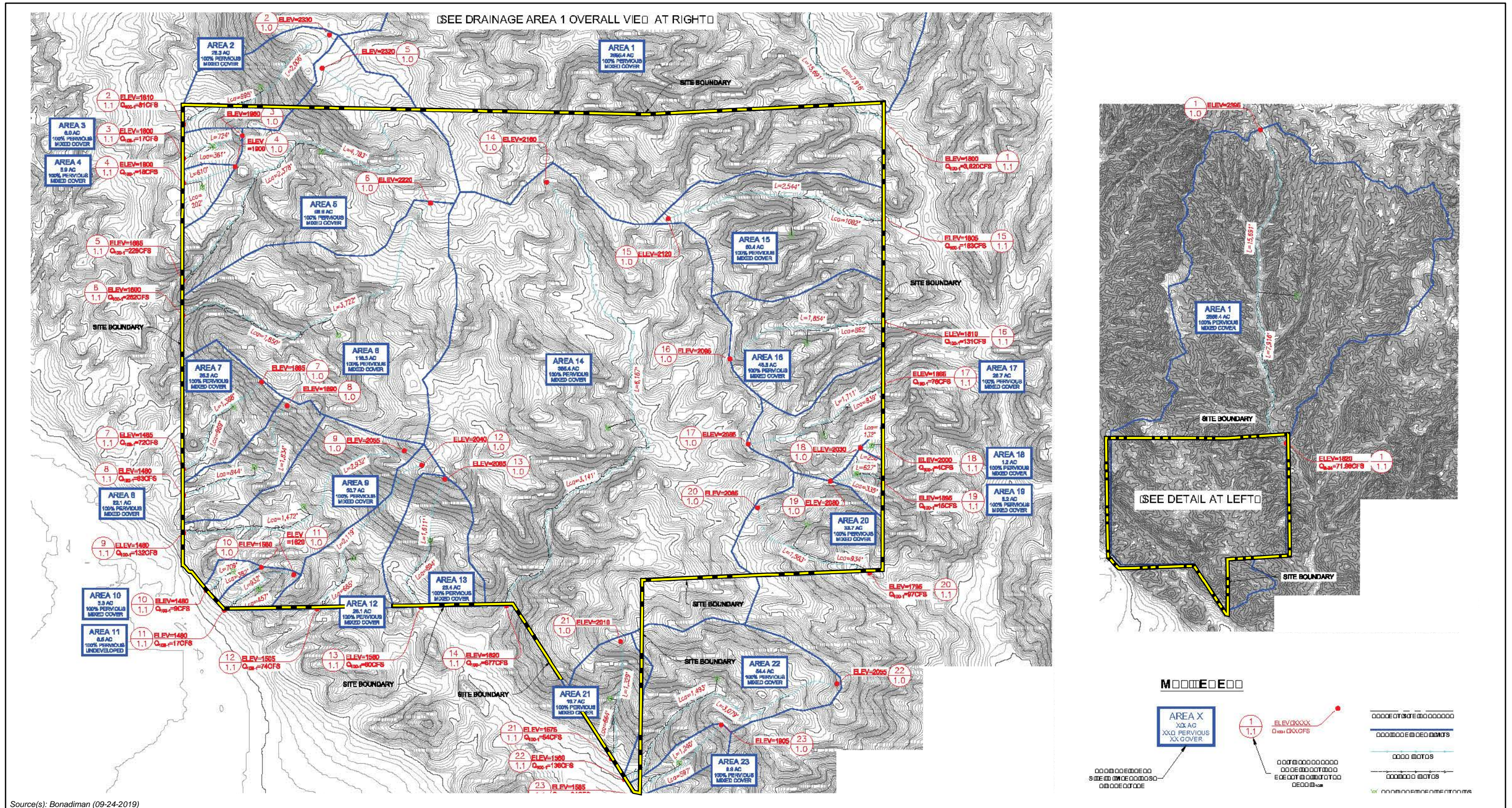
B. Site Hydrology

Under existing conditions, the Gilman Springs Mine property is located north of Gilman Springs Road, southeast of the City of Moreno Valley and north of the City of San Jacinto. Historically (i.e., prior to the commencement of mining activities on site), the Project site was tributary to an approximately 2,844-acre watershed located north of the Project area; this watershed encompasses the northern-most portions of the Project site, as shown on Figure 4.8-2, *Historical Hydrologic Conditions*. Flows from this off-site area traverse the extreme northeast corner of the Mine and is conveyed off site. The southern portion of the Project site also was tributary to two off-site drainage basins located at the southeast corner of the Mine, comprising approximately 83.0 acres on and off site. The remaining portions of the Project site feature 19 separate drainage basins under historical conditions. The western approximately two-thirds of the Project site generally conveyed runoff towards the west, with the eastern third of the site draining to the east. Runoff from the central portions of the site was conveyed to the south. Table 4.8-1, *Historical Conditions Hydrograph Values*, summarizes the size of the drainage areas and their estimated peak flow rates for historical conditions.

Under existing conditions, and as shown on Figure 4.8-3, *Existing Conditions Hydrology*, the historical drainage patterns continue to exist on site, except for areas subject to mining activities. Within the areas subject to mining activities are three separate drainage basins. Flows within each drainage basin are conveyed to one of several sedimentation/settling ponds before being discharged off-site near the Mine's southern boundary. Table 4.8-2, *Existing Conditions Hydrograph Values*, summarizes the size of the drainage areas and their estimated peak flow rates for existing conditions.

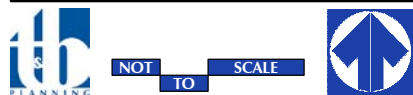
C. Water Quality

The California Porter-Cologne Water Quality Control Act (Section 13000 ["Water Quality"] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters in the State of California. In order to accomplish this, the California State Water Resources Control Board divided the state into planning regions and the present system of nine Regional Water Quality Control Boards (RWQCBs). The Gilman Springs Mine and vicinity are located in the Santa Ana River watershed, which is within the purview of the Santa Ana RWQCB. The Santa Ana RWQCB's "Santa Ana River Basin Water Quality Control Plan" is the governing water quality plan for the region, which sets forth goals and objectives for protecting water quality within the region (RWQCB, 2016). One Water One Watershed (OWOW) is an Integrated Regional Water Management Plan (IRWMP) planning process being developed within the Santa Ana River Watershed. The OWOW 2.0 Plan, adopted by the Santa Ana Watershed Project Authority (SAWPA) on February 4, 2014, reflects a collaborative planning process that addresses all aspects of water resources in the Watershed over a 20-year time period. (SAWPA, 2014)



Source(s): Bonadiman (09-24-2019)

Figure 4.8-2



HISTORICAL HYDROLOGIC CONDITIONS



Table 4.8-1 Historical Conditions Hydrograph Values

DRAINAGE AREA	LAG (HR)	Q100-1 (CFS)	Q100-3 (CFS)	Q100-6 (CFS)	Q100-24 (CFS)	V100-1 (AF)	V100-3 (AF)	V100-6 (AF)	V100-24 (AF)
1	0.55	3,708	2,796	2,477	1,521	251.41	356.82	432.72	719.64
2	0.08	81	44	37	16	2.62	3.65	4.66	6.98
3	0.04	17	10	9	3	0.56	0.77	0.99	1.46
4	0.03	17	9	9	3	0.55	0.76	0.97	1.42
5	0.17	226	136	123	56	9.25	12.86	16.43	24.44
6	0.14	262	166	151	64	10.75	14.93	19.06	27.87
7	0.07	72	39	34	14	2.35	3.25	4.19	5.98
8	0.07	63	34	30	12	2.05	2.84	3.65	5.19
9	0.11	132	75	68	28	4.70	6.51	8.38	11.98
10	0.04	9	5	5	2	0.29	0.37	0.45	0.60
11	0.05	17	10	9	3	0.57	0.74	0.89	1.19
12	0.07	74	40	35	14	2.40	3.29	4.19	5.90
13	0.07	80	42	38	15	2.56	3.43	4.28	5.96
14	0.23	677	457	409	192	32.68	45.28	57.60	84.85
15	0.10	163	91	81	34	5.52	7.66	9.51	14.25
16	0.08	131	70	60	26	4.19	5.81	7.30	10.95
17	0.08	76	41	35	15	2.44	3.37	4.21	6.25
18	0.02	4	2	2	1	0.10	0.14	0.16	0.23
19	0.03	15	8	7	3	0.47	0.63	0.78	1.14
20	0.08	97	52	45	19	3.13	4.38	5.57	8.38
21	0.06	54	30	27	11	1.80	2.45	3.11	4.45
22	0.12	136	80	72	30	5.02	6.94	8.83	12.92
23	0.05	24	14	12	5	0.82	1.11	1.42	2.04

(Bonadiman, 2019, Table 2)

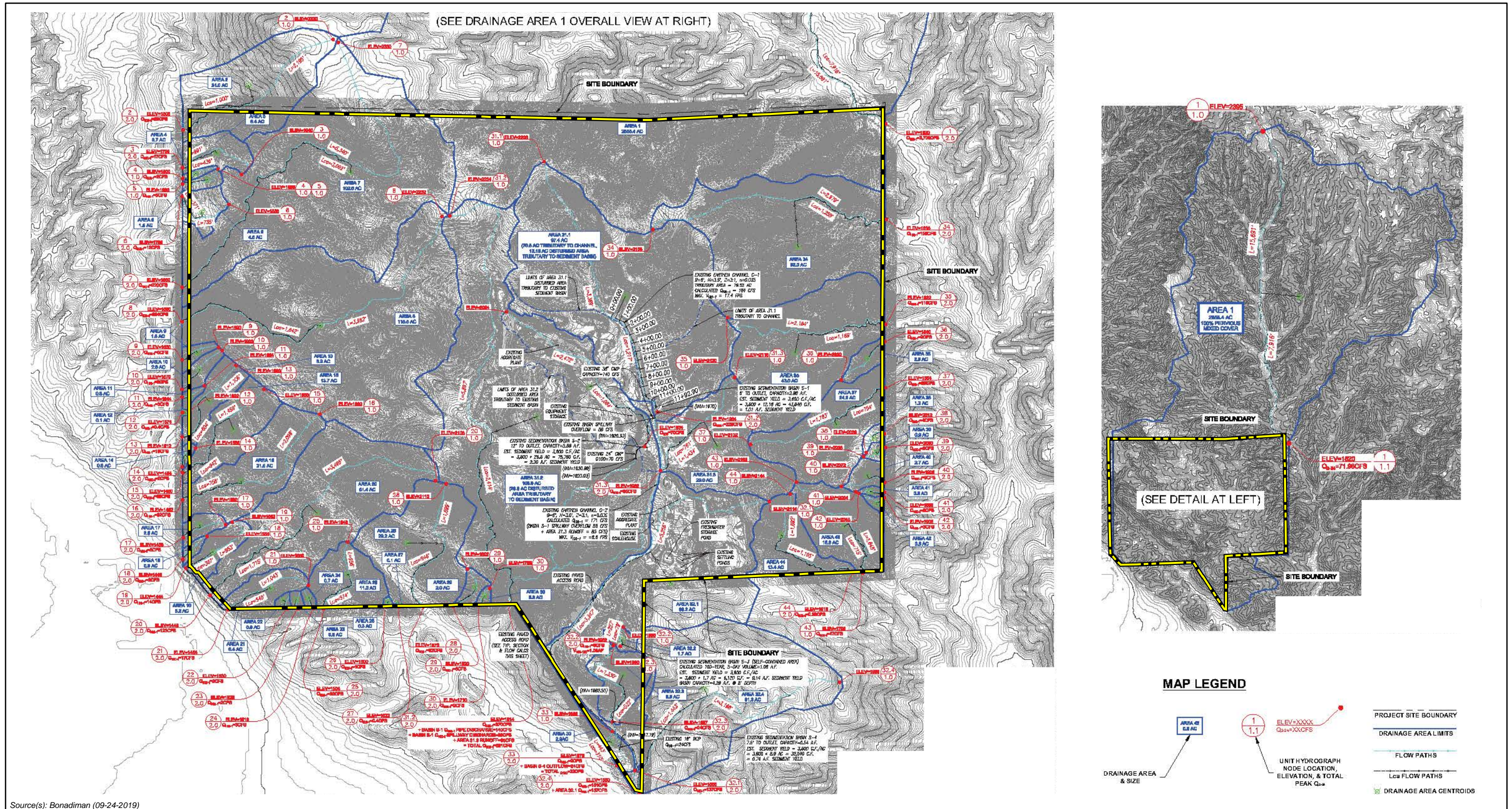


Figure 4.8-3



Table 4.8-2 Existing Conditions Hydrograph Values

DRAINAGE AREA	LAG (HR)	Q100-1 (CFS)	Q100-3 (CFS)	Q100-6 (CFS)	Q100-24 (CFS)	V100-1 (AF)	V100-3 (AF)	V100-6 (AF)	V100-24 (AF)
1	0.55	3,708	2,796	2,477	1,521	251.41	356.82	432.72	719.64
2	0.08	89	48	41	18	2.87	3.99	5.10	7.64
3	0.05	17	10	9	4	0.59	0.83	1.06	1.56
4	0.02	2	1	1	0.4	0.06	0.09	0.11	0.17
5	0.03	5	2	2	0.8	0.14	0.19	0.25	0.36
6	0.05	12	7	6	3	0.42	0.58	0.75	1.09
7	0.20	220	137	121	57	9.50	13.21	16.87	25.09
8	0.14	254	164	149	64	10.68	14.83	18.93	27.60
9	0.02	5	2	2	1	0.14	0.19	0.24	0.35
10	0.03	8	4	4	1	0.24	0.33	0.43	0.62
11	0.01	3	1	1	0.4	0.07	0.10	0.13	0.19
12	0.01	0.4	0.2	0.2	0.1	0.01	0.01	0.02	0.02
13	0.05	19	11	10	4	0.64	0.89	1.14	1.63
14	0.02	2	1	1	0.3	0.06	0.08	0.10	0.14
15	0.07	39	21	19	8	1.27	1.76	2.27	3.24
16	0.07	62	33	29	12	2.00	2.76	3.56	5.07
17	0.03	8	4	4	1	0.23	0.32	0.41	0.58
18	0.02	3	2	1	1	0.08	0.12	0.15	0.21
19	0.05	14	8	7	3	0.48	0.67	0.86	1.21
20	0.13	123	74	67	28	4.74	6.52	8.34	11.85
21	0.05	17	10	9	3	0.57	0.74	0.91	1.22
22	0.01	2	1	1	0.3	0.06	0.08	0.10	0.14
23	0.01	2	1	1	0.3	0.06	0.08	0.10	0.14
24	0.01	3	1	1	0.4	0.07	0.09	0.12	0.16
25	0.05	30	17	15	6	1.02	1.41	1.82	2.59
26	0.01	1	0.5	0.5	0.2	0.03	0.04	0.05	0.07
27	0.004	0.4	0.2	0.2	0.1	0.01	0.01	0.02	0.02
28	0.07	82	44	38	15	2.62	3.48	4.30	5.98
29	0.03	6	3	3	1	0.19	0.26	0.33	0.48
30	0.02	2	1	1	0.3	0.06	0.08	0.10	0.14
31.1	0.13	226	140	127	55	8.99	12.46	15.87	23.50
31.2	0.20	370	230	204	96	15.91	22.58	29.43	45.48
31.3	0.07	85	46	40	17	2.74	3.81	4.86	7.16
32.1	0.21	137	89	79	38	6.29	9.00	11.83	18.56
32.2	0.01	6	3	3	1	0.29 (5-DAY)	0.43 (5-DAY)	0.58 (5-DAY)	1.08 (5-DAY)
32.3	0.05	24	14	13	5	0.83	1.17	1.51	2.27
32.4	0.12	151	90	81	34	5.67	7.86	10.02	14.74
33	0.03	9	5	4	2.0	0.26	0.34	0.41	0.57
34	0.12	156	92	82	35	5.66	7.83	9.70	14.51
35	0.10	119	65	58	24	3.95	5.48	6.9	10.34
36	0.03	9	5	4	2	0.27	0.37	0.47	0.71
37	0.08	69	37	32	14	2.23	3.08	3.85	5.72
38	0.03	4	2	2	1	0.10	0.13	0.14	0.21
39	0.02	3	2	1	0.5	0.08	0.11	0.13	0.19
40	0.03	9	4	4	2	0.25	0.34	0.42	0.62
41	0.02	2	1	1	0.3	0.06	0.08	0.10	0.15
42	0.02	3	1	1	0.5	0.07	0.10	0.13	0.20
43	0.07	47	26	23	10	1.54	2.16	2.75	4.17
44	0.08	39	21	18	8	1.24	1.74	2.22	3.33

(Bonadiman, 2019, Table 4)



D. Groundwater

The EMWD adopted the *Groundwater Management Plan – West San Jacinto Groundwater Basin (GMP)* on June 8, 1995. The GMP is intended to manage the San Jacinto Groundwater Basin (SJGB) in a manner that would supplement EMWD's water supplies, thereby increasing the amount of locally-available water and reducing the amount of water that needs to be imported through MWD. The GMP covers approximately 256-square miles (over 164,200 acres) and has been divided into six (6) Groundwater Management Zones (GMZs). The Project site is located at the eastern edge of the San Jacinto Lower Pressure Groundwater Management Zone (GMZ). As part of the GMP, EMWD monitors groundwater quality, groundwater level, groundwater extraction, and inactive well capping and sealing programs in order to evaluate progress towards attaining the goals of the GMP. (EMWD, 1995; EMWD, 2018, Figure 7-2)

E. Flooding and Dam Inundation

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Nos. 06065C0795H and 06065C1460H, the entire 1,021.4-acre Mine is located within an unshaded "Zone X," identified by FEMA as an area determined to be outside the 0.2% (500-year) annual chance of flood. The nearest area subject to flood hazards occurs southwest of the Project site, southwest of Gilman Springs Road. (FEMA, 2014a; FEMA, 20174b)

According to Figure 10 (San Jacinto Valley Area Plan Flood Hazards) of the San Jacinto Valley Area Plan (SJVAP), the Project site is not located in an area that is subject to dam inundation. The nearest area subject to dam inundation occurs southwest of the Mine, southwest of Gilman Springs Road. (Riverside County, 2019b, SJVAP Figure 10) There are no levees in the Project area (Google Earth, 2016).

4.8.3 APPLICABLE ENVIRONMENTAL REGULATIONS

The following is a brief description of the federal, state, and local environmental laws and related regulations related to hydrology and water quality.

A. Federal Regulations

1. Clean Water Act

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972. Under the CWA, the Environmental Protection Agency (EPA) has implemented pollution control programs such as setting wastewater standards for industry, and also has set water quality standards for all contaminants in surface waters. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters, unless a permit was obtained. EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters. (EPA, 2017a)



2. *Federal Flood Insurance Program*

The U.S. Congress established the National Flood Insurance Program (NFIP) with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages. Participation in the NFIP is based on an agreement between communities and the Federal Government. If a community adopts and enforces a floodplain management ordinance to reduce future flood risk to new construction in floodplains, the Federal Government will make flood insurance available within the community as a financial protection against flood losses. This insurance is designed to provide an insurance alternative to disaster assistance to reduce the escalating costs of repairing damage to buildings and their contents caused by floods. The Federal Insurance and Mitigation Administration (FIMA) within the Federal Emergency Management Agency (FEMA) is responsible for administering the National Flood Insurance Program (NFIP) and administering programs that provide assistance for mitigating future damages from natural hazards. (FEMA, 2002)

3. *Executive Order 11988 – Floodplain Management*

Executive Order 11988 requires federal agencies to avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of flood plains and to avoid direct and indirect support of floodplain development wherever there is a practicable alternative. In accomplishing this objective, "each agency shall provide leadership and shall take action to reduce the risk of flood loss, to minimize the impact of floods on human safety, health, and welfare, and to restore and preserve the natural and beneficial values served by flood plains in carrying out its responsibilities" for the following actions:

- acquiring, managing, and disposing of federal lands and facilities;
- providing federally-undertaken, financed, or assisted construction and improvements; and
- conducting federal activities and programs affecting land use, including but not limited to water and related land resources planning, regulation, and licensing activities. (FEMA, 2015)

B. State Regulations

1. *Porter-Cologne Water Control Act*

The Porter-Cologne Act is the principal law governing water quality regulation in California. It establishes a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and ground water and to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act (California Water Code § 13000 et seq.), the policy of the State is as follows:

- That the quality of all the waters of the State shall be protected;
- That all activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason; and
- That the State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation. (SWRCB, 2014)



The Porter-Cologne Act established nine Regional Water Boards (based on hydrogeologic barriers) and the State Water Board, which are charged with implementing its provisions and which have primary responsibility for protecting water quality in California. The State Water Board provides program guidance and oversight, allocates funds, and reviews Regional Water Boards decisions. In addition, the State Water Board allocates rights to the use of surface water. The Regional Water Boards have primary responsibility for individual permitting, inspection, and enforcement actions within each of nine hydrologic regions. The State Water Board and Regional Water Boards have numerous non-point source (NPS) related responsibilities, including monitoring and assessment, planning, financial assistance, and management. (SWRCB, 2014)

The Regional Water Boards regulate discharges under the Porter-Cologne Act primarily through issuance of NPDES permits for point source discharges and waste discharge requirements (WDRs) for NPS discharges. Anyone discharging or proposing to discharge materials that could affect water quality (other than to a community sanitary sewer system regulated by an NPDES permit) must file a report of waste discharge. The Storm Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCBs) can make their own investigations or may require dischargers to carry out water quality investigations and report on water quality issues. The Porter-Cologne Act provides several options for enforcing WDRs and other orders, including cease and desist orders, cleanup and abatement orders, administrative civil liability orders, civil court actions, and criminal prosecutions. (SWRCB, 2014)

The Porter-Cologne Act also implements many provisions of the Clean Water Act, such as the NPDES permitting program. The Porter-Cologne Act also requires adoption of water quality control plans that contain the guiding policies of water pollution management in California. In addition, regional water quality control plans (basin plans) have been adopted by each of the Regional Water Boards and get updated as necessary and practical. These plans identify the existing and potential beneficial uses of waters of the State and establish water quality objectives to protect these uses. The basin plans also contain implementation, surveillance, and monitoring plans. (SWRCB, 2014)

2. *California Water Code*

The California Water Code is the principle state law regulating water quality in California. Water quality provisions must be complied with as contained in numerous code sections including: 1) the Health and Safety Code for the protection of ground and surface waters from hazardous waste and other toxic substances; 2) the Fish and Game Code for the prevention of unauthorized diversions of any surface water and discharge of any substance that may be deleterious to fish, plant, animal, or bird life; 3) the Harbors and Navigation Code for the prevention of the unauthorized discharge of waste from vessels into surface waters; and 4) the Food and Agriculture Code for the protection of groundwater which may be used for drinking water supplies. The California Department of Fish and Wildlife (CDFW), through provisions of the Fish & Game Code (§§ 1601 - 1603) is empowered to issue agreements for any alteration of a river, stream, or lake where fish or wildlife resources may be adversely affected. CDFW regulates wetland areas only to the extent that those wetlands are part of a river, stream, or lake as defined by CDFW.

Surface water quality is the responsibility of the Regional Water Quality Control Board (RWQCB); water supply and wastewater treatment agencies; and city and county governments. The principal means of



enforcement by the RWQCB is through the development, adoption, and issuance of water discharge permits. RWQCB basin plans establish water quality objectives that are defined as the limits or levels of water quality constituents or characteristics for the reasonable protection of beneficial uses of water.

3. *California Toxics Rule (CTR)*

The California Toxics Rule (CTR) fills gap in California's water quality standards necessary to protect human health and aquatic life beneficial uses. The CTR criteria are similar to those published in the National Recommended Water Quality Criteria. The CTR supplements, and does not change or supersede, the criteria that EPA promulgated for California waters in the National Toxics Rule (NTR). The human health NTR and CTR criteria that apply to drinking water sources (those water bodies designated in the Basin Plans as municipal and domestic supply) consider chemical exposure through consumption of both water and aquatic organisms (fish and shellfish) harvested from the water. For waters that are not drinking water sources (e.g., enclosed bays and estuaries), human health NTR and CTR criteria only consider the consumption of contaminated aquatic organisms. The CTR and NTR criteria, along with the beneficial use designations in the Basin Plans and the related implementation policies, are the directly applicable water quality standards for toxic priority pollutants in California waters. (SWRCB, 2016, pp. 14-15)

4. *CDFG Code Section 1600 et seq. (Lake- or Streambed Alteration Agreement Program)*

Fish and Game Code § 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following:

- Substantially divert or obstruct the natural flow of any river, stream, or lake;
- Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
- Deposit debris, waste or other materials that could pass into any river, stream, or lake. (CDFW, n.d)

It should be noted that "any river, stream or lake" includes those that are episodic (they are dry for periods of time) as well as those that are perennial (they flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water. (CDFW, n.d)

CDFW requires a Lake and Streambed Alteration (LSA) Agreement when it determines that the activity, as described in a complete LSA Notification, may substantially adversely affect existing fish or wildlife resources. An LSA Agreement includes measures necessary to protect existing fish and wildlife resources. CDFW may suggest ways to modify a project that would eliminate or reduce harmful impacts to fish and wildlife resources. Before issuing an LSA Agreement, CDFW must comply with CEQA. (CDFW, n.d)

5. *Watershed Management Initiative (WMI)*

The State and Regional Water Boards are currently focused on looking at entire watersheds when addressing water pollution. The Water Boards adopted the Watershed Management Initiative (WMI) to further their goals. The WMI establishes a broad framework overlying the numerous federal and state mandated priorities. As



such, the WMI helps the Water Boards achieve water resource protection, enhancement and restoration while balancing economic and environmental impacts. (SWRCB, 2013) The integrated approach of the WMI involves three main ideas:

- Use water quality to identify and prioritize water resource problems within individual watersheds. Involve stakeholders to develop solutions.
- Better coordinate point source and nonpoint source regulatory efforts. Establish working relationships between staff from different programs.
- Better coordinate local, state, and federal activities and programs, especially those relating to regulations and funding, to assist local watershed groups. (SWRCB, 2013)

C. Local Regulations

1. *Riverside County General Plan*

The Riverside County General Plan includes a Safety Element that addresses flood hazards within the County. The Safety Element includes a number of policies (Policies S 4.1 through S 4.11) that provide direction to County staff, decision-makers, and project applicants for attenuation of flood hazards. The Project would be subject to the 4 applicable policies established in the Safety Element. (Riverside County, 2019a)

4.8.4 BASIS FOR DETERMINING SIGNIFICANCE

Section IX of Appendix G to the CEQA Guidelines addresses typical adverse effects to hydrology and water quality, and includes the following threshold questions to evaluate the Project's impacts on hydrology and water quality (OPR, 2018):

- Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - Result in substantial erosion or siltation on- or off-site?
 - Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
 - Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?
- Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?



Significance thresholds are set forth in EA No. 43097 (Riverside County's Environmental Assessment Checklist), are derived from Section IX of Appendix G to the CEQA Guidelines (listed above), and state that the proposed Project would have a significant impact on hydrology and water quality if construction and/or operation of the Project would:

- a. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality;*
- b. *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin;*
- c. *Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces;*
- d. *Result in substantial erosion or siltation on-site or off-site;*
- e. *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site;*
- f. *Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;*
- g. *Impede or redirect flood flows;*
- h. *In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to Project inundation; or*
- i. *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.*

The significance thresholds set forth in EA No. 43097 (Riverside County's Environmental Assessment Checklist) were used to evaluate the significance of the proposed Project's impacts on hydrology and water quality, as modified by the revisions to Appendix G to the CEQA Guidelines that went into effect in December 2018.

4.8.5 IMPACT ANALYSIS

Threshold a: *Would the Project violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or groundwater quality?*

Under on-going mining operations, including mining within the proposed EDA, drainage patterns on site would be similar to existing conditions. Runoff from areas subject to mining activities in the north would be conveyed to a retention/sedimentation basin, where a portion of the runoff would be detained and allowed to infiltrate into the groundwater table. Remaining runoff from the northern portions of the site would be conveyed to a sedimentation basin prior to being discharged near the Mine's southern boundary. Runoff from processing areas in the southeast portion of the Mine would be conveyed to one of several retention/sedimentation basins and would be detained and subject to water quality treatment (i.e., removal of sediments) prior to being discharged from the site at the Mine's southern boundary, near the Project's access



road. Runoff from areas that are not subject to mining or processing activities would be conveyed off site via existing natural drainage channels. Runoff from areas subject to mining or processing would only contain sediments and would not contain any other water quality pollutants of concern. Because all runoff from disturbed portions of the Mine would be detained and detained on site or subject to water quality treatment prior to discharge, the Project would not violate any water quality standards or waste discharge requirements and would not substantially degrade water quality. Additionally, because sediments are the Project's primary pollutant of concern, the Project would not degrade groundwater quality under interim conditions. Impacts would be less than significant.

Following completion of mining and reclamation activities, all runoff from areas subject to mining activities in the north, including runoff within the proposed EDA, would be fully detained on site. As such, runoff within areas proposed for mining in the north, including within the proposed EDA, would have no potential to violate water quality standards or waste discharge requirements, and would not substantially degrade water quality. Runoff from areas subject to disturbance in the southeast portion of the site would be conveyed to a sedimentation/retention basin, which would detain and treat runoff prior to discharging near the Mine's southern boundary, adjacent to the Mine's access road. Runoff from the southeastern portion of the site would be treated to remove sediments, which are the only pollutant of concern for the proposed Project. Therefore, because all runoff from areas planned for disturbance by the Project either would be fully detained on site or would be treated by retention basins to remove sediments under post-mining/reclaimed conditions, impacts due to a violation of water quality standards or waste discharge requirements would not occur, and the Project would not otherwise substantially degrade water quality. Additionally, the Project would have no adverse impacts to groundwater quality. Accordingly impacts would be less than significant and no mitigation is required.

Threshold b: Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Under existing conditions, water use at the Mine is primarily limited to water used for dust control, which is obtained from groundwater resources. As discussed in EIR Subsection 3.3.2 and previously shown on EIR Figure 3-5, under existing conditions under existing conditions approximately 44.65 acres of the Project site are subject to watering for dust control. Under the proposed Project, the Mine's access road would be paved to reduce areas subject to watering by 0.84 acre. Additionally, the Project proposes to use gravel stabilization over approximately 10.59 acres of the existing disturbed areas at the Mine, which would preclude the need for watering for dust control purposes. In areas planned for mining and disturbance by the Project, approximately 4.22 acres additional acres would require watering for dust control. With a reduction of 11.43 acres of watering on site (composed of the 0.84-acre paved roadway and gravel stabilization on 10.59 acres), and with an increase of 4.22 acres requiring watering for dust control, total areas on site that would require watering for dust control would be reduced by 7.21 acres, reducing the total areas subject to watering for dust control from 44.65 acres to approximately 37.44 acres as compared to existing conditions. Thus, total water usage for dust control purposes would be reduced by approximately 16.1% as compared to baseline conditions. Accordingly, under the proposed Project, there would be a reduced demand for groundwater resources as compared to existing conditions. Thus, the Project would not substantially deplete groundwater supplies such that there would be a



net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

Under on-going mining operations under the proposed Project, and similar to existing conditions, runoff from the northern areas of the site that are subject to mining activities would be conveyed to a retention/sedimentation basin prior to being discharged off site. In the southeastern portion of the Mine, and also similar to existing conditions, runoff from areas that are disturbed would be conveyed to a retention/sedimentation basin prior to being discharged off site. The Project site occurs at the eastern edge of the San Jacinto Lower Pressure Groundwater Management Zone (GMZ) of the West San Jacinto GMP. Because all runoff from the Mine would be conveyed off-site towards the San Jacinto Upper Pressure GMZ and/or would be allowed to infiltrate into the groundwater table, the Project would not adversely affect groundwater recharge under interim on-going mining operations. Therefore, impacts would be less than significant.

Following completion of mining and reclamation activities, runoff in the northern portion of the site would be fully detained on site, while runoff from the southeastern portion of the Mine that is subject to disturbance associated with processing activities would be directed to a retention/sedimentation basin, prior to being discharged off site at the Mine's southern boundary. Total runoff volumes from the southeastern portion of the site would be similar to existing and historic conditions and would be conveyed to the south and would infiltrate into the San Jacinto Lower Pressure GMZ. While the Project would detain runoff from the northern portions of the site subject to mining and reclamation activities, all detained runoff would be allowed to infiltrate and ultimately would contribute to groundwater within the San Jacinto Lower Pressure GMZ. Runoff from undisturbed areas would be conveyed via natural drainage channels, similar to existing and historic conditions, and also would contribute to groundwater within the San Jacinto Upper Pressure GMZ. Therefore, because all runoff from the site under post-mining and reclamation activities would contribute to groundwater within the San Jacinto Upper Pressure GMZ, the Project would not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level and impacts would be less than significant.

Threshold c.: *Would the Project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces?*

Threshold e.: *Would the Project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?*

Threshold f.: *Would the Project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

The Project proposes to add approximately 54.5 acres to the disturbance limits of the Gilman Springs Mine. During on-going mining operations under the Project, and similar to existing conditions, runoff from the northern portions of areas planned for mining activities would be conveyed to a detention/siltation basin and would be detained, with a portion of the runoff being discharged off site along the Mine's southern boundary



(west of the Mine’s access road). Runoff within the southeastern portion of the site would be directed towards one of several detention/sedimentation basins located in the southeastern portions of the site, which would be conveyed off site at the Mine’s southern boundary following water quality treatment, near the Mine’s access road. Figure 4.8-4, *Post-Reclamation Hydrologic Conditions*, shows the hydrologic conditions proposed on site following completion of reclamation activities. As shown, following the completion of mining and reclamation activities on site, all runoff in the northern portions of the site that would be subject to mining activities would be conveyed to an on-site retention basin, with runoff being fully detained on site. Within the southeastern portion of the site, runoff would continue to be directed towards a sedimentation/retention basin, before being discharged off site at the Mine’s southern boundary, adjacent to the Mine’s access road. Areas located outside of areas planned for mining and processing activities would convey runoff in a manner similar to existing conditions and historical conditions.

Table 4.8-3, *Summary of Drainage Conditions*, provides a summary of peak runoff flows from the site for “Historical” conditions, are the drainage conditions as they existed prior to commencement of mining activities on site; “Existing” conditions, which refers to the drainage conditions that existed when the Project’s Notice of Preparation (NOP) was distributed for public review in May 2018; and “Developed” conditions, which is the drainage conditions that would exist following completion of reclamation activities pursuant to proposed SMP 159R2. It should be noted that the post-reclamation (Developed) conditions include increased runoff as a result of the 0.84 acre of paved roadways proposed by the Project to reduce water demands for dust control.

As shown in Table 4.8-3, under on-going mining activities, including mining within the proposed EDA (i.e., “Existing” conditions), peak runoff from the site would be similar to Historical conditions, with only a slight increase in peak flow rates from 2,087 cubic feet per second (CFS) to 2,099 CFS under a 100-year storm event (24-hour duration), while the total volume would be slightly increased from 964.07 acre-feet (AF) to 971.63 AF. Although runoff and volume would be increased compared to Historical conditions, runoff under the proposed Project would not be increased relative to Existing conditions. Furthermore, all runoff from areas that would be disturbed as part of existing or future mining activities on site would be conveyed to sedimentation/retention basins, which would detain flows and provide water quality treatment (i.e., to remove sediments) prior to discharge from the site. Accordingly, under on-going mining operations, including within the proposed EDA, runoff from the site would not alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces, and impacts would be less than significant.

Table 4.8-3 Summary of Drainage Conditions

CONDITION	COMBINED Q ₁₀₀₋₁ (CFS)	COMBINED Q ₁₀₀₋₃ (CFS)	COMBINED Q ₁₀₀₋₆ (CFS)	COMBINED Q ₁₀₀₋₂₄ (CFS)	COMBINED V ₁₀₀₋₁ (AF)	COMBINED V ₁₀₀₋₃ (AF)	COMBINED V ₁₀₀₋₆ (AF)	COMBINED V ₁₀₀₋₂₄ (AF)
HISTORICAL	6,136	4,252	3,775	2,087	346.23	487.99	599.35	964.07
EXISTING	6,201	4,274	3,795	2,099	346.46	489.20	595.13	971.63
DEVELOPED	5,903	4,090	3,638	2,020	333.52	470.82	578.04	934.48

Notes: “Historical” refers to historic drainage conditions that existed before mining operations began on site; “Existing” refers to the drainage conditions that existed at the time the Project’s NOP was distributed for public review in May 2018; and “Developed” refers to drainage conditions as proposed for ultimate site reclamation as part of SMP 159R2.

(Bonadiman, 2019, Table 13)

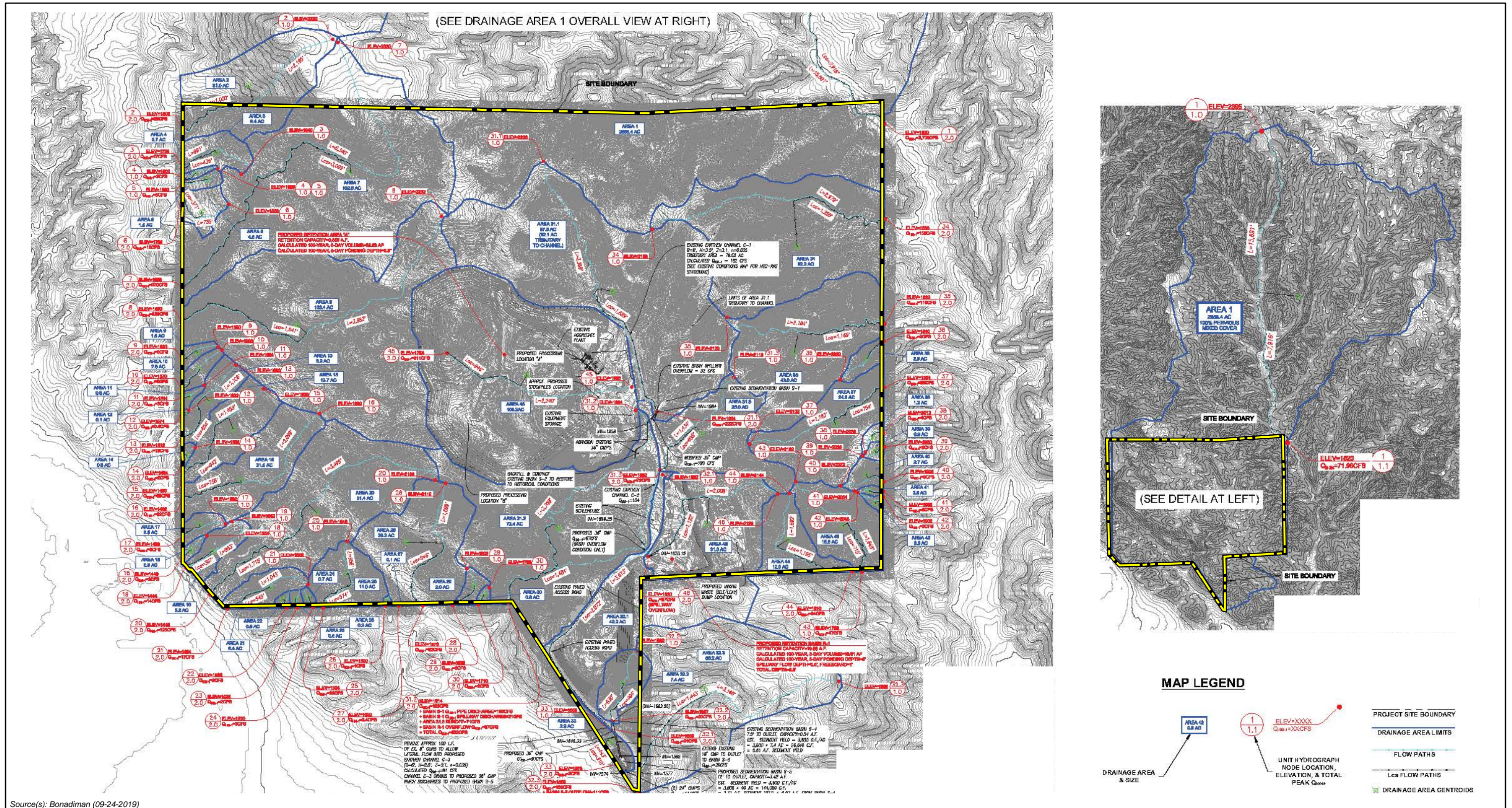


Figure 4.8-4



Following completion of mining and reclamation activities on site (i.e., “Developed” conditions), all runoff from areas subject to mining activities in the north, including runoff within the proposed EDA, would be fully detained on site. Runoff from areas subject to disturbance in the southeast portion of the site would be conveyed to a sedimentation/retention basin, which would detain and treat runoff prior to discharging near the Mine’s southern boundary, adjacent to the Mine’s access road. As shown in Table 4.8-3, under reclaimed conditions peak runoff would be reduced as compared to historical and existing conditions, and the total volume of water also would be reduced. With exception of areas in the north that are subject to mining and processing, all drainage areas on site would be similar to existing conditions and would not be substantially different from historical conditions. As such, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and impacts would be less than significant. Additionally, because total runoff would be reduced as compared to existing conditions, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. Similarly, because all runoff from disturbed areas would either be fully detained on site or would be detained and treated on site prior to discharge, the Project would not result in substantial additional sources of polluted runoff and impacts would be less than significant.

Threshold d.: Would the Project result in substantial erosion or siltation on-site or off-site?

Under existing conditions, approximately 150.4 acres of the Gilman Springs Mine are actively used for mining operations. The proposed Project would expand the mine’s disturbance limits to accommodate an additional 54.5 acres of mining area on what is currently undeveloped land. Therefore, exposed soils on-site would be susceptible to erosion and loss of topsoil. Earth moving associated with mining activities would expose underlying soils, which could increase erosion susceptibility. It should be noted that the Project would be required to implement dust control, including the use of water and gravel stabilization, which would reduce the site’s potential for erosion or siltation.

During ongoing mining operations under the Project, and similar to existing conditions, runoff from the northern portions of areas planned for mining activities would be conveyed to a detention/siltation basin and would be detained prior to portions of the runoff being discharged off site along the Mine’s southern boundary (west of the Mine’s access road). Runoff within the southeastern portion of the site would be directed towards one of several detention/sedimentation basins located in the southeastern portions of the site, which would be conveyed off site at the Mine’s southern boundary following water quality treatment, near the Mine’s access road. As previously shown on Figure 4.8-4, following the completion of mining and reclamation activities on site, all runoff in the northern portions of the site that would be subject to mining activities would be conveyed to an on-site retention basin, with runoff being fully detained on site. Within the southeastern portion of the site, runoff would continue to be directed towards a sedimentation/retention basin, before being discharged off site at the Mine’s southern boundary, adjacent to the Mine’s access road. Areas located outside of areas planned for mining and processing activities would convey runoff in a manner similar to existing conditions and historical conditions. Furthermore, all runoff from areas that would be disturbed as part of existing or future mining activities on site would be conveyed to sedimentation/retention basins, which would detain flows and provide water quality treatment (i.e., to remove sediments) prior to discharge from the site. Accordingly, under on-going mining operations, including within the proposed EDA, runoff from the site would not result in substantial erosion or siltation on- or off-site and impacts would be less than significant.



Threshold g.: Would the Project impede or redirect flood flows?

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Nos. 06065C0795H and 06065C1460H, the entire 1,021.4-acre Mine is located within an unshaded “Zone X,” identified by FEMA as an area determined to be outside the 0.2% (500-year) annual chance of flood. The nearest area subject to flood hazards occurs southwest of the Project site, southwest of Gilman Springs Road (FEMA, 2014a; FEMA, 20174b) Additionally, the Project does not propose any housing or structures with the potential to impede flood flows. The Project also has no potential to result in impacts due to redirected flood flows, as all flows would either be similar to existing conditions or would be detained on site. Therefore, impacts would be less than significant.

Threshold h.: In flood hazard, tsunami, or seiche zones, would the Project risk the release of pollutants due to Project inundation?

The Project site is located approximately 46 miles northeast of the Pacific Ocean, and is therefore not subject to inundation due to tsunami hazards. As indicated above under Threshold g., the Project site is not located within a flood hazard area, and no impacts due to flood inundation would occur. Additionally, although the Project site is located approximately 6.0 miles east of Lake Perris, the Project site is located on the opposite side of the lake from the dam, and is located at a higher elevation than Lake Perris. Thus, there is no potential for the Project site to be inundated by seiches. Accordingly, no impact would occur.

Threshold i.: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in February 2016) (RWQCB, 2016). In addition, the Project site is located within the West San Jacinto Groundwater Management Area (GMA), and is therefore subject to the EMWD’s “Groundwater Management Plan – West San Jacinto Groundwater Basin” (EMWD, 1995; EMWD, 2018). The Project’s consistency with each is discussed below.

Santa Ana Region Basin Plan

The California Porter-Cologne Water Quality Control Act (§ 13000 (“Water Quality”) et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the 2016 Santa Ana Region Basin Plan (Basin Plan). This document is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2016)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. Under natural



conditions, downstream waters that are tributary to the Project site are impaired, including Canyon Lake and Lake Elsinore. However, storm water that falls within the mining pit is retained in that pit and infiltrates into the ground. Storm water that falls on other areas of the site is directed to a series of detention basins which retain storm water and allow it to infiltrate into the ground. These basins also allow sediment to settle out, improving the quality of storm water discharges that do occur. (Chandler Aggregates, 2018, p. 2) These conditions would be maintained under the proposed Project. The only change would be an increase in areas subject to mining, and runoff in these areas largely would be retained within the pit. Runoff in other portions of the site would continue to be treated by sedimentation basins, which would remove sediments and preclude downstream water quality impacts.

In addition, mining operations at the site are currently regulated by an approved Stormwater Pollution Prevention Plan (SWPPP), which incorporates Best Management Practices to preclude water quality impacts associated with mining operations. In accordance with RWQCB Order No. R8-2013-0024, the Project Applicant would be required to revise the SWPPP to include additional BMP measures, as necessary and appropriate, to address mining activities within the EDA. The revised SWPPP would be required subsequent to certification of this EIR, but prior to the commencement of mining activities within the EDA. The BMPs specified in the revised SWPPP would be similar to the BMP measures presently implemented on site and would be required to ensure that all potential pollutants of concern (i.e., sediments) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the site. Mandatory compliance with the SWPPP and the BMPs presently implemented on site along with any additional BMPs that would be identified in the Project's required Industrial Activities SWPPP would ensure that the Project would not result in the discharge of polluted water that could adversely affect downstream waters or otherwise contribute to existing impairments to downstream waters.

In addition, pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project Applicant would be required to comply with the NPDES General Permit to encompass the EDA, in addition to the existing mining limits that already are subject to a General Permit. An NPDES General Permit is required for all new and expanded mining facilities. An Amended Notice of Intent (NOI) would be filed certifying that the permit's eligibility conditions have been met, as there is an existing Waste Discharger Identification (WDID) number. Because the Project would comply with mandatory SWPPP requirements and all runoff from actively mined portions of the Mine would be retained on site or treated in the sedimentation basins during ongoing mining activities and would not adversely affect any downstream properties or result in polluted runoff that could conflict with the requirements of the Basin Plan, the Project would be consistent with the Santa Ana Region Basin Plan and impacts would be less than significant.

Following reclamation activities on site, runoff from the site ultimately would be conveyed to a proposed sedimentation pond within the proposed EDA, and runoff would be fully detained on site and allowed to infiltrate into the groundwater table. As there would be no sources of pollution on site, and because water would be allowed to infiltrate into the ground following removal of sediments, the Project has no potential to conflict with the Santa Ana Region Basin Plan under long-term operational conditions. No impact would occur.



Groundwater Management Plan – West San Jacinto Groundwater Basin

The EMWD adopted the *Groundwater Management Plan – West San Jacinto Groundwater Basin* on June 8, 1995. The GMP is intended to manage the San Jacinto Groundwater Basin (SJGB) in a manner that would supplement EMWD's water supplies, thereby increasing the amount of locally-available water and reducing the amount of water that needs to be imported through MWD. The GMP covers approximately 256-square miles (over 164,200 acres) and has been divided into six (6) Groundwater Management Zones (GMZs). The Project site is located at the eastern edge of the San Jacinto Lower Pressure Groundwater Management Zone (GMZ). As part of the GMP, EMWD monitors groundwater quality, groundwater level, groundwater extraction, and inactive well capping and sealing programs in order to evaluate progress towards attaining the goals of the GMP. (EMWD, 1995; EMWD, 2018, Figure 7-2)

Under existing conditions, water service at the Mine is provided via an on-site well. Water extracted from this well is used for dust control on site. As described in EIR Subsection 3.3.2.H, under existing conditions approximately 44.65 acres of the Project site are subject to watering for dust control. Under the proposed Project, the Mine's access road would be paved to reduce areas subject to watering by 0.84 acre. Additionally, the Project proposes to use gravel stabilization over approximately 10.59 acres of the existing disturbed areas at the Mine, which would preclude the need for watering for dust control purposes. In areas planned for mining and disturbance by the Project, approximately 4.22 acres additional acres would require watering for dust control. Thus, with a reduction of 11.43 acres of watering on site (composed of the 0.84-acre paved roadway and gravel stabilization on 10.59 acres), and with an increase of 4.22 acres requiring watering for dust control, total areas on site that would require watering for dust control would be reduced by 7.21 acres, reducing the total areas subject to watering for dust control from 44.65 acres to approximately 37.44 acres. Thus, total water usage for dust control purposes would be reduced by approximately 16.1% as compared to baseline conditions. Accordingly, because the total amount of groundwater used at the Mine would decrease under the Project as compared to existing conditions, impacts due to a conflict with the GMP policies related to groundwater levels and groundwater extraction would be less than significant.

With respect to drainage and runoff, and as described above, with implementation of the Project storm water that falls on areas subjected to mining in the northern portion of the site would not be discharged and would remain on site. Storm water that would fall within the mining pit would be retained in the pit and runoff would be allowed to infiltrate into the groundwater table, or runoff within the mined areas would be conveyed to a sedimentation basin. Storm water that falls on other disturbed portions of the Mine would be directed to a series of sedimentation basins that would retain storm water and allow it to infiltrate into the ground. The sedimentation basins would treat runoff to remove sediments, which are the primary pollutant of concern for the proposed Project. A small portion of runoff from the Mine occurs in undisturbed areas and these areas would continue to drain as they do under existing conditions. Thus, during on-going mining activities that would be allowed by the Project, the Project would not conflict with the GMP objectives for groundwater quality or groundwater levels. Thus, during mining operations, Project impacts due to a conflict with the West San Jacinto GMP would be less than significant.

Following reclamation activities on site, runoff from the areas subject to mining activities ultimately would be conveyed to a proposed sedimentation pond within the proposed EDA, and runoff would be fully detained on



site and allowed to infiltrate into the groundwater table. Disturbed areas in the southeastern portion of the Mine would be conveyed to a sedimentation basin for treatment prior to discharge from the site, while undisturbed portions of the Mine would continue to drain as they do under existing conditions. Additionally, groundwater extraction at the site would cease upon completion of reclamation activities. As there would be no sources of pollution on site, and because water would be allowed to infiltrate into the ground following removal of sediments, the Project would not conflict with the West San Jacinto GMP's goals related to groundwater quality and groundwater levels under post-reclamation conditions, and impacts would be less than significant.

4.8.6 CUMULATIVE IMPACT ANALYSIS

This cumulative impact analysis considers development of the proposed Project in conjunction with other development projects and planned development within the Santa Ana River watershed. This study area was determined to be appropriate for the Project because all runoff associated with the Project would ultimately be conveyed to the Santa Ana River, and the Project only has the potential to result in cumulatively-considerable impacts when considered in conjunction with other development within the Santa Ana River watershed.

Threshold a.

Under on-going mining activities under the Project, all runoff from disturbed areas would be conveyed to retention/sedimentation basins prior to discharge from the site, which would preclude cumulatively-considerable impacts to water quality. Under post-reclamation conditions, runoff from the northern portions of the Mine that are subject to mining activities would be fully detained on site, while remaining areas on site that are subject to disturbance associated with processing activities would be conveyed to a retention/sedimentation basin prior to discharge from the site. Thus, because all runoff would be treated to remove sediments under both interim and long-term conditions, the Project would not violate water quality standards or waste discharge requirements and would not otherwise result in substantial impacts to water quality on either a direct or cumulative basis. As such, impacts would be less-than-cumulatively considerable.

Threshold b.

As discussed above, under interim conditions all runoff from the site would be treated by sedimentation basins prior to discharging a portion of the runoff from the site to downstream areas, where infiltration into the groundwater table would continue to occur as it does under existing conditions. Following reclamation, a portion of the runoff within the active mined areas would be fully detained on site and allowed to infiltrate into the groundwater table, with the remaining runoff from the site being discharged at the Mine's southern boundary following water quality treatment. Additionally, the Project would result in a reduction of groundwater used at the site by 16.1% as compared to existing conditions. Thus, the Project would not substantially deplete groundwater supplies, nor would the Project impede sustainable groundwater management of the basin. As such, the Project would result in a less-than-cumulatively considerable impact to groundwater supplies and groundwater recharge.



Thresholds c., e., and f.

Under on-going mining activities associated with the Project, the total rate and amount of runoff from the site would be similar to existing conditions; thus, the Project would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Additionally, under interim conditions the Project has no potential to cumulatively contribute to runoff that could exceed the capacity of downstream facilities or that could provide substantial additional sources of polluted runoff. Furthermore, because there would be no change under interim conditions, runoff from the site would not alter the existing drainage pattern of the site or downstream areas. Under post-reclamation conditions, the total rate and volume of runoff would be slightly reduced as compared to existing conditions; thus, under post-reclamation conditions, the Project would not result in flood hazards on- or off-site, would not contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems, and would not result in changes to the drainage pattern of the site or downstream areas on either a direct or cumulatively-considerable basis. Additionally, under both interim and post-reclamation conditions, all runoff would be fully detained on site or would be conveyed to retention/sedimentation basins prior to discharge from the site, which would preclude potential cumulatively-considerable impacts to water quality. Thus, impacts would be less-than-cumulatively considerable.

Threshold d.

Under both interim and post-reclamation conditions, all runoff on the Project site would be fully detained on site or would be treated by sediment basins that would remove sediments in runoff prior to discharge from the site. Exposed areas of soil also would be subject to dust control measures during interim conditions. Additionally, the Project would not result in a substantial increase in the rate or amount of runoff that could result in increased erosion hazards downstream. As such, the Project would result in less-than-cumulatively considerable impacts due to erosion and siltation.

Threshold g.

The Project site is not located within a 100-year flood hazard area, and the Project does not propose any structures or housing. Accordingly, the Project would not impede or redirect flood flows, and a cumulatively-considerable impact would not occur.

Threshold h.

The Project site is not located within or adjacent to any flood hazard areas, is not subject to tsunami hazards, and is located too far away from Lake Perris to be subject to impacts due to seiches. The Project also has no potential to cumulatively contribute to increased risks due to flood hazards, tsunamis, or seiches. Thus, a cumulatively-considerable impact would not occur.

Threshold i.

As indicated under the discussion of Threshold i., the Project would not conflict with the Santa Ana River Basin Plan or the West San Jacinto GMP. Other developments within the purview of these documents would similarly be required to comply with the requirements set forth in the Basin Plan and West San Jacinto GMP. As such, cumulatively-considerable impacts would be less than significant.



4.8.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a.: Less-than-Significant Impact. The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, and impacts would be less than significant.

Threshold b.: Less-than-Significant Impact. Under the proposed Project, there would be a reduced demand for groundwater resources as compared to existing conditions. Thus, the Project would not substantially deplete groundwater supplies such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant. Additionally, because all runoff from the Mine would be conveyed off-site towards the San Jacinto Upper Pressure GMZ and/or would be allowed to infiltrate into the groundwater table, the Project would not adversely affect groundwater recharge under interim mining operations. Under post-reclamation conditions, because all runoff from the site under post-mining and reclamation activities would contribute to groundwater within the San Jacinto Upper Pressure GMZ, the Project would not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level and impacts would be less than significant.

Thresholds c., e., and f.: Less-than-Significant Impact. The Project would not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, and would not introduce substantial amounts of new impervious surfaces. Additionally, under both interim and post-reclamation conditions, the total amount of runoff leaving the site would be similar to existing conditions, and would therefore not result in increased flood hazards on- or off-site. Additionally, because the rate and amount of runoff would be similar to existing conditions, the Project would not exceed the capacity of existing or planned stormwater drainage systems. Furthermore, because all runoff from disturbed portions of the site would be detained on site or treated by sedimentation basins prior to discharge from the site, the Project would not provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Threshold d.: Less-than-Significant Impact. All runoff in the disturbed portions of the site would either be fully detained on site or would be treated by sedimentation basins prior to discharge from the site. Additionally, dust control measures, including watering and the use of gravel stabilization, would reduce the amount of dust generated in the actively mined portions of the site. As such, the Project would not result in substantial erosion or siltation on- or off-site, and impacts would be less than significant.

Threshold g.: Less-than-Significant Impact. The Project is not located within a mapped flood zone and would not impede or redirect flood flows. Impacts would be less than significant.

Threshold h.: No Impact. The Project site is not located in an area that is subject to inundation due to tsunamis, flood hazards, or seiches, and no impact would occur.

Threshold i.: Less-than-Significant Impact. The Project would be fully consistent with the Santa Ana River Basin Plan and the West San Jacinto GMP. As such, Project impacts due to a conflict with a water quality control plan or sustainable groundwater management plan would be less than significant.



4.8.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- The Project is required to comply with the provisions of the County's National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R8-2013-0024, NPDES Permit No. CAS618033) and the Project's Storm Water Pollution Prevention Program (SWPPP).

Mitigation

Impacts would be less than significant; therefore, mitigation is not required.



4.9 NOISE

This Subsection addresses the environmental issue of noise. The information in this Subsection is based in part on a technical report titled, “Gilman Springs Mine Noise Impact Analysis” (“NIA”), dated January 9, 2020 and appended to this EIR as *Technical Appendix H1* (Urban Crossroads, 2020c). This Subsection also relies in part on a supplemental analysis prepared to account for revisions to the proposed mining limits (EDA), and a change in the Project’s opening year from 2018 to 2019 along with associated changes to the Project’s contribution to traffic-related noise in the study area. This supplemental analysis is titled, “Gilman Springs Mine Supplemental Noise Assessment,” is dated April 17, 2019, and is appended to this EIR as *Technical Appendix H2* (Urban Crossroads, 2019b).

4.9.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]). As evaluated in this EIR, and as explained in EIR subsections 3.3.2.A and 3.3.2.B, the Project would result in an increase in the amount of aggregate produced at the mine from 377,675 tons per year (tpy) to 1,000,000 tpy, with tonnage attributable to the Project comprising 622,235 tpy (or 62.2% of the total 1,000,000 tpy). Thus, it can be projected that approximately 62.2% of the estimated high-end daily tonnage of 4,000 tpd would be attributable to the Project, or approximately 2,489 tons per day (tpd). Accordingly, for purposes of analysis within this Subsection, it is assumed that the Project would result in the production of a maximum of 2,489 tpd.

4.9.2 ACOUSTICAL FUNDAMENTALS

A. Noise Definitions

Noise has been simply defined as “unwanted sound.” Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear. (Urban Crossroads, 2020c, p. 9)

B. Noise Descriptors

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the “average” noise levels within the environment. (Urban Crossroads, 2020c, p. 10)

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Community Noise Equivalent Level (CNEL),



representing a composite 24-hour noise level is utilized. The CNEL is the weighted average of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., and the addition of 10 decibels to dBA Leq sound levels at night between 10:00 p.m. and 7:00 a.m. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. CNEL does not represent the actual sound level heard at any time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources. (Urban Crossroads, 2020c, p. 10)

C. Sound Propagation

When sound propagates over a distance, it changes in level and frequency content. The way noise reduces with distance depends on the following factors (Urban Crossroads, 2020c, p. 10).

1. Geometric Spreading

Sound from a localized source (i.e., a stationary point source) propagates uniformly outward in a spherical pattern. The sound level attenuates (or decreases) at a rate of 6 dB for each doubling of distance from a point source. Highways consist of several localized noise sources on a defined path and hence can be treated as a line source, which approximates the effect of several point sources. Noise from a line source propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source. (Urban Crossroads, 2020c, p. 10)

2. Ground Absorption

The propagation path of noise from a highway to a receiver is usually very close to the ground. Noise attenuation from ground absorption and reflective wave canceling adds to the attenuation associated with geometric spreading. Traditionally, the excess attenuation has also been expressed in terms of attenuation per doubling of distance. This approximation is usually sufficiently accurate for distances of less than 200 ft. For acoustically hard sites (i.e., sites with a reflective surface between the source and the receiver, such as a parking lot or body of water), no excess ground attenuation is assumed. For acoustically absorptive or soft sites (i.e., those sites with an absorptive ground surface between the source and the receiver such as soft dirt, grass, or scattered bushes and trees), an excess ground attenuation value of 1.5 dB per doubling of distance is normally assumed. When added to the cylindrical spreading, the excess ground attenuation results in an overall drop-off rate of 4.5 dB per doubling of distance from a line source. (Urban Crossroads, 2020c, pp. 10-11)

3. Atmospheric Effects

Receivers located downwind from a source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lowered noise levels. Sound levels can be increased at large distances (e.g., more than 500 feet) due to atmospheric temperature inversion (i.e., increasing temperature with elevation). Other factors such as air temperature, humidity, and turbulence can also have significant effects. (Urban Crossroads, 2020c, p. 11)



4. *Shielding*

A large object or barrier in the path between a noise source and a receiver can substantially attenuate noise levels at the receiver. The amount of attenuation provided by shielding depends on the size of the object and the frequency content of the noise source. Shielding by trees and other such vegetation typically only has an “out of sight, out of mind” effect. That is, the perception of noise impact tends to decrease when vegetation blocks the line-of-sight to nearby resident. However, for vegetation to provide a substantial, or even noticeable, noise reduction, the vegetation area must be at least 15 feet in height, 100 feet wide and dense enough to completely obstruct the line-of sight between the source and the receiver. This size of vegetation may provide up to 5 dBA of noise reduction. The Federal Highway Administration (FHWA) does not consider the planting of vegetation to be a noise abatement measure. (Urban Crossroads, 2020c, p. 11)

D. Noise Control

Noise control is the process of obtaining an acceptable noise environment for an observation point or receiver by controlling the noise source, transmission path, receiver, or all three. This concept is known as the source-path-receiver concept. In general, noise control measures can be applied to these three elements. (Urban Crossroads, 2020c, p. 11)

E. Noise Barrier Attenuation

Effective noise barriers can reduce noise levels by up to 10 to 15 dBA, cutting the loudness of traffic noise in half. A noise barrier is most effective when placed close to the noise source or receiver. Noise barriers, however, do have limitations. For a noise barrier to work, it must be high enough and long enough to block the path of the noise source. (Urban Crossroads, 2020c, p. 11)

F. Land Use Compatibility with Noise

Some land uses are more tolerant of noise than others. For example, schools, hospitals, churches, and residences are more sensitive to noise intrusion than are commercial or industrial developments and related activities. As ambient noise levels affect the perceived amenity or livability of a development, so too can the mismanagement of noise impacts impair the economic health and growth potential of a community by reducing the area’s desirability as a place to live, shop and work. For this reason, land use compatibility with the noise environment is an important consideration in the planning and design process. The FHWA encourages State and Local government to regulate land development in such a way that noise-sensitive land uses are either prohibited from being located adjacent to a highway, or that the developments are planned, designed, and constructed in such a way that noise impacts are minimized. (Urban Crossroads, 2020c, pp. 11-12)

G. Community Response to Noise

Community responses to noise may range from registering a complaint by telephone or letter, to initiating court action, depending upon everyone’s susceptibility to noise and personal attitudes about noise. Several factors are related to the level of community annoyance including: (Urban Crossroads, 2020c, p. 12)

- Fear associated with noise producing activities;

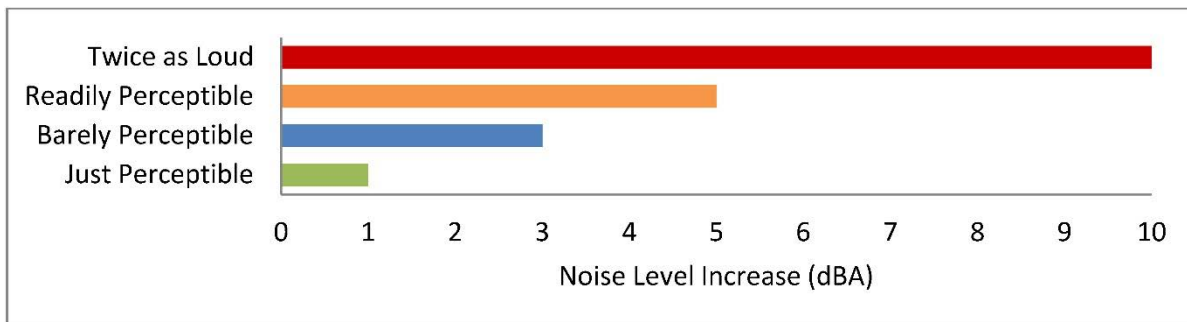


- Socio-economic status and educational level;
- Perception that those affected are being unfairly treated;
- Attitudes regarding the usefulness of the noise-producing activity;
- Belief that the noise source can be controlled.

Approximately ten percent of the population has a very low tolerance for noise and will object to any noise not of their making. Consequently, even in the quietest environment, some complaints will occur. Another twenty-five percent of the population will not complain even in very severe noise environments. Thus, a variety of reactions can be expected from people exposed to any given noise environment. Surveys have shown that about ten percent of the people exposed to traffic noise of 60 dBA will report being highly annoyed with the noise, and each increase of one dBA is associated with approximately two percent more people being highly annoyed. When traffic noise exceeds 60 dBA or aircraft noise exceeds 55 dBA, people may begin to complain. (Urban Crossroads, 2020c, p. 12)

Despite this variability in behavior on an individual level, the population can be expected to exhibit the following responses to changes in noise levels as shown on Figure 4.9-1, *Noise Level Increase Perception*. A change of 3 dBA is considered barely perceptible, and changes of 5 dBA are considered readily perceptible. (Urban Crossroads, 2020c, p. 12)

Figure 4.9-1 Noise Level Increase Perception



(Urban Crossroads, 2020c, Exhibit 2-B)

H. Exposure to High Noise Levels

The Occupational Safety and Health Administration (OSHA) sets legal limits on noise exposure in the workplace. The permissible exposure limit (PEL) for a worker over an eight-hour day is 90 dBA. The OSHA standard uses a 5-dBA exchange rate. This means that when the noise level is increased by 5 dBA, the amount of time a person can be exposed to a certain noise level to receive the same dose is cut in half. The National Institute for Occupational Safety and Health (NIOSH) has recommended that all worker exposures to noise should be controlled below a level equivalent to 85 dBA for eight hours to minimize occupational noise induced hearing loss. NIOSH also recommends a 3-dBA exchange rate so that every increase by 3 dBA doubles the amount of the noise and halves the recommended amount of exposure time. (Urban Crossroads, 2020c, p. 13)



OSHA has implemented requirements to protect all workers in general industry (e.g. the manufacturing and the service sectors) for employers to implement a Hearing Conservation Program where workers are exposed to a time weighted average noise level of 85 dBA or higher over an eight-hour work shift. Hearing Conservation Programs require employers to measure noise levels, provide free annual hearing exams and free hearing protection, provide training, and conduct evaluations of the adequacy of the hearing protectors in use unless changes to tools, equipment, and schedules are made so that they are less noisy and worker exposure to noise is less than the 85 dBA. The analysis herein does not evaluate the noise exposure of workers within a project or construction site based on CEQA requirements, and instead, evaluates Project-related operational noise levels at the nearby sensitive receiver locations in the Project study area. Further, periodic exposure to high noise levels in short duration, such as during blasting events, is typically considered an annoyance and not impactful to human health. It would take several years of exposure to high noise levels to result in hearing impairment. (Urban Crossroads, 2020c, p. 13)

I. Vibration

Per the Federal Transit Administration (FTA) Transit Noise Impact and Vibration Assessment, vibration is the periodic oscillation of a medium or object. The rumbling sound caused by the vibration of room surfaces is called structure-borne noise. Sources of ground-borne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous, such as factory machinery, or transient, such as explosions. As is the case with airborne sound, ground-borne vibrations may be described by amplitude and frequency. (Urban Crossroads, 2020c, p. 13)

There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most frequently used to describe vibration impacts to buildings but is not always suitable for evaluating human response (annoyance) because it takes some time for the human body to respond to vibration signals. Instead, the human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. Decibel notation (VdB) is commonly used to measure RMS. Decibel notation (VdB) serves to reduce the range of numbers used to describe human response to vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. Sensitive receivers for vibration include structures (especially older masonry structures), people (especially residents, the elderly, and sick), and vibration-sensitive equipment and/or activities. (Urban Crossroads, 2020c, p. 14)

The background vibration-velocity level in residential areas is generally 50 VdB. Ground-borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB,



which is the general threshold where minor damage can occur in fragile buildings. (Urban Crossroads, 2020c, p. 14)

J. Blasting Fundamentals

The intensity of the noise and vibration impacts associated with rock blasting depends on location, size, material, shape of the rock, and the methods used to crack it. While a blasting contractor can design the blasts to stay below a given vibration level that could cause damage to nearby structures, it is difficult to design blasts that produce noise levels which are not perceptible to receivers near the blast site. The noise produced by blasting activities is referred to as air overpressure, or an “airblast,” which is generated when explosive energy in the form of gases escape from the detonating blast holes. Much like a point source, airblasts radiate outward in a spherical pattern and attenuate with each doubling of distance from the blast location, depending on the design of the blast and amount of containment. (Urban Crossroads, 2020c, p. 14)

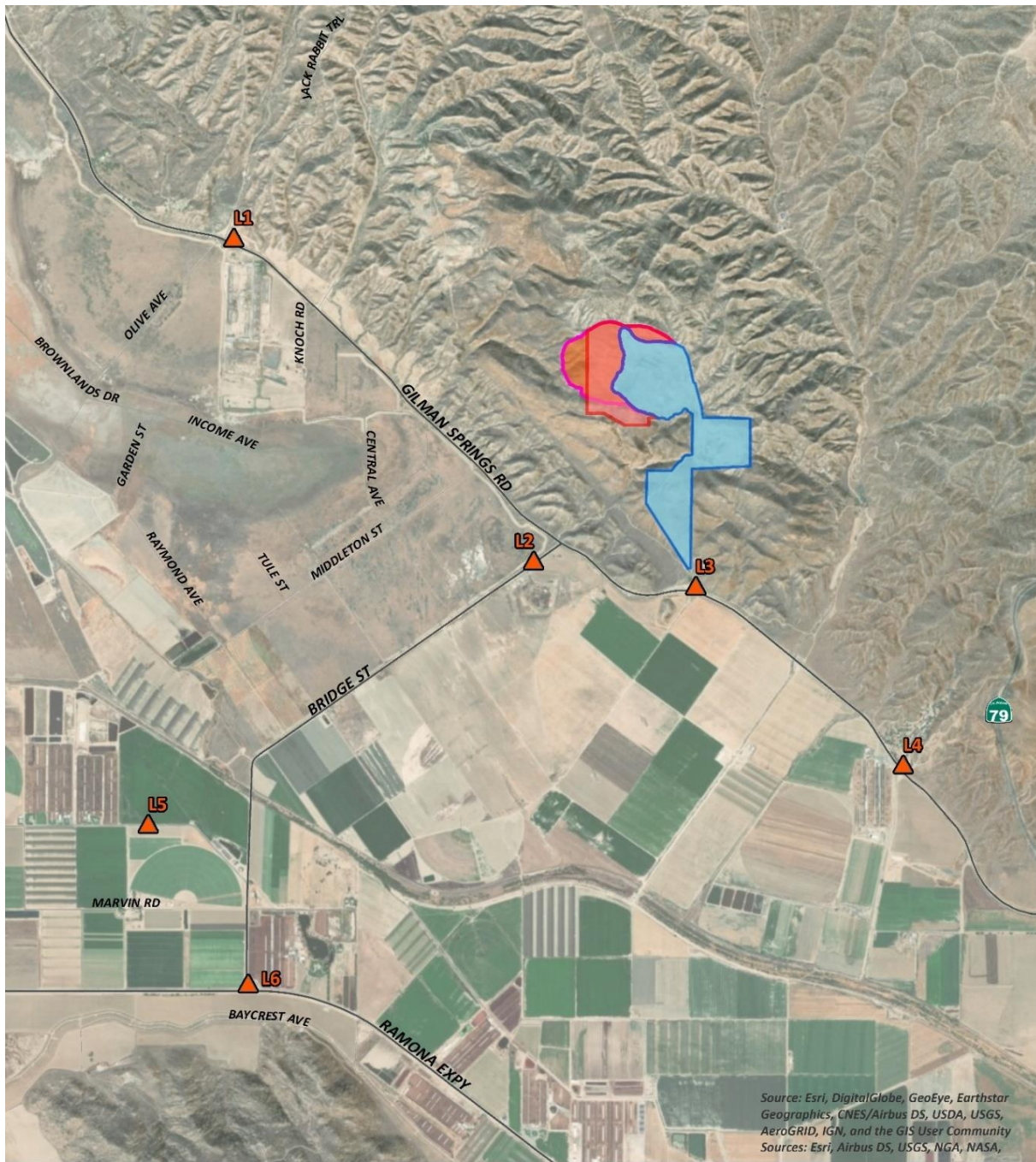
Blasting activities generally include: the pre-drilling of holes in the hard rock area; preparation and placement of the charges in the drilled holes; a pre-blast horn signal; additional pre-blast horn signals immediately prior to the blast; and the blast itself. An additional horn signal is sounded to indicate the “all clear” after the blast and the blasting contractor has inspected the blasting area. The noise from the blast itself starts with a cracking sound from the detonator, located at a distance from the charges, and ends with the low crackling sound from each charge as they are subsequently set off. Blasts typically occur for only a few seconds, depending on their design. It is important to note that no other equipment would be operating during each blast in the blast area but would commence operation once the blasting contractor indicates it is safe to do so. The blasting information provided herein is based on the 18th Edition of the International Society of Explosives Engineers’ (ISEE’s) Blasters’ Handbook. (Urban Crossroads, 2020c, pp. 14-15)

4.9.3 EXISTING CONDITIONS

To assess the existing noise level environment, Urban Crossroads collected 24-hour noise level measurements at six sensitive receiver locations in the Project study area. The receiver locations were selected to describe and document the existing noise environment within the Project study area. Figure 4.9-2, *Noise Measurement Locations* provides the boundaries of the Project study area and the noise level measurement locations. To fully describe the existing noise conditions, noise level measurements were collected by Urban Crossroads, Inc. on Wednesday, December 12th, 2017. (Urban Crossroads, 2020c, p. 29)

A. Measurement Procedure and Criteria

To describe the existing noise environment, the hourly noise levels were measured during typical weekday conditions over a 24-hour period. By collecting individual hourly noise level measurements, it is possible to describe the daytime and nighttime hourly noise levels and calculate the 24-hour CNEL. The long-term noise readings were recorded using Piccolo Type 2 integrating sound level meter and dataloggers. The Piccolo sound level meters were calibrated using a Larson-Davis calibrator, Model CAL 150. All noise meters were programmed in "slow" mode to record noise levels in "A" weighted form. The sound level meters and



LEGEND:

- Noise Measurement Locations
- Existing Physical Disturbance
- Proposed Physical Disturbance
- Previous Physical Disturbance

Source(s): Urban Crossroads (09-24-2019)

Figure 4.9-2



NOT TO SCALE



NOISE MEASUREMENT LOCATIONS



microphones were equipped with a windscreen during all measurements. All noise level measurement equipment satisfies the American National Standards Institute (ANSI) standard specifications for sound level meters ANSI S1.4-2014/IEC 61672-1:2013. (Urban Crossroads, 2020c, p. 29)

B. Noise Measurement Locations

The long-term noise level measurements were positioned as close to the nearest sensitive receiver locations as possible to assess the existing ambient hourly noise levels surrounding the Project site. Both Caltrans and the Federal Transit Administration (FTA) recognize that it is not reasonable to collect noise level measurements that can fully represent every part of a private yard, patio, deck, or balcony normally used for human activity when estimating impacts for new development projects. This is demonstrated in the Caltrans general site location guidelines which indicate that sites must be free of noise contamination by sources other than sources of interest. Avoid sites located near sources such as barking dogs, lawnmowers, pool pumps, and air conditioners unless it is the express intent of the analyst to measure these sources. Further, FTA guidance states, that it is not necessary nor recommended that existing noise exposure be determined by measuring at every noise-sensitive location in the project area. Rather, the recommended approach is to characterize the noise environment for clusters of sites based on measurements or estimates at representative locations in the community. (Urban Crossroads, 2020c, p. 29)

Based on recommendations of Caltrans and the FTA, it is not necessary to collect measurements at each individual building or residence, because each receiver measurement represents a group of buildings that share acoustical equivalence. In other words, the area represented by the receiver shares similar shielding, terrain, and geometric relationship to the reference noise source. Receivers represent a location of noise sensitive areas and are used to estimate the future noise level impacts. Collecting reference ambient noise level measurements at the nearby sensitive receiver locations allows for a comparison of the before and after Project noise levels and is necessary to assess potential noise impacts due to the Project's contribution to the ambient noise levels. (Urban Crossroads, 2020c, pp. 29-30)

C. Noise Measurement Results

The noise measurements presented below focus on the average or equivalent sound levels (Leq). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. Table 4.9-1, *24-Hour Ambient Noise Level Measurements*, identifies the hourly daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise levels at each noise level measurement location. Appendix 5.2 of the Project's Noise Impact Analysis (*Technical Appendix H1*) provides a summary of the existing hourly ambient noise levels described below. (Urban Crossroads, 2020c, p. 31)

- Location L1 represents the noise levels northwest of the Project site on Gilman Springs Road near existing vacant land and agricultural uses. The background ambient noise levels near this location consist primarily of vehicular traffic on Gilman Springs Road. The noise level measurements collected show an overall 24-hour exterior noise level of 66.2 dBA CNEL. The hourly noise levels measured at location L1 ranged from 56.5 to 62.4 dBA Leq during the daytime hours and from 55.1 to 63.2 dBA Leq during the nighttime hours. The energy (logarithmic) average daytime noise level was calculated



at 59.8 dBA Leq with an average nighttime noise level of 59.6 dBA Leq. (Urban Crossroads, 2020c, p. 31)

Table 4.9-1 24-Hour Ambient Noise Level Measurements

Location ¹	Distance to Proposed Mining Limits (Miles)	Description	Energy Average Noise Level (dBA Leq) ²		CNEL
			Daytime	Nighttime	
L1	1.6	Located northwest of the Project site on Gilman Springs Road near existing vacant land and agricultural uses.	59.8	59.6	66.2
L2	0.6	Located southwest of the Project site on Bridge Street near existing agricultural use.	62.6	59.9	67.3
L3	0.1	Located south of the Project site on Gilman Springs Road adjacent to the entrance gate for the Project.	62.5	62.1	68.8
L4	1.3	Located south of the Project site on Gilman Springs Road near existing agricultural uses and the Victory Ranch Baptist Camp west of State Route 79.	71.5	70.9	77.6
L5	2.7	Located southwest of the Project site adjacent to existing agricultural uses on Main Street.	66.7	65.4	72.2
L6	2.7	Located southwest of the Project site near existing agricultural uses on Bridge Street.	71.7	69.7	76.7

1 See Figure 4.9-2 for the noise level measurement locations.

2 Energy (logarithmic) average hourly levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2 to the Project's Noise Study (*Technical Appendix HI*). "Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

(Urban Crossroads, 2020c, Table 5-1)

- Location L2 represents the noise levels southwest of the Project site on Bridge Street near existing agricultural use. The primary source of background ambient noise at this location was from traffic noise on Bridge Street. The noise level measurements collected show an overall 24-hour exterior noise level of 67.3 dBA CNEL. The hourly noise levels measured at location L2 ranged from 59.8 to 65.9 dBA Leq during the daytime hours and from 54.2 to 64.6 dBA Leq during the nighttime hours. The energy (logarithmic) average daytime noise level was calculated at 62.6 dBA Leq with an average nighttime noise level of 59.9 dBA Leq. (Urban Crossroads, 2020c, p. 31)
- Location L3 represents the noise levels south of the Project site on Gilman Springs Road adjacent to the entrance gate for the Project. Located near the Mine entrance gate, the existing noise environment



at this location is attributed to background traffic noise on Gilman Springs Road. The 24-hour CNEL indicates that the overall exterior noise level is 68.8 dBA CNEL. At location L3 the background ambient noise levels ranged from 58.5 to 66.3 dBA Leq during the daytime hours to levels of 57.4 to 65.8 dBA Leq during the nighttime hours. The energy (logarithmic) average daytime noise level was calculated at 62.5 dBA Leq with an average nighttime noise level of 62.1 dBA Leq. (Urban Crossroads, 2020c, p. 31)

- Location L4 represents the noise levels south of the Project site on Gilman Springs Road near existing agricultural uses and the Victory Ranch Baptist Camp west of State Route 79. Traffic noise from Gilman Springs Road represents the primary source of background noise at this location. The noise level measurements collected show an overall 24-hour exterior noise level of 77.6 dBA CNEL. The hourly noise levels measured at location L4 ranged from 69.3 to 74.0 dBA Leq during the daytime hours and from 66.5 to 74.3 dBA Leq during the nighttime hours. The energy (logarithmic) average daytime noise level was calculated at 71.5 dBA Leq with an average nighttime noise level of 70.9 dBA Leq. (Urban Crossroads, 2020c, p. 31)
- Location L5 represents the noise levels southwest of the Project site adjacent to existing agricultural uses on Main Street. In addition to the background traffic noise on Main Street, the noise levels at this location include agricultural watering activities. The 24-hour CNEL indicates that the overall exterior noise level is 72.2 dBA CNEL. At location L5 the background ambient noise levels ranged from 63.2 to 69.7 dBA Leq during the daytime hours to levels of 56.7 to 71.0 dBA Leq during the nighttime hours. The energy (logarithmic) average daytime noise level was calculated at 66.7 dBA Leq with an average nighttime noise level of 65.4 dBA Leq. (Urban Crossroads, 2020c, p. 31)
- Location L6 represents the noise levels southwest of the Project site near existing agricultural uses on Bridge Street. Traffic noise from Ramona Expressway and Bridge Street represent the primary source of background ambient noise at this location. The noise level measurements collected show an overall 24-hour exterior noise level of 76.7 dBA CNEL. The hourly noise levels measured at location L6 ranged from 67.6 to 74.5 dBA Leq during the daytime hours and from 63.3 to 73.8 dBA Leq during the nighttime hours. The energy (logarithmic) average daytime noise level was calculated at 71.7 dBA Leq with an average nighttime noise level of 69.7 dBA Leq. (Urban Crossroads, 2020c, p. 32)

Table 4.9-1 provides the (energy average) noise levels used to describe the daytime and nighttime ambient conditions. These daytime and nighttime energy average noise levels represent the average of all hourly noise levels observed during these time periods expressed as a single number. Appendix 5.2 provides summary worksheets of the noise levels for each hour as well as the minimum, maximum, L1, L2, L5, L8, L25, L50, L90, L95, and L99 percentile noise levels observed during the daytime and nighttime periods. (Urban Crossroads, 2020c, p. 32)

The background ambient noise levels in the Project study area are dominated by the transportation-related noise associated with the arterial roadway network. The 24-hour existing noise level measurements shown on Table 4.9-1 present the existing ambient noise conditions. (Urban Crossroads, 2020c, p. 32)



D. Airport Noise

The Project site is not located within two miles of a public airport or within an airport land use plan. The closest potential private airstrip is the Gilman Springs Flyers airstrip located roughly 1.5 miles west of the Project site, south of Gilman Springs Road. However, this airstrip is limited to remote controlled model airplanes and does not represent a major aircraft-related noise source capable of exposing people within the Project site to excessive noise levels. Thus, the Project site is not affected by substantial amounts of airport-related noise under existing conditions. (Urban Crossroads, 2020c, p. 23)

4.9.4 APPLICABLE ENVIRONMENTAL REGULATIONS

The following is a brief description of the federal, state, and local environmental laws and related regulations related to noise

A. Federal Regulations

1. Noise Control Act of 1972

The Noise Control Act of 1972 establishes a national policy to promote an environment for all Americans free from noise that jeopardizes their health and welfare. The Act also serves to (1) establish a means for effective coordination of Federal research and activities in noise control; (2) authorize the establishment of Federal noise emission standards for products distributed in commerce; and (3) provide information to the public respecting the noise emission and noise reduction characteristics of such products. (EPA, 2017f)

While primary responsibility for control of noise rests with State and local governments, Federal action is essential to deal with major noise sources in commerce, control of which require national uniformity of treatment. The Environmental Protection Agency (EPA) is directed by Congress to coordinate the programs of all Federal agencies relating to noise research and noise control. (EPA, 2017f)

2. Federal Transit Administration

The Federal Transit Administration (FTA) has published a Noise and Vibration Impact Assessment (NVIA), which provides guidance for preparing and reviewing the noise and vibration sections of environmental documents. In the interest of promoting quality and uniformity in assessments, the manual is used by project sponsors and consultants in performing noise and vibration analyses for inclusion in environmental documents. The manual sets forth the methods and procedures for determining the level of noise and vibration impact resulting from most federally-funded transit projects and for determining what can be done to mitigate such impact. (FTA, 2006, p. 1-1)

The NVIA also establishes criteria for acceptable ground-borne vibration, which are expressed in terms of root mean square (rms) velocity levels in decibels and the criteria for acceptable ground-borne noise are expressed in terms of A-weighted sound levels. As shown in Table 4.9-2, *Ground-Borne Vibration and Ground-Borne Noise Impact Criteria for General Assessment*, the FTA identifies three categories of land uses and provides Ground-Based Vibration (GBV) and Ground-Based Noise (GBN) criteria for each category of land use. (FTA, 2006, pp. 8-3 and 8-4)



Table 4.9-2 Ground-Borne Vibration and Ground-Borne Noise Impact Criteria for General Assessment

Land Use Category	GBV Impact Levels (VdB re 1 micro-inch /sec)			GBN Impact Levels (dB re 20 micro Pascals)		
	Frequent Events ¹	Occasional Events ²	Infrequent Events ³	Frequent Events ¹	Occasional Events ²	Infrequent Events ³
Category 1: Buildings where vibration would interfere with interior operations.	65 VdB ⁴	65 VdB ⁴	65 VdB ⁴	N/A ⁴	N/A ⁴	N/A ⁴
Category 2: Residences and buildings where people normally sleep.	72 VdB	75 VdB	80 VdB	35 dBA	38 dBA	43 dBA
Category 3: Institutional land uses with primarily daytime use.	75 VdB	78 VdB	83 VdB	40 dBA	43 dBA	48 dBA
Notes:						
<ol style="list-style-type: none"> 1. "Frequent Events" is defined as more than 70 vibration events of the same source per day. Most rapid transit projects fall into this category. 2. "Occasional Events" is defined as between 30 and 70 vibration events of the same source per day. Most commuter trunk lines have this many operations. 3. "Infrequent Events" is defined as fewer than 30 vibration events of the same kind per day. This category includes most commuter rail branch lines. 4. This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. Vibration-sensitive manufacturing or research will require detailed evaluation to define the acceptable vibration levels. Ensuring lower vibration levels in a building often requires special design of the HVAC systems and stiffened floors. 5. Vibration-sensitive equipment is generally not sensitive to ground-borne noise. 						

(FTA, 2006, Table 8-1)

3. Federal Aviation Administration

The Federal Aviation Administration (FAA) regulates the maximum noise level that an individual civil aircraft can emit through requiring aircraft to meet certain noise certification standards. These standards designate changes in maximum noise level requirements by "stage" designation. The standard requires that the aircraft meet or fall below designated noise levels. For civil jet aircraft, there are four stages identified, with Stage 1 being the loudest and Stage 4 being the quietest. For helicopters, two different stages exist, Stage 1 and Stage 2. As with civil jet aircraft, Stage 2 is quieter than Stage 1. In addition, the FAA is currently working to adopt the latest international standards for helicopters, which will be called Stage 3 and will be quieter than Stage 2. (FAA, 2016b)

The FAA has undertaken a phase out of older, noisier civil aircraft, resulting in some stages of aircraft no longer being in the fleet. Currently within the contiguous US, civil jet aircraft over 75,000 pounds maximum take-off weight must meet Stage 3 and Stage 4 to fly. In addition, aircraft at or under 75,000 pounds maximum take-off weight must meet Stage 2, 3, or 4 to operate within the U.S. In addition, by December 31, 2015, all



civil jet aircraft, regardless of weight must meet Stage 3 or Stage 4 to fly within the contiguous U.S. Both Stage 1 and Stage 2 helicopters are allowed to fly within the U.S. (FAA, 2016b)

The U.S. noise standards are defined in the Code of Federal Regulations (CFR) Title 14 Part 36 – *Noise Standards: Aircraft Type and Airworthiness Certification* (14 CFR Part 36). The FAA publishes certificated noise levels in the advisory circular, *Noise Levels for U.S. Certificated and Foreign Aircraft*. This advisory circular provides noise level data for aircraft certificated under 14 CFR Part 36 and categorizes aircraft into their appropriate "stages." Any aircraft that is certified for airworthiness in the U.S. needs to also comply with noise standard requirements to receive a noise certification. The purpose of the noise certification process is to ensure that the latest available safe and airworthy noise reduction technology is incorporated into aircraft design and enables the noise reductions offered by those technologies to be reflected in reductions of noise experienced by communities. As noise reduction technology matures, the FAA works with the international community to determine if a new stringent noise standard is needed. If so, the international community through the International Civil Aviation Organization (ICAO) embarks on a comprehensive analysis to determine what that new standard will be. (FAA, 2016a)

The current FAA noise standards applicable to new type certifications of jet and large turboprop aircraft is Stage 4. It is equivalent to the ICAO Annex 16, Volume 1 Chapter 4 standards. Recently, the international community has established and approved a more stringent standard within the ICAO Annex 16, Volume 1 Chapter 14, which became effective July 14, 2014. The FAA is adopting this standard and promulgating the rule for Stage 5 that is anticipated to be effective for new type certificates after December 31, 2017 and December 31, 2020, depending on the weight of the aircraft. The Notice of Proposed Rule Making (NPRM) for Stage 5 was published on January 14, 2016. (FAA, 2016a)

For helicopters, the FAA has noise standards for a Stage 3 helicopter that became effective on May 5, 2014. These more stringent standards apply to new type helicopters and are consistent with ICAO Annex 16, Volume 1 Chapter 8 and Chapter 11. (FAA, 2016a)

The FAA Modernization and Reform Act of 2012, in Section 513, had a prohibition on operating certain aircraft weighing 75,000 pounds or less not complying with Stage 3 noise levels, and on July 2, 2013, the FAA published a Final Rule in the Federal Register for the *Adoption of Statutory Prohibition the Operation of Jets Weighing 75,000 Pounds or Less That Are Not Stage 3 Noise Compliant*. In 1990, Congress passed the Aviation Noise and Capacity Act, which required that by the year 2000 all jet and large turboprop aircraft at civilian airports be Stage 3. (FAA, 2016a)

4. Federal Highway Administration

The Federal Highway Administration (FHWA) is the agency responsible for administering the Federal-aid highway program in accordance with Federal statutes and regulations. The FHWA developed the noise regulations as required by the Federal-Aid Highway Act of 1970 (Public Law 91-605, 84 Stat. 1713). The regulation, 23 CFR 772 *Procedures for Abatement of Highway Traffic Noise and Construction Noise*, applies to highway construction projects where a State department of transportation has requested Federal funding for participation in the project. The regulation requires the highway agency to investigate traffic noise impacts in



areas adjacent to federally-aided highways for proposed construction of a highway on a new location or the reconstruction of an existing highway to either significantly change the horizontal or vertical alignment or increase the number of through-traffic lanes. If the highway agency identifies impacts, it must consider abatement. The highway agency must incorporate all feasible and reasonable noise abatement into the project design. (FHWA, 2017)

The FHWA regulations for mitigation of highway traffic noise in the planning and design of federally aided highways are contained in Title 23 of the United States Code of Federal Regulations Part 772. The regulations require the following during the planning and design of a highway project:

- Identification of traffic noise impacts;
- Examination of potential mitigation measures;
- The incorporation of reasonable and feasible noise mitigation measures into the highway project; and
- Coordination with local officials to provide helpful information on compatible land use planning and control. (FHWA, 2017)

The regulations contain noise abatement criteria, which represent the upper limit of acceptable highway traffic noise for different types of land uses and human activities. The regulations do not require meeting the abatement criteria in every instance. Rather, they require highway agencies make every reasonable and feasible effort to provide noise mitigation when the criteria are approached or exceeded. Compliance with the noise regulations is a prerequisite for the granting of Federal-aid highway funds for construction or reconstruction of a highway. (FHWA, 2017)

5. Construction-Related Hearing Conservation

The Occupational Safety and Health Administration (OSHA) hearing conservation program is designed to protect workers with significant occupational noise exposures from hearing impairment even if they are subject to such noise exposures over their entire working lifetimes. Standard 29 CFR, Part 1910 indicates the noise levels under which a hearing conservation program is required to be provided to workers exposed to high noise levels. (OSHA, 2002) This analysis does not evaluate the noise exposure of construction workers within the Project site based on CEQA requirements, and instead, evaluates the Project-related construction noise levels at the nearby sensitive receiver locations in the Project study area. Further, periodic exposure to high noise levels in short duration, such as Project construction, is typically considered an annoyance and not impactful to human health. It would take several years of exposure to high noise levels to result in hearing impairment.

B. State Regulations

1. State of California Noise Requirements

The State of California regulates freeway noise, sets standards for sound transmission, provides occupational noise control criteria, identifies noise standards, and provides guidance for local land use compatibility. State law requires that each county and city adopt a General Plan that includes a Noise Element which is to be prepared according to guidelines adopted by the Governor's Office of Planning and Research. The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels.



2. *Building Standards Code*

The State of California's noise insulation standards are codified in the California Code of Regulations, Title 24, Building Standards Administrative Code, Part 2, and the California Building Standards Code. These noise standards are applied to new construction in California for the purpose of controlling interior noise levels resulting from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are developed near major transportation noise sources, and where such noise sources create an exterior noise level of 60 dBA CNEL or higher. Acoustical studies that accompany building plans for noise-sensitive land uses must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels. For new residential buildings, schools, and hospitals, the acceptable interior noise limit for new construction is 45 dBA CNEL.

3. *California Noise Insulation Standards*

The California Noise Insulation Standards (CCR Title 25 Section 1092) establish uniform minimum noise insulation performance standards for new hotels, motels, dormitories, apartment houses, and dwellings other than detached single-family dwellings. Specifically, Title 25 specifies that interior noise levels attributable to exterior sources shall not exceed 45 dBA Ldn/CNEL (i.e., the same levels that the EPA recommends for residential interiors) in any habitable room of a new dwelling. An acoustical study must be prepared for proposed multiple unit residential and hotel/motel structures where outdoor Ldn/CNEL is 60 dBA or greater. The study must demonstrate that the design of the building would reduce interior noise to 45 dBA Ldn/CNEL or lower. Because noise levels can increase over time in developing areas, Title 25 also specifies that dwellings are to be designed so that interior noise levels will meet this standard for at least ten years from the time of building permit application.

4. *OPR General Plan Guidelines*

Though not adopted by law, the 2003 California General Plan Guidelines, published by the California Governor's Office of Planning and Research (OPR), provides guidance for local agencies in preparing or updating General Plans. The Guidelines provide direction on the required Noise Element portion of the General Plans. The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. Local governments must "analyze and quantify" noise levels and the extent of noise exposure through actual measurement or the use of noise modeling. Technical data relating to mobile and point sources must be collected and synthesized into a set of noise control policies and programs that "minimizes the exposure of community residents to excessive noise." Noise level contours must be mapped and the conclusions of the element used as a basis for land use decisions. The element must include implementation measures and possible solutions to existing and foreseeable noise problems. Furthermore, the policies and standards must be sufficient to serve as a guideline for compliance with sound transmission control requirements. The noise element directly correlates to the Land Use, Circulation, and Housing Elements. The Noise Element must be used to guide decisions concerning land use and the location of new roads and transit facilities since these are common sources of excessive noise levels. The noise levels from existing land uses, including mining, agricultural, and industrial activities, must be closely analyzed to ensure compatibility, especially where residential and other sensitive receptors have encroached into areas previously occupied by these uses. (OPR, 2017, pp. 131-132)



5. *Blasting Regulations*

Prior to commencement of blasting activities, an applicant is required to obtain blasting permit(s) from the State, and to notify Riverside County Sheriff's Department within 24 hours of planned blasting events. Further, blasting operations are required to satisfy the maximum airblast and vibration levels identified by the U.S. Bureau of Mines (USBM) and Office of Surface Mining and Reclamation Enforcement (OSMRE). (Urban Crossroads, 2020c, p. 21)

The OSMRE Blasting Performance Standards (Chapter 30 of the Code of Federal Regulations) identifies the maximum air overpressure and vibration levels at the location of any dwelling, public building, school, church, or community or institutional building. Section 816.64 indicates that blasting shall be restricted to between sunrise and sunset per OSMRE standards, unless nighttime blasting is approved by the regulatory authority based upon a showing by the operator that the public will be protected from adverse noise and other impacts. Section 816.67 identifies maximum airblast limits, in linear dB (L), based on different frequency levels. For purposes of analysis herein, the lowest limit of 129 dB (L) is used as a conservative threshold for analyzing blasting airblasts related to Project mining operations. (Urban Crossroads, 2020c, pp. 21-22)

Vibration level limits are also identified in the OSMRE Blasting Performance Standards. Section 816.67(d)(2) identifies maximum vibration levels allowed at distance ranges from the blasting site. From zero to 300 feet, the maximum vibration level shall not exceed 1.25 inches per second (in/sec) PPV. Between 301 to 5,000 feet, maximum vibration levels shall not exceed 1.0 in/sec PPV, and at distances greater than 5,001 feet, the OSMRE maximum vibration level standard is 0.75 in/sec PPV. (Urban Crossroads, 2020c, p. 22)

While additional blasting regulations can be imposed by the permitting agency, the OSMRE blasting regulations represent conservative thresholds for the purposes of this noise study to determine potential impacts related to blasting at nearby sensitive uses, based on the lowest OSMRE airblast limit of 129 dB (L), and 0.75 in/sec PPV for vibration, to present a conservative approach. (Urban Crossroads, 2020c, p. 22)

C. *Local Regulations*

1. *Riverside County General Plan Noise Element*

The intent of the Noise Element of the Riverside County General Plan is to control and abate environmental noise, and to protect the citizens of the County of Riverside from excessive exposure to noise. The Noise Element specifies the maximum allowable exterior noise levels for new developments impacted by transportation noise sources such as arterial roads, freeways, airports, and railroads. In addition, the Noise Element identifies several policies to minimize the impacts of excessive noise levels throughout the community, and establishes noise level requirements for all land uses. To protect County of Riverside residents from excessive noise, the Noise Element contains the following policies: (Urban Crossroads, 2020c, pp. 17-18)

N 1.1 Protect noise-sensitive land uses from high levels of noise by restricting noise-producing land uses from these areas. If the noise-producing land use cannot be relocated, then noise buffers such as setbacks, landscaping, or block walls shall be used.



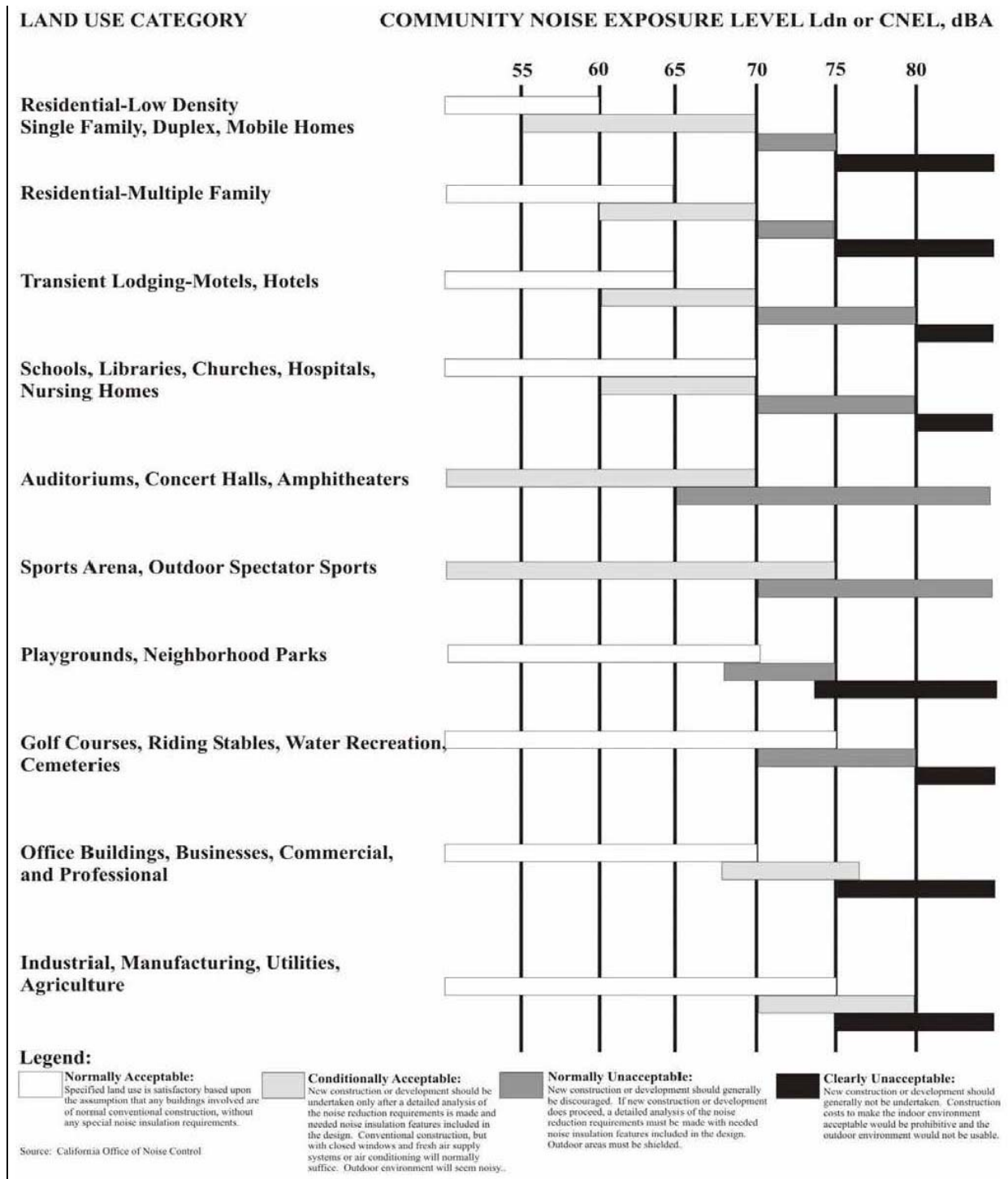
- N 1.3 Consider residential use as noise-sensitive and discourage this use in areas in excess of 65 CNEL.*
- N 1.5 Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise-sensitive uses of Riverside County.*
- N 4.1 Prohibit facility-related noise, received by any sensitive use, from exceeding the following worst-case noise levels:*
- a. 45 dBA 10-minute Leq between 10:00 p.m. and 7:00 a.m.;*
 - b. 65 dBA 10-minute Leq between 7:00 a.m. and 10:00 p.m.*
- N 13.1 Minimize the impacts of construction noise on adjacent uses within acceptable standards.*
- N 13.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse impacts on surrounding areas.*
- N 13.3 Condition subdivision approval adjacent to developed/occupied noise-sensitive land uses (see policy N 1.3) by requiring the developer to submit a construction-related noise mitigation plan to the County for review and approval prior to issuance of a grading permit. The plan must depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of this project, through the use of such methods as:*
- i. Temporary noise attenuation fences;*
 - ii. Preferential location and equipment; and*
 - iii. Use of current noise suppression technology and equipment.*
- N 16.3 Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.*

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), County of Riverside requires noise attenuation measures for sensitive land use exposed to noise levels higher than 65 CNEL. Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. To prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 13.1 through 13.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses. Policy 16.3 establishes the vibration perception threshold for rail-related vibration levels, used in the Project's NIA (*Technical Appendix H1*) as a threshold for determining potential vibration impacts due to Project construction. (Urban Crossroads, 2020c, p. 18)

The noise criteria identified in the County of Riverside Noise Element (Table N-1) are guidelines to evaluate the land use compatibility of transportation-related noise. The compatibility criteria, shown in Figure 4.9-3,



Figure 4.9-3 Land Use Compatibility for Community Noise Exposure



(Urban Crossroads, 2020c, Exhibit 3-A)



Land Use Compatibility for Community Noise Exposure, is used by the County as a planning tool to gauge the compatibility of land uses relative to existing and future exterior noise levels. (Urban Crossroads, 2020c, p. 19)

The *Land Use Compatibility for Community Noise Exposure* matrix describes categories of compatibility and not specific noise standards. The mining use of the Project is considered normally acceptable with unmitigated exterior noise levels of less than 70 dBA CNEL based on the *Industrial, Manufacturing, Utilities, Agriculture* land use compatibility criteria shown on Figure 4.9-3. Residential designated land uses in the Project study area are considered normally acceptable with exterior noise levels below 60 dBA CNEL, and *conditionally acceptable* with exterior noise levels of up to 70 dBA CNEL. For *conditionally acceptable* exterior noise levels approaching 75 dBA CNEL for Project land uses, *new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and the needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.* (Urban Crossroads, 2020c, p. 19)

2. Operational Noise Standards

The County of Riverside has set exterior noise limits to control community noise impacts from non-transportation noise sources (such as playgrounds, trash compactors, air-conditioning units, etc.). Policy N 4.1 of the Noise Element sets an exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. These stationary-source noise level standards, shown on Table 4.9-3, *Operational Noise Standards*, are consistent with the County of Riverside Office of Industrial Hygiene guidelines for noise studies within the County. (Urban Crossroads, 2020c, p. 21)

3. Riverside County Airport Land Use Compatibility Plan

The Riverside County ALUCP establishes compatibility criteria for land uses in relation to the noise contour boundaries of airports within the City of Menifee. Table 2B of the ALUCP indicates that residential, commercial, and recreational uses, such as those within the Project, are considered “clearly acceptable” when located within the 50 to 55 dBA CNEL noise contour of an airport and are considered “normally acceptable” when located within the 55 dBA to 60 dBA CNEL noise contour of an airport. The Project site does not occur within the Airport Influence Area (AIA) for any airport facility, and therefore is not subject to regulations or restrictions associated with the ALUCP. (RCIT, 2019)

Table 4.9-3 Operational Noise Standards

Jurisdiction	Land Use	Time Period	Noise Level Standard (dBA Leq) ²
County of Riverside ¹	Residential ¹	Daytime (7:00 a.m. - 10:00 p.m.)	65
		Nighttime (10:00 p.m. - 7:00 a.m.)	45

¹ Source: County of Riverside General Plan Noise Element, Table N-2.

² Leq represents a steady state sound level containing the same total energy as a time varying signal over a given sample period.

(Urban Crossroads, 2020c, Table 3-1)



4.9.5 BASIS FOR DETERMINING SIGNIFICANCE

According to Section XIII of the CEQA Guidelines, the proposed Project would result in a significant impact to noise if the Project or any Project-related component would (OPR, 2018):

- Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Result in generation of excessive groundborne vibration or groundborne noise levels;
- Be located within the vicinity of a private airstrip or an airport lane use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and expose people residing or working in the project area to excessive noise levels;

Additionally, the following thresholds are derived from EA No. 34079 (Riverside County's Environmental Assessment Checklist, see *Technical Appendix A* to this EIR), and supplemented by the thresholds listed in Appendix G to the CEQA Guidelines, in order to evaluate the significance of the proposed Project's impacts on noise. Thus, for purposes of analysis herein, the proposed Project would result in a significant impact to noise if the Project or any Project-related component would:

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels;*
- For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels;*
- Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies;*
- Generation of excessive ground-borne vibration or ground-borne noise levels.*

A. Noise-Sensitive Receivers

Noise level increases resulting from the Project are evaluated based on the Appendix G CEQA Guidelines described above at the closest sensitive receiver locations. Under CEQA, consideration must be given to the magnitude of the increase, the existing ambient noise levels, and the location of noise-sensitive receivers to determine if a noise increase represents a significant adverse environmental impact. This approach recognizes that *there is no single noise increase that renders the noise impact significant.* (Urban Crossroads, 2020c, p. 23)

Unfortunately, there is no completely satisfactory way to measure the subjective effects of noise or of the corresponding human reactions of annoyance and dissatisfaction. This is primarily because of the wide variation in individual thresholds of annoyance and differing individual experiences with noise. Thus, an important way of determining a person's subjective reaction to a new noise is the comparison of it to the



existing environment to which one has adapted – the so-called ambient environment. (Urban Crossroads, 2020c, pp. 23-24)

In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will typically be judged. The Federal Interagency Committee on Noise (FICON) developed guidance to be used for the assessment of project-generated increases in noise levels that consider the ambient noise level. The FICON recommendations are based on studies that relate aircraft noise levels to the percentage of persons highly annoyed by aircraft noise. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, these recommendations are often used in environmental noise impact assessments involving the use of cumulative noise exposure metrics, such as the average-daily noise level (CNEL) and equivalent continuous noise level (Leq). (Urban Crossroads, 2020c, p. 24)

The approach used in the Project’s Noise Study recognizes that there is no single noise increase that renders the noise impact significant, based on a 2008 California Court of Appeal ruling on *Gray v. County of Madera*. For example, if the ambient noise environment is quiet (<60 dBA) and the new noise source greatly increases the noise levels, an impact may occur if the noise criteria may be exceeded. Therefore, for purposes of analysis, FICON identifies a readily perceptible 5 dBA or greater project-related noise level increase is considered a significant impact when the noise criteria for a given land use is exceeded. Per the FICON, in areas where the without project noise levels range from 60 to 65 dBA, a 3 dBA barely perceptible noise level increase appears to be appropriate for most people. When the without project noise levels already exceed 65 dBA, any increase in community noise louder than 1.5 dBA or greater is considered a significant impact if the noise criteria for a given land use is exceeded, since it likely contributes to an existing noise exposure exceedance. Table 4.9-4, *Significance of Noise Impacts at Noise-Sensitive Receptors*, provides a summary of the potential noise impact significance criteria, based on guidance from FICON. (Urban Crossroads, 2020c, p. 24)

B. Non-Noise-Sensitive Receivers

The County of Riverside General Plan Noise Element, Table N-1, *Land Use Compatibility for Community Noise Exposure*, was used to establish the satisfactory noise levels of significance for non-noise-sensitive land uses in the Project study area. As previously shown on Figure 4.9-3, the *normally acceptable* exterior noise levels for non-noise-sensitive land uses is 70 dBA CNEL. Noise levels greater than 70 dBA CNEL are considered *conditionally acceptable* per the *Land Use Compatibility for Community Noise Exposure*. (Urban Crossroads, 2020c, p. 25)

Table 4.9-4 Significance of Noise Impacts at Noise-Sensitive Receptors

Without Project Noise Level	Potential Significant Impact
< 60 dBA	5 dBA or more
60 - 65 dBA	3 dBA or more
> 65 dBA	1.5 dBA or more

Federal Interagency Committee on Noise (FICON), 1992.
 (Urban Crossroads, 2020c, Table 4-1)



To determine if Project-related traffic noise level increases are significant at off-site non-noise-sensitive land uses, a readily perceptible 5 dBA and barely perceptible 3 dBA criteria were used. When the without Project noise levels at the non-noise-sensitive land uses are below the normally acceptable 70 dBA CNEL compatibility criteria, a readily perceptible 5 dBA or greater noise level increase is considered a significant impact. When the without Project noise levels are greater than the normally acceptable 70 dBA CNEL land use compatibility criteria, a barely perceptible 3 dBA or greater noise level increase is considered a significant impact since the noise level criteria is already exceeded. The noise level increases used to determine significant impacts for non-noise-sensitive land uses is generally consistent with the FICON noise level increase thresholds for noise-sensitive land uses but instead rely on the County of Riverside General Plan Noise Element, Table N-1, *Land Use Compatibility for Community Noise Exposure*, normally acceptable 70 dBA CNEL exterior noise level criteria. Table 4.9-5, *Significance Criteria Summary*, provides a summary of the noise impact significance criteria. (Urban Crossroads, 2020c, p. 25)

C. Summary of Significance Criteria

Noise impacts shall be considered significant if any of the following occur as a direct result of the proposed Project. Table 4.9-5 shows the significance criteria summary matrix. (Urban Crossroads, 2020c, pp. 25-26)

Off-Site Traffic Noise – Significance Criteria

- When the noise levels at existing and future noise-sensitive land uses (e.g. residential, etc.):
 - are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project-related noise level increase; or
 - range from 60 to 65 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project-related noise level increase; or
 - already exceed 65 dBA CNEL, and the Project creates a community noise level increase of greater than 1.5 dBA CNEL.

- When the noise levels at existing and future non-noise-sensitive land uses (e.g. office, commercial, industrial):
 - are less than the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project related noise level increase; or
 - are greater than the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project noise level increase.



Table 4.9-5 Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site Traffic	Noise-Sensitive ¹	If ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		If ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase	
	Non-Noise-Sensitive ^{1,2}	if ambient is < 70 dBA CNEL	≥ 5 dBA CNEL Project increase	
		if ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
Operational	Noise-Sensitive	Exterior Noise Level Standards ³	65 dBA Leq	45 dBA Leq
		if ambient is < 60 dBA Leq ¹	≥ 5 dBA Leq Project increase	
		if ambient is 60 - 65 dBA Leq ¹	≥ 3 dBA Leq Project increase	
		if ambient is > 65 dBA Leq ¹	≥ 1.5 dBA Leq Project increase	
		Vibration Level Threshold ³	0.01 in/sec PPV	
Blasting ⁴	Noise-Sensitive	Airblast Threshold	129 dB (L)	n/a
		Vibration Level Threshold	0.75 in/sec PPV	n/a

¹ Source: FICON, 1992.

² Source: County of Riverside General Plan Noise Element, Table N-1.

³ Source: County of Riverside General Plan Noise Element, Table N-2 (stationary noise sources) and Policy N 16.3 (vibration).

⁴ Sources: OSMRE Blasting Performance Standards (Chapter 30 of the Code of Federal Regulations) and the ISEE's Blasters' Handbook.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.; "n/a" = nighttime blasting activities must be permitted by the regulatory authority; "PPV" = peak particle velocity.

(Urban Crossroads, 2020c, Table 4-2)

Operational Noise and Vibration – Significance Criteria

- If Project-related operational (stationary source) noise levels exceed the exterior 65 dBA Leq daytime or 45 dBA Leq nighttime noise level standards at nearby sensitive receiver locations in the County of Riverside (County of Riverside General Plan Noise Element, Table N-2).
- If the existing ambient noise levels at the nearby noise-sensitive receivers near the Project site:
 - are less than 60 dBA Leq and the Project creates a readily perceptible 5 dBA Leq or greater Project-related noise level increase; or
 - range from 60 to 65 dBA Leq and the Project creates a barely perceptible 3 dBA Leq or greater Project-related noise level increase; or
 - already exceed 65 dBA Leq, and the Project creates a community noise level increase of greater than 1.5 dBA Leq (FICON, 1992).
- If Project generated operational vibration levels exceed the County of Riverside acceptable vibration standard of 0.01 in/sec RMS at sensitive receiver locations (County of Riverside General Plan, Policy N 16.3).

Blasting Airblasts and Vibration – Significance Criteria

- If blasting within the Project site boundaries results in:



- airblasts exceeding OSMRE standards of 129 dB (L); or
- vibration levels exceeding OSMRE standards of 0.75 in/sec PPV (OSMRE Blasting Performance Standards).

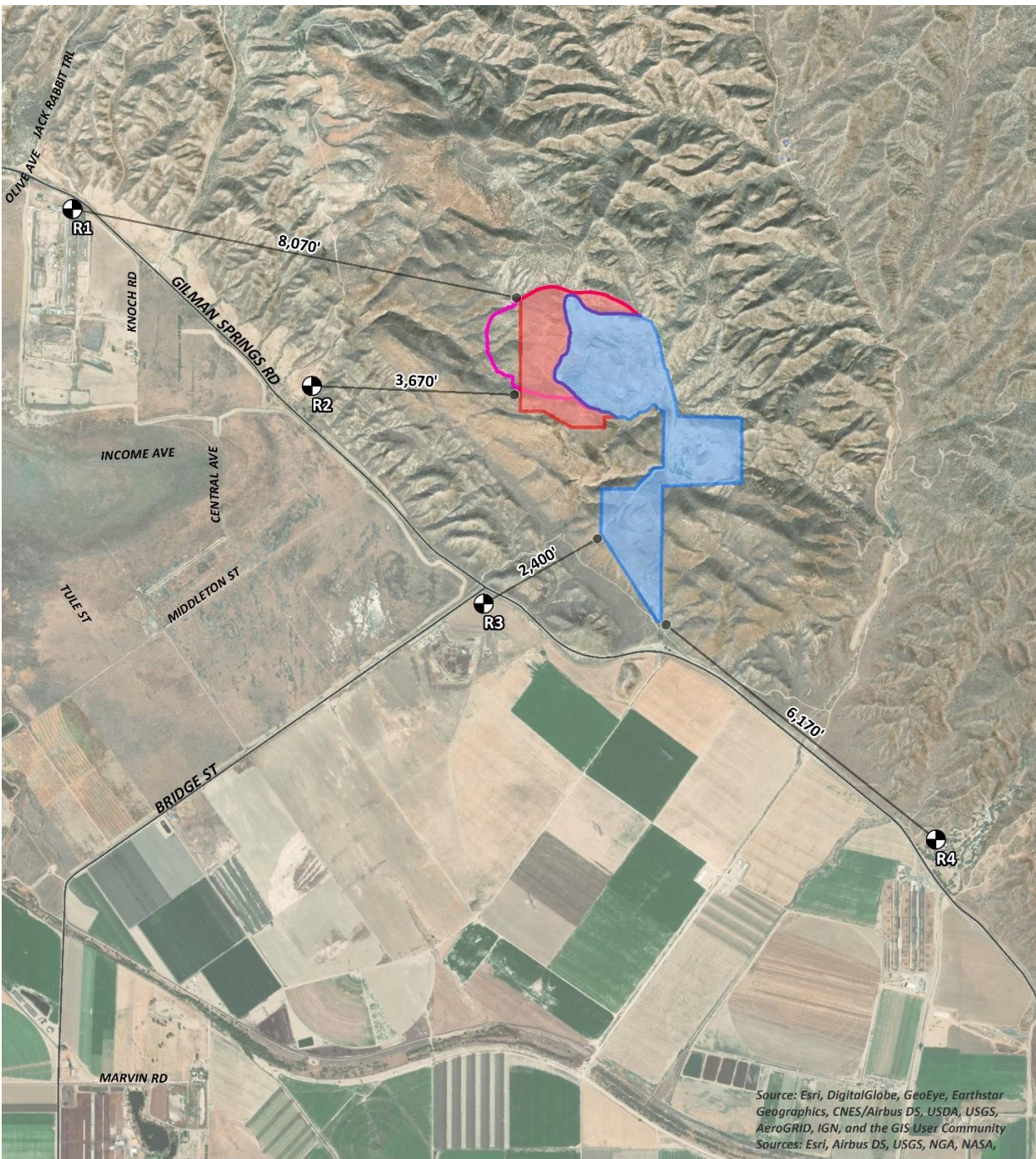
4.9.6 METHODOLOGY FOR CALCULATING PROJECT-RELATED NOISE IMPACTS

A. Sensitive Receiver Locations

To assess the potential for long-term operational noise impacts, the following four sensitive receiver locations as shown on Figure 4.9-4, *Receiver Locations*, were identified as representative locations for analysis. Sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Noise-sensitive land uses are generally considered to include: schools, hospitals, single-family dwellings, mobile home parks, churches, libraries, and recreation areas. Moderately noise-sensitive land uses typically include: multi-family dwellings, hotels, motels, dormitories, out-patient clinics, cemeteries, golf courses, country clubs, athletic/tennis clubs, and equestrian clubs. Land uses that are considered relatively insensitive to noise include business, commercial, and professional developments. Land uses that are typically not affected by noise include: industrial, manufacturing, utilities, agriculture, undeveloped land, parking lots, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals. (Urban Crossroads, 2020c, p. 43)

Receiver locations are located in outdoor living areas (e.g., backyards) at 10 feet from any existing or proposed barriers or at the building façade, whichever is closer to the Project site, based on FHWA guidance, and consistent with additional guidance provided by Caltrans and the FTA. Sensitive receiver locations in the Project study area include residential uses, as described below. Other sensitive land uses in the Project study area that are located at greater distances than those identified herein would experience lower noise levels than those presented in this analysis due to the additional attenuation from distance and the shielding of intervening structures. (Urban Crossroads, 2020c, p. 43)

- R1: Located approximately 8,070 feet west of the proposed mining limits, R1 represents an existing residential home located on Knoch Road. A 24-hour noise level measurement was taken near this location, L1, to describe the existing ambient noise environment. (Urban Crossroads, 2020c, p. 43; Urban Crossroads, 2019b)
- R2: Location R2 represents an existing residential home located approximately 3,670 feet west of the proposed mining limits north of Gilman Springs Road. The lowest of the 24-hour ambient noise level measurements (location L1), previously shown on Table 4.9-1 is used to describe this location to present a conservative without Project condition for operational noise analysis. (Urban Crossroads, 2020c, p. 43; Urban Crossroads, 2019b)
- R3: Location R3 represents the existing agricultural use located roughly 2,400 feet south of the proposed mining limits on Bridge Street. A 24-hour noise level measurement was taken near this location, L2, to describe the existing ambient noise environment. (Urban Crossroads, 2020c, p. 43)



LEGEND:

- Receiver Locations
- Distance from receiver to Project site boundary (in feet)
- Existing Physical Disturbance
- Proposed Physical Disturbance
- Previous Physical Disturbance

Source(s): Urban Crossroads (09-24-2019)

Figure 4.9-4



RECEIVER LOCATIONS



- R4: Location R4 represents the existing Victory Ranch Baptist Church Camp located roughly 6,170 feet southeast of the proposed mining limits. A 24-hour noise level measurement was taken near this location, L4, to describe the existing ambient noise environment. (Urban Crossroads, 2020c, p. 43)

B. Federal Highway Administration Traffic Noise Prediction Model

The expected roadway noise level increases from vehicular traffic were calculated using a computer program that replicates the Federal Highway Administration (FHWA) Traffic Noise Prediction Model- FHWA-RD-77-108. The FHWA Model arrives at a predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL). In California the national REMELs are substituted with the California Vehicle Noise (Calveno) Emission Levels. Adjustments are then made to the REMEL to account for: the roadway classification (e.g., collector, secondary, major or arterial); the roadway active width (i.e., the distance between the center of the outermost travel lanes on each side of the roadway); the total average daily traffic (ADT); the travel speed; the percentages of automobiles, medium trucks, and heavy trucks in the traffic volume; the roadway grade; the angle of view (e.g., whether the roadway view is blocked); the site conditions ("hard" or "soft" relates to the absorption of the ground, pavement, or landscaping); and the percentage of total ADT which flows each hour throughout a 24-hour period. Research conducted by Caltrans has shown that the use of soft site conditions is appropriate for the application of the FHWA traffic noise prediction model used in this analysis. This methodology is consistent with the County of Riverside Office of Industrial Hygiene *Requirements for Determining and Mitigating Traffic Noise Impacts to Residential Structures*, which specifically requires the FHWA RD-77-108 model to be used in analysis within the County's jurisdiction. (Urban Crossroads, 2020c, p. 33)

C. Off-Site Traffic Noise Prediction Model Inputs

Table 6-1 of the Project's Noise Study (*Technical Appendix H1*) presents the roadway parameters used to assess the Project's off-site transportation noise impacts. Table 6-1 of the Noise Study identifies the six study area roadway segments, the distance from the centerline to adjacent land use based on the functional roadway classifications per the County of Riverside and City of Moreno Valley General Plan Circulation Elements, and the posted vehicle speeds. Where posted vehicle speeds are unavailable, the 40-mph speed identified in the County of Riverside Office of Industrial Hygiene Noise Study Guidelines is used. The ADT volumes used in the Project's NIA are presented on Table 6-2 of the NIA and are based on the Project's Traffic Impact Analysis (*Technical Appendix J1*) and supplement thereto (*Technical Appendix J2*), for the following traffic scenarios: Existing (2019), Existing plus Ambient Growth (EA) (2019), and EA plus Cumulative Development (EAC) (2019) conditions. (Urban Crossroads, 2020c, p. 33)

Per the Project's Traffic Impact Analysis (EIR *Technical Appendix J1*) and supplement thereto (*Technical Appendix J2*), and as summarized in EIR subsection 3.3.2.F, a typical peak operating day would result in the production of 4,000 tpd of aggregate resources, of which 1,511 tpd would be attributable to existing mining operations (i.e., the historical baseline) and 2,489 tpd would be attributable to the proposed Project. At 4,000 tpd, which includes both existing and proposed tonnage, the Mine is expected to generate 30 passenger vehicle trips and 320 truck trips, for a total of approximately 350 trip-ends per day (actual vehicles). The increase in trips attributable to the proposed Project would be 19 passenger vehicle trips and 199 truck trips (actual



vehicles), for a total of 218 trip-ends per day. The Project's Noise Study relies on the actual Project trips (as opposed to the passenger car equivalents) to accurately account for the effect of individual truck trips on the study area roadway network. (Urban Crossroads, 2020c, p. 33)

The ADT volumes vary for each roadway segment based on the existing traffic volumes and the combination of project traffic distributions. The County's General Plan Noise Element requires that future on-site traffic noise impacts be assessed using the maximum capacity design standard for highways and major roads. However, the analysis in the Project's NIA relies on a comparative analysis of the off-site traffic noise impacts, without and with project ADT traffic volumes from the Project traffic study. The use of the maximum capacity design standards is typically reserved for determining the future long-range on-site traffic noise impacts, not the comparative contributions associated with the off-site Project traffic noise level impacts. (Urban Crossroads, 2020c, p. 34)

To quantify the off-site noise levels, the Project-related truck trips were added to the heavy truck category in the FHWA noise prediction model. The addition of the Project related truck trips increases the percentage of heavy trucks in the vehicle mix. This approach recognizes that the FHWA noise prediction model is significantly influenced by the number of heavy trucks in the vehicle mix. Table 6-3 of the Project's NIA (*Technical Appendix H1*) provides the time of day (daytime, evening, and nighttime) vehicle splits. The daily Project truck trip-ends were assigned to the individual off-site study area roadway segments based on the Project truck trip distribution percentages documented in the Traffic Impact Analysis. Using the Project truck trips in combination with the Project trip distribution, Urban Crossroads, Inc. calculated the number of additional Project truck trips and vehicle mix percentages for each of the study area roadway segments. Table 6-4 of the Project's Noise Study (*Technical Appendix H1*) shows the traffic flow by vehicle type (vehicle mix) used for all without Project traffic scenarios, and Tables 6-5 to 6-7 of the Noise Study show the vehicle mixes used for the with Project traffic scenarios. (Urban Crossroads, 2020c, p. 34)

4.9.7 IMPACT ANALYSIS

Threshold a: *Would the Project be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?*

Threshold b: *Would the Project be within the vicinity of a private airstrip, and/or would the project expose people residing or working in the project area to excessive noise levels?*

The Project site is not located within two miles of a public airport or within an airport land use plan. The closest potential private airstrip is the Gilman Springs Flyers airstrip located roughly 1.5 miles west of the Project site, south of Gilman Springs Road. However, this airstrip is limited to remote controlled model airplanes and does not represent a major aircraft-related noise source capable of exposing people within the Project site to excessive noise levels. The Project site is not located within the Airport Influence Area (AIA) for any airports. Furthermore, the mining uses proposed by the Project are not considered noise sensitive receivers. (Urban Crossroads, 2020c, p. 23; RCIT, 2019)



Threshold c: *Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?*

The Project has the potential to result in the generation of substantial noise levels associated with site operations, Project-related traffic, and blasting activities. Each is discussed below.

A. Operational Noise Impacts

The Project has the potential to expose nearby sensitive receptors to noise associated with mining and processing activities. Figure 4.9-5, *Operational Noise Source Locations*, depicts the locations of the noise source locations used to assess Project-related operational noise levels. Appendix 9.1 of the Project's NIA (*Technical Appendix H1*) includes the detailed calculations for the Project operational noise levels presented in this subsection. (Urban Crossroads, 2020c, p. 45; Urban Crossroads, 2019b, p. 4)

Reference Noise Levels

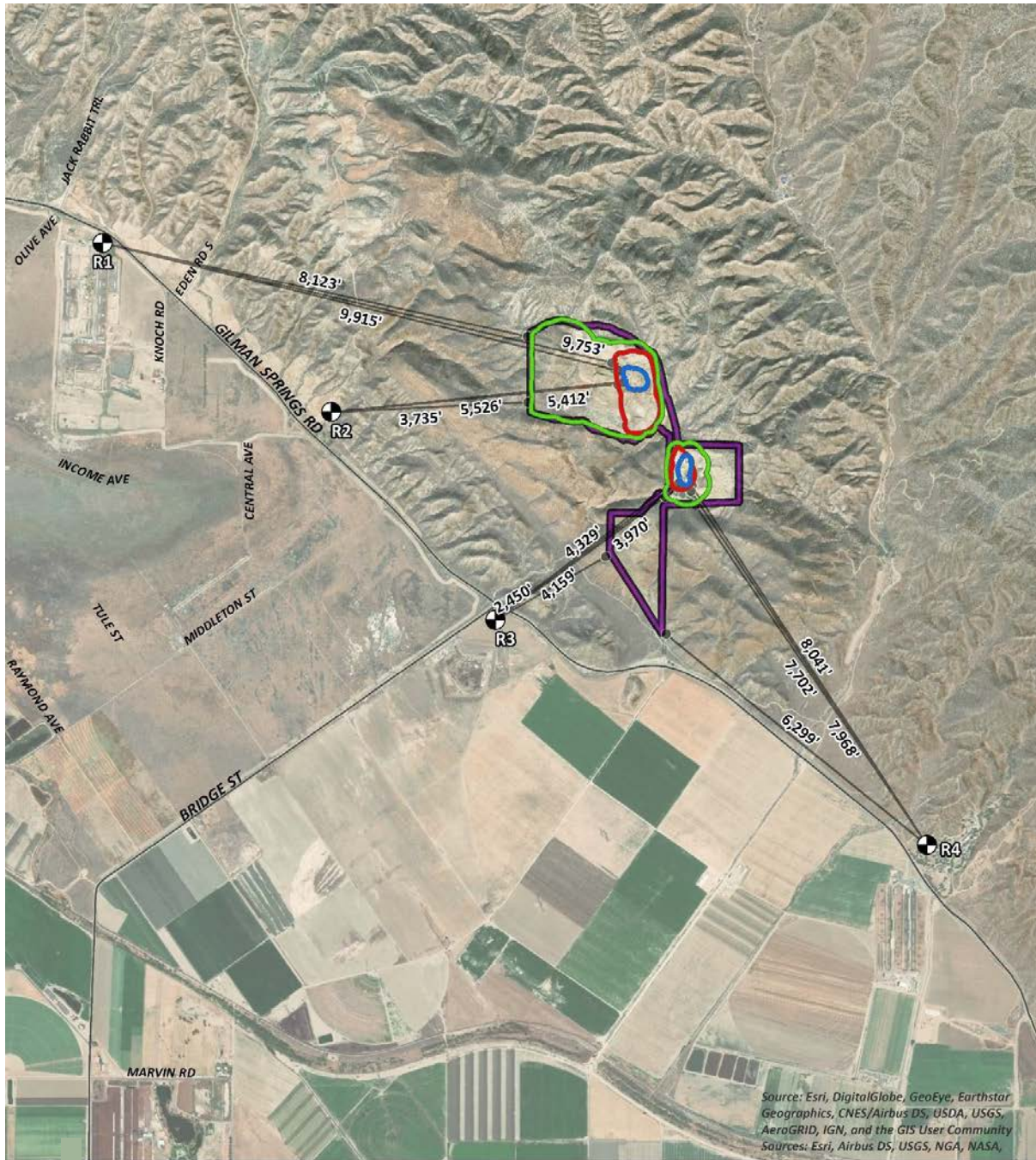
To estimate the Project operational noise impacts, reference noise level measurements were collected from similar types of activities to represent the noise levels expected with the operation of the proposed Project. This subsection provides a detailed description of the reference noise level measurements shown on Table 9-1 of the Project's Noise Study (*Technical Appendix H1*), which were used to estimate the Project operational noise impacts. It is important to note that the projected noise levels assume the worst-case noise environment with the crushing and screening activities, loader activities and backup alarms, haul truck loading and pass-by events in combination with heavy equipment and dozer activity all operating continuously. These sources of noise activity will likely vary throughout the day. (Urban Crossroads, 2020c, p. 45)

Measurement Procedures

The reference noise level measurements presented in this section were collected using a Larson Davis LxT Type 1 precision sound level meter (serial number 01146). The LxT sound level meter was calibrated using a Larson-Davis calibrator, Model CAL 200, was programmed in "slow" mode to record noise levels in "A" weighted form and was located at approximately five feet above the ground elevation for each measurement. The sound level meters and microphones were equipped with a windscreen during all measurements. All noise level measurement equipment satisfies the American National Standards Institute (ANSI) standard specifications for sound level meters ANSI S1.4-2014/IEC 61672-1:2013. (Urban Crossroads, 2020c, p. 45)

Crushing & Screening Activity

To assess the potential noise impacts created by the crushing and screening activities at the Project site, reference noise levels measurements were taken of the existing crushing and screening equipment by Urban Crossroads on October 27th, 2015 in the City of Banning at the Robertson's quarry. During the mining operations, aggregate materials are separated by size into loose conical stockpiles near the crushing and screening equipment. Any coarse gravel or larger particles are crushed to produce graded sand and crushed-rock aggregates which are then transported using haul trucks. (Urban Crossroads, 2020c, p. 47)



LEGEND:

- Crushing & Screening Activities
- Haul Truck Loading and Pass-by Activity
- Loader Activity & Backup Alarms
- Worst-Case Blasting Location (50-Foot from Project Boundaries)
- Heavy Equipment & Dozers
- Distance from receiver to noise source (in feet)

Source(s): Urban Crossroads (09-24-2019)

Figure 4.9-5



NOT TO SCALE



OPERATIONAL NOISE SOURCE AND RECEIVER LOCATIONS



The reference crushing and screening activity noise level measurement includes haul truck pass-by and crushing and screening equipment activities. At a uniform reference distance of approximately 50 feet from the crusher with a noise source height of roughly 30 feet, the exterior noise levels were measured at 68.3 dBA Leq. The crushing and screening activities are expected to occur for the full hour under peak operating conditions at the Project site. (Urban Crossroads, 2020c, p. 47)

Loader Activity & Backup Alarms

To assess the potential noise impacts created by loaders during mining operations within the Project site, a reference noise level measurement was taken by Urban Crossroads at the Robertson's quarry in the City of Banning on October 27th, 2015. The reference noise level measurement represents the typical operation of a 988G Caterpillar wheel loader including forward and backward movements, and backup alarm noise. (Urban Crossroads, 2020c, p. 47)

At a uniform reference distance of 50 feet from the loader, the reference noise level is 75.4 dBA Leq. The loader activity and backup alarms are estimated to occur for the full hour during the peak hour conditions. (Urban Crossroads, 2020c, p. 47)

Haul Truck Loading Activity

To describe the potential noise level impacts associated with haul truck loading of aggregate materials, a reference noise level measurement was collected by Urban Crossroads on October 27th, 2015 at the Robertson's quarry in the City of Banning. The reference noise level measurement includes the movement of aggregate material on an overhead conveyor belt into a metal bin, the loading of haul truck trailers beneath the bin, and haul truck pass-by events. At 50 feet from the noise source, a reference noise level of 62.1 dBA Leq was measured. The haul truck loading activities are estimated to occur for the full hour during the peak hour conditions. (Urban Crossroads, 2020c, p. 47)

Heavy Equipment and Dozer Activity

On Tuesday, October 20th, 2015, Urban Crossroads, Inc. collected short-term construction noise level measurements to describe rough grading activities in unincorporated area of Rancho Mission Viejo within the County of Orange. The reference noise level measurements describe a combination heavy equipment that includes several dozers, scrapers, water trucks and other rough grading activities. All reference measurements were taken at approximately 30 feet from the noise source. During peak activity, a reference noise level of 84.0 dBA Leq was measured. (Urban Crossroads, 2020c, p. 48)

Project Operational Noise Levels

Using the reference noise levels to represent the proposed Project's operations that include crushing and screening activities, loader activities and backup alarms, haul truck loading and pass-by events in combination with heavy equipment and dozer activity, Urban Crossroads calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. The operational noise level calculations shown on Table 4.9-6, *Unmitigated Project Operational Noise Levels*, account for the distance attenuation provided due



to geometric spreading, when sound from a localized stationary source (i.e., a point source) propagates uniformly outward in a spherical pattern. Hard site conditions are used in the operational noise analysis which result in noise levels that attenuate (or decrease) at a rate of 6 dBA for each doubling of distance from a point source. The basic noise attenuation equation shown below is used to calculate the distance attenuation based on a reference noise level (SPL_1): (Urban Crossroads, 2020c, p. 48)

$$SPL_2 = SPL_1 - 20\log(D_2/D_1)$$

Table 4.9-6 Unmitigated Project Operational Noise Levels

Receiver Location ¹	Noise Source ²	Project Operational Noise Levels (dBA L_{eq}) ³
R1	Crushing & Screening Activity	23.8
	Loader Activity & Backup Alarms	31.1
	Heavy Equipment & Dozers	35.3
	Haul Truck Loading & Pass-bys	16.3
	Combined Noise Level:	37.0
R2	Crushing & Screening Activity	30.8
	Loader Activity & Backup Alarms	37.9
	Heavy Equipment & Dozers	42.1
	Haul Truck Loading & Pass-bys	21.4
	Combined Noise Level:	43.8
R3	Crushing & Screening Activity	30.6
	Loader Activity & Backup Alarms	37.4
	Heavy Equipment & Dozers	41.6
	Haul Truck Loading & Pass-bys	28.1
	Combined Noise Level:	43.4
R4	Crushing & Screening Activity	24.1
	Loader Activity & Backup Alarms	31.6
	Heavy Equipment & Dozers	35.8
	Haul Truck Loading & Pass-bys	20.0
	Combined Noise Level:	37.5

1 See Figure 4.9-5 for the receiver and noise source locations.

2 Reference noise sources as shown on Table 9-1 of the Project's Noise Study (*Technical Appendix HI*).

3 Operational noise level calculations are provided in Appendix 9.3 of the Project's Noise Study (*Technical Appendix HI*).

(Urban Crossroads, 2020c, Table 9-2)

Where SPL_2 is the resulting noise level after attenuation, SPL_1 is the source noise level, D_2 is the distance to the reference sound pressure level (SPL_1), and D_1 is the distance to the receiver location. (Urban Crossroads, 2020c, p. 48)



Table 4.9-6 shows the individual operational noise levels of each noise source at each of the nearby sensitive receiver locations. Table 4.9-6 indicates that the Project-only operational noise levels would range from 36.9 to 43.6 dBA Leq at the sensitive receiver locations. The Project operational noise level calculations include the attenuation provided by the difference in elevation between the Project noise sources and receiver locations, where applicable. To present a conservative approach, both Loader Activity and Backup Alarms as well as the Heavy Equipment and Dozers truck unloading/docking activity were combined and placed near the boundary. (Urban Crossroads, 2020c, p. 49)

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the County of Riverside exterior noise level standards at nearby noise-sensitive receiver locations. Table 4.9-7, *Unmitigated Operational Noise Level Compliance*, shows the operational noise levels associated with the proposed Project satisfy the exterior noise level standards at all nearby receiver locations. Therefore, operational noise impacts would be less than significant at the nearby noise-sensitive receiver locations. (Urban Crossroads, 2020c, p. 49)

Table 4.9-7 Unmitigated Operational Noise Level Compliance

Receiver Location ¹	Noise Level at Receiver Locations (dBA L _{eq}) ²	Threshold Exceeded? ³	
		Daytime (65 dBA L _{eq})	Nighttime (45 dBA L _{eq})
R1	36.9	No	No
R2	43.6	No	No
R3	43.2	No	No
R4	37.5	No	No

1 See Figure 4.9-5 for the receiver and noise source locations.

2 Estimated Project operational noise levels as shown on Table 4.9-6.

3 Do the estimated Project operational noise levels meet the operational noise level standards (Table 4.9-3)?

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

(Urban Crossroads, 2020c, Table 9-3)

Project Operational Noise Level Contribution

To describe the Project operational noise level contributions, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations potentially impacted by Project operational noise sources. Since the units used to measure noise, decibels (dB), are logarithmic units, the Project-operational and existing ambient noise levels cannot be combined using standard arithmetic equations. Instead, they must be logarithmically added using the following base equation: (Urban Crossroads, 2020c, p. 50)

$$SPL_{Total} = 10\log_{10}[10^{SPL1/10} + 10^{SPL2/10} + \dots + 10^{SPLn/10}]$$

Where "SPL1," "SPL2," etc. are equal to the sound pressure levels being combined, or in this case, the Project-operational and existing ambient noise levels. The difference between the combined Project and ambient noise



levels describe the Project noise level contributions to the existing ambient noise environment. Noise levels that would be experienced at receiver locations when Project-source noise is added to the daytime and nighttime ambient conditions are presented on Table 4.9-8, *Daytime Operational Noise Level Contributions*, and Table 4.9-9, *Nighttime Operational Noise Level Contributions*, respectively. (Urban Crossroads, 2020c, p. 50)

As indicated on Table 4.9-8, the Project would generate an unmitigated daytime operational noise level increase of up to 0.1 dBA Leq at the nearby receiver locations. Table 4.9-9 indicates that the Project would generate an unmitigated nighttime operational noise level increase of up to 0.1 dBA Leq at the nearby receiver locations. Since the Project-related operational noise level contributions would satisfy the operational noise level increase significance criteria presented in Table 4.9-5, the increases would be less than significant. On this basis, Project operational stationary-source noise would not result in a substantial temporary/periodic or permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant. (Urban Crossroads, 2020c, p. 50)

Table 4.9-8 Daytime Operational Noise Level Contributions

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Contribution ⁶	Threshold Exceeded? ⁷
R1	37.0	L1	59.8	59.8	0.0	No
R2	43.8	L1	59.8	59.9	0.1	No
R3	43.4	L2	62.6	62.7	0.1	No
R4	37.5	L4	71.5	71.5	0.0	No

- 1 See Figure 4.9-5 for the sensitive receiver locations.
 - 2 Total Project operational noise levels as shown on Table 4.9-7.
 - 3 Reference noise level measurement locations as shown on Figure 4.9-2.
 - 4 Observed daytime ambient noise levels as shown on Table 4.9-1.
 - 5 Represents the combined ambient conditions plus the Project activities.
 - 6 The noise level increase expected with the addition of the proposed Project activities.
 - 7 Significance Criteria as defined in subsection 4.9.5.
- (Urban Crossroads, 2020c, Table 9-4)



Table 4.9-9 Nighttime Operational Noise Level Contributions

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Contribution ⁶	Threshold Exceeded? ⁷
R1	37.0	L1	59.6	59.6	0.0	No
R2	43.8	L1	59.6	59.7	0.1	No
R3	43.4	L2	59.9	60.0	0.1	No
R4	37.5	L4	70.9	70.9	0.0	No

- 1 See Figure 4.9-5 for the sensitive receiver locations.
- 2 Total Project operational noise levels as shown on Table 4.9-7.
- 3 Reference noise level measurement locations as shown on Figure 4.9-2.
- 4 Observed nighttime ambient noise levels as shown on Table 4.9-1.
- 5 Represents the combined ambient conditions plus the Project activities.
- 6 The noise level increase expected with the addition of the proposed Project activities.
- 7 Significance Criteria as defined in subsection 4.9.5.
(Urban Crossroads, 2020c, Table 9-5)

B. Traffic-Related Noise Impacts

Implementation of the proposed Project has the potential to expose sensitive receptors in the Project vicinity to excessive highway-related noise. To assess the off-site transportation CNEL noise level impacts associated with development of the proposed Project, noise contours were developed based on the Project’s Traffic Impact Analysis (*Technical Appendix H1*) and the Supplemental Traffic Assessment (*Technical Appendix H2*). Noise contour boundaries represent the equal levels of noise exposure and are measured in CNEL from the center of the roadway. Noise contours were developed for the following traffic scenarios: (Urban Crossroads, 2020c, p. 37)

- Existing (2019) Conditions Without / With Project: This scenario refers to the existing present-day noise conditions without and with the proposed Project.
- Existing plus Ambient Growth (EA) (2019) Without / With the Project: This scenario refers to Existing plus Ambient Growth noise conditions without and with the proposed Project.
- EA plus Cumulative Development (EAC) (2019) Without / With the Project: This scenario refers to Existing plus Ambient Growth plus Cumulative Development noise conditions without and with the proposed Project. This scenario includes all cumulative projects identified in the Project’s Traffic Impact Analysis (*Technical Appendix H1*).

Traffic Noise Contours

Noise contours were used to assess the Project's incremental traffic-related noise impacts at land uses adjacent to roadways conveying Project traffic. The noise contours represent the distance to noise levels of a constant value and are measured from the center of the roadway for the 70, 65, and 60 dBA noise levels. The noise



contours do not consider the effect of any existing noise barriers or topography that may attenuate ambient noise levels. In addition, because the noise contours reflect modeling of vehicular noise on area roadways, they appropriately do not reflect noise contributions from the surrounding stationary noise sources within the Project study area. Tables 7-1 through 7-6 of the Project’s Noise Study (*Technical Appendix H1*) present a summary of the exterior traffic noise levels, without barrier attenuation, for the six study area roadway segments analyzed from the without Project to the with Project conditions in each of the following timeframes: Existing (2019), EA (2019), and EAC (2019) traffic conditions. It should be noted that the traffic volumes depicted on Tables 7-3 through 7-6 of the Noise Study reflect an opening year of 2018, while the analysis herein assumes an opening year of 2019 based on the Supplemental Noise Analysis (*Technical Appendix H2*). Noise Study Appendix 7.1 includes a summary of the traffic noise level contours for each of the traffic scenarios. (Urban Crossroads, 2020c, p. 37)

Existing Conditions Project Traffic Noise Level Contributions

Table 4.9-10, *Unmitigated Existing (2019) With Project Traffic* , presents the Existing (2019) without Project conditions CNEL noise levels. The without Project exterior noise levels are expected to range from 67.3 to 78.9 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 4.9-10 shows the Existing (2019) with Project conditions will range from 67.9 to 79.2 dBA CNEL. Table 4.9-10 shows that the Project off-site traffic noise level increases would range from 0.2 to 0.6 dBA CNEL on the study area roadway segments. Based on the significance criteria in subsection 4.9.5, the Project-related noise level increases would be less than significant under Existing conditions at the land uses adjacent to roadways conveying Project traffic. (Urban Crossroads, 2020c, p. 40)

Table 4.9-10 Unmitigated Existing (2019) With Project Traffic Noise Increases

ID	Road	Segment	CNEL at Adjacent Land Use (dBA) ¹			Noise-Sensitive Land Use?	Threshold Exceeded? ²
			No Project	With Project	Project Addition		
1	Gilman Springs Rd.	s/o SR-60	78.2	78.6	0.4	Yes	No
2	Gilman Springs Rd.	s/o Allesandro Bl.	78.9	79.2	0.3	Yes	No
3	Gilman Springs Rd.	s/o Jack Rabbit Tr.	76.7	77.0	0.3	Yes	No
4	Gilman Springs Rd.	s/o Bridge St.	76.1	76.5	0.4	No	No
5	Gilman Springs Rd.	n/o SR-79	76.5	76.7	0.2	No	No
6	Bridge St.	w/o Gilman Springs Rd.	67.3	67.9	0.6	No	No

¹ The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use.

² Based on the off-site traffic noise level impact significance criteria (Section 4 of the NIA).

(Urban Crossroads, 2020c, Table 7-7)



Existing Plus Ambient Growth (EA) Project Traffic Noise Level Contributions

Table 4.9-11, *Unmitigated EA (2019) With Traffic Noise Level Increases*, presents the EA (2019) without Project conditions CNEL noise levels. The EA (2019) without Project exterior noise levels are expected to range from 67.5 to 79.1 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 4.9-11 shows the EA (2019) with Project conditions would range from 68.1 to 79.4 dBA CNEL. As shown on Table 4.9-11, the Project off-site traffic noise level increase would range from 0.2 to 0.6 dBA CNEL. Based on the significance criteria described in subsection 4.9.5, the Project-related noise level increases would be less than significant under EA conditions at the land uses adjacent to roadways conveying Project traffic. (Urban Crossroads, 2020c, p. 41)

Table 4.9-11 Unmitigated EA (2019) With Traffic Noise Level Increases

ID	Road	Segment	CNEL at Adjacent Land Use (dBA) ¹			Noise-Sensitive Land Use?	Threshold Exceeded? ²
			No Project	With Project	Project Addition		
1	Gilman Springs Rd.	s/o SR-60	78.3	78.7	0.4	Yes	No
2	Gilman Springs Rd.	s/o Allesandro Bl.	79.1	79.4	0.3	Yes	No
3	Gilman Springs Rd.	s/o Jack Rabbit Tr.	76.9	77.2	0.3	Yes	No
4	Gilman Springs Rd.	s/o Bridge St.	76.3	76.7	0.4	No	No
5	Gilman Springs Rd.	n/o SR-79	76.7	76.8	0.2	No	No
6	Bridge St.	w/o Gilman Springs Rd.	67.5	68.1	0.6	No	No

¹ The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use.

² Based on the off-site traffic noise level impact significance criteria (Section 4 of the NIA).

(Urban Crossroads, 2020c, Table 7-8)

EA Plus Cumulative (EAC) Development Project Traffic Noise Level Contributions

Table 4.9-12, *Unmitigated EAC With Project Traffic Noise Level Increases*, presents the EAC (2019) without Project conditions CNEL noise levels. The EAC without Project exterior noise levels are expected to range from 67.9 to 79.1 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 4.9-12 shows the EAC (2019) with Project conditions would range from 68.4 to 79.4 dBA CNEL. As shown on Table 4.9-12, the Project off-site traffic noise level increases would range from 0.2 to 0.5 dBA CNEL. Based on the significance criteria in subsection 4.9.5, land uses adjacent to the study area roadway segments would experience less-than-significant noise level impacts due to unmitigated Project-related traffic noise levels. (Urban Crossroads, 2020c, p. 42)



Table 4.9-12 Unmitigated EAC With Project Traffic Noise Level Increases

ID	Road	Segment	CNEL at Adjacent Land Use (dBA) ¹			Noise-Sensitive Land Use?	Threshold Exceeded? ²
			No Project	With Project	Project Addition		
1	Gilman Springs Rd.	s/o SR-60	78.4	78.8	0.4	Yes	No
2	Gilman Springs Rd.	s/o Allesandro Bl.	79.1	79.4	0.3	Yes	No
3	Gilman Springs Rd.	s/o Jack Rabbit Tr.	76.9	77.2	0.3	Yes	No
4	Gilman Springs Rd.	s/o Bridge St.	76.3	76.7	0.4	No	No
5	Gilman Springs Rd.	n/o SR-79	76.7	76.9	0.2	No	No
6	Bridge St.	w/o Gilman Springs Rd.	67.9	68.4	0.5	No	No

¹ The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use.

² Based on the off-site traffic noise level impact significance criteria (Section 4 of the NIA).

(Urban Crossroads, 2020c, Table 7-9)

Summary of Project Impacts due to Traffic-Related Noise

As indicated in Table 4.9-10, Table 4.9-11, and Table 4.9-12, the Project would not exceed any of the thresholds identified in subsection 4.9.5 due to traffic-related noise under Existing plus Project, EA, or EAC conditions. Accordingly, Project impacts due to highway-related noise would be less than significant.

C. Impacts Due to Blasting

The Project proposes a slight increase in the frequency of blasting events at the Mine. Blasting is a component of current operations at the Mine. Historically, the amount of blasting within the existing site has depended on production needs and development and has averaged approximately six to nine blasts per year. Blasting would be required to occur in areas of the Project site where vegetation has already been removed. Specifically, blasting would continue to be conducted on-site in a planned and intermittent basis at a maximum of 15 blasts per year, averaging between six and nine blasts per year. The relationship between tonnage production and number of blasts is not fixed. The number of blasts per year varies depending on production needs, benching and pit development, and drilling equipment availability. The blasting operations are required to be conducted at a time and manner so that disturbance or distraction would be minimized at any sensitive receivers that would or could be proximate to the blasting area. Further, the mining operator is required to obtain blasting permit(s) from the State, and to notify Riverside County Sheriff’s Department within 24 hours of planned blasting events. (Urban Crossroads, 2020c, p. 52)

Based on information provided by the Project Applicant, the maximum charge weight of blasts within the proposed mining areas would be 1,500 pounds. In addition, blasting within the Project boundaries would take place at a minimum of 50 feet from the mining limits, previously shown on Figure 4.9-4. This analysis, therefore, calculates the worst-case airblast and vibration levels using the closest receiver distance of 2,400 feet, plus the additional 50-foot off-set for blasting, which results in a worst-case distance of 2,450 feet from receiver location R3 as previously shown on Figure 4.9-5. The methodology used herein is provided in the



International Society of Explosives Engineer's (ISEE's) Blasters' Handbook. As previously discussed in subsection 4.9.4, blasting operations are required to satisfy the maximum airblast and vibration levels identified by the USBM and OSMRE. For this analysis, the lowest airblast limit of 129 dB (L) is used as a conservative threshold for airblast analysis. In addition, the vibration level limit of 0.75 in/sec PPV is used. Since the actual specifications of each blast will vary in maximum charge weight, location, and other parameters required to calculate the actual airblast and vibration levels experienced at nearby sensitive receiver locations, this analysis describes potential impacts based on the worst-case maximum charge weight of 1,500 pounds at the worst-case blasting location of 50 feet from the mining limits, as shown on Figure 4.9-5. (Urban Crossroads, 2020c, p. 52)

At 2,450 feet from the worst-case blasting location closest to receiver location R3, as shown on Figure 4.9-5, airblasts are shown to approach 128 dB, and vibration levels would approach 0.10 in/sec PPV. Therefore, the worst-case airblast and vibration levels at the closest sensitive receiver location would satisfy the airblast and vibration level thresholds of 129 dB (L) and 0.75 in/sec PPV, respectively. Further, the worst-case airblast and vibration levels do not include any additional attenuation provided by the existing topography (e.g., hills and berms) between the Project operational noise sources and the nearby receiver locations, and therefore, likely overstate airblast and vibration levels generated by Project blasting activities. The airblast and vibration calculations per ISEE guidance are provided in Appendix 9.3 of the Project's Noise Study (*Technical Appendix HI*). At greater distances to the remaining sensitive receiver locations the airblast and vibration levels likely would be further reduced due to the additional attenuation provided by the added distance and intervening topography and earthen berms in the Project study area. (Urban Crossroads, 2020c, pp. 52-53)

Therefore, because the worst-case airblast and vibration levels at the closest receiver location would remain below the airblast and vibration level thresholds, Project-related blasting impacts would be less than significant. In addition, the mining operator is required to design all blasts such that they remain below the thresholds identified by the USBM and OSMRE at the time of Project blasting activities and must satisfy the permitting requirements of the State and Riverside County Sheriff's Department. Therefore, impacts related to Project blasting activities are considered less than significant. (Urban Crossroads, 2020c, p. 53)

Threshold d: Would the Project result in the generation of excessive ground-borne vibration or ground-borne noise levels?

Refer to the discussion of Threshold c. for a discussion of potential ground-borne noise impacts associated with blasting activities. As indicated therein, Project-related blasting activities would be below vibration level threshold of 0.75 in/sec PPV; thus, impacts due to blasting-related ground-borne noise would be less than significant.

To assess the potential vibration impacts from truck haul trips associated with operational activities the County of Riverside threshold for vibration of 0.01 in/sec RMS is used. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. According to the FTA *Transit Noise Impact and Vibration Assessment*, trucks rarely create vibration that exceeds 70 VdB or 0.003 in/sec RMS unless there are bumps due to frequent potholes in the road. Trucks transiting on site would be travelling at very low speeds so it is expected that delivery truck vibration impacts at the closest receiver locations would satisfy the County of



Riverside vibration threshold of 0.01 in/sec RMS, and therefore, would be less than significant. (Urban Crossroads, 2020c, p. 51)

4.9.8 CUMULATIVE IMPACT ANALYSIS

This cumulative impact analysis considers operation of the proposed Project in conjunction with other development projects in the vicinity of the Project site resulting from buildout of the applicable General Plans, except for the analysis of potential traffic-related noise impacts, which relies instead on the list of projects approach as described in EIR Subsection 4.0.2.

As described under the analysis of Thresholds a. and b., the Project site is not located within two miles of any active public airports or private airstrips and does not propose any noise sensitive land uses. Thus, the Project has no potential to result in cumulatively-considerable impacts associated with public or private airport operations.

As discussed under the analysis of Threshold c., Project operations would not expose nearby sensitive receptors to noise levels exceeding the County's daytime or nighttime thresholds. There are no other active operations in close proximity to the Mine that could create cumulatively-considerable operational noise impacts; thus, cumulatively-considerable impacts due to operational noise would be less than significant.

The analysis of Threshold c. also includes an analysis of the Project's potential to result in noise impacts due to Project-related traffic. As shown in Table 4.9-12, with consideration of traffic for cumulative developments Project-related traffic would not expose sensitive receptors to traffic-related noise increases that exceed the County's standards. As such, cumulatively-considerable traffic-related noise impacts would be less than significant.

As indicated under Threshold c., the Project would not result in significant operational noise impacts associated with blasting. As there are no other land uses in the Project's immediate vicinity that could contribute to blasting-related impacts, cumulatively-considerable impacts would not occur.

As demonstrated under Threshold d., blasting activities associated with the Project would not exceed the airblast and vibration level thresholds of 129 dB (L) and 0.75 in/sec PPV, respectively. There are no other known sources of blasting or other periodic noise in the Project vicinity; thus, impacts due to temporary or periodic noise would be less-than-cumulatively considerable.

4.9.9 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Thresholds a and b: Less-than-Significant Impact. The Project would not expose people residing or working in the area to excessive noise levels associated with public or private airports, as there are no airports within two miles of the Project site.

Threshold c: Less-than-Significant Impact. The Project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards



established in the local general plan, noise ordinance, or applicable standards of other agencies. Impacts associated with site operations, Project-related traffic, and blasting activities would be less than significant.

Threshold d: Less-than-Significant Impact. Vibration levels associated with Project-related blasting and truck haul trips would be below applicable thresholds of significance. Thus, the Project would not cause the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts would be less than significant.

4.9.10 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within the County of Riverside. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- Pursuant to Riverside County Ordinance No. 787, the Project Applicant shall obtain a blasting permit from the Riverside County Sheriff prior to each blasting event.

Mitigation

Impacts would be less than significant; therefore, mitigation measures are not required.



4.10 PALEONTOLOGICAL RESOURCES

The analysis in this Subsection is based on a Project-specific Paleontological Resource Impact Monitoring Program (PRIMP) report titled “Paleontological Resource Impact Mitigation Program (PRIMP), Surface Mining Permit No. 159, Amendment No. 2, San Timoteo Badlands, unincorporated Riverside County, California (Case No. SMP00159R2)” (dated April 30, 2019). The report was prepared by Brian F. Smith and Associates, Inc. (BFSA) and is included as *Technical Appendix I* to this EIR.

4.10.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]), thereby increasing areas permitted for mining activities at the Mine from 150.4 acres to 204.9 acres. As shown on Figure 3-4, *Existing and Proposed Limits of Physical Disturbances*, areas subject to new disturbances as part of the Project would occur to the west and north of the northwestern portion of the areas approved for mining pursuant to the approved SMP 159R1. The Project would not affect mining activities within the 150.4 acres of the site that are already approved for mining activities by SMP 159R1, as these areas would be allowed to be mined and disturbed whether or not the proposed Project is approved. Accordingly, for purposes of analysis herein, the physical limits of new disturbance attributable to Project-related mining activities would be limited to the proposed 54.5-acre EDA.

4.10.2 EXISTING CONDITIONS

A. Paleontological Setting

As described in the PRIMP, the geology of the Project area, which bears a relationship to paleontological sensitivity, is relatively complex. The Project site is within the southeastern end of the San Timoteo Badlands formation adjacent to the Claremont strand of the San Jacinto fault complex. The central core rocks within the Project’s proposed Expanded Disturbance Area (EDA) are aligned from the northwest to the southeast, parallel to the San Jacinto fault, and are composed of Cretaceous (90- to 95-million-year-old (myo)) granitic rocks and undifferentiated gneissic metasedimentary rocks of probable Paleozoic age with bands of white marble that parallel the trend of the fault-controlled structures. In addition, Miocene to Pliocene sedimentary rocks crop out adjacent to the Project’s proposed EDA belonging to the Mount Eden formation, which is assigned to the Blancan North American Land Mammal Stage (NALMS) on the basis of its fossil record of terrestrial land mammals and land plants. Portions of the formation have been subdivided into several subunits, based on lithology differences. (BFSA, 2019b, pp. 1-2)

B. Paleontological Sensitivity

As part of the PRIMP, BFSA conducted a review of paleontological sensitivity maps and geologic reports. A paleontological sensitivity map was obtained from the County of Riverside Land Information System (CRLIS) in April 2019. According to CRLIS, portions of the proposed EDA have a “High” paleontological sensitivity while the remaining majority of the EDA has a “Low” paleontological sensitivity, as shown on Figure 4.10-1, *Paleontological Sensitivity Map*. The basis for assigning a High paleontological sensitivity and resource potential to an area is “the presence of geologic formations or mappable rock units that contain fossilized body



elements, and trace fossils such as tracks, nests and eggs. These fossils occur on or below the surface.” The documented fossil record of terrestrial mammals and land plants from the Mount Eden formation would justify its categorization as having a “High” paleontological sensitivity. The granitic and metamorphic (metasedimentary) core rocks within the southern San Timoteo Badlands have little or no possibility of yielding any fossils and have been assigned a Low Paleontological Sensitivity. However, the areas of “High” or “Low” sensitivity as shown on Figure 4.10-1 differ somewhat from the boundaries of these rock types as shown on Figure 4.10-2, *Geology Map*, most likely due to problems of scaling the original paleontological sensitivity map down to the 1:24,000 scale of the geologic map. BFSAs indicate that the geologic contacts shown on Figure 4.10-2, as being a more reliable representation of areas with a “High” or “Low” paleontological sensitivity than the contacts shown on Figure 4.10-1. (BFSAs, 2019b, pp. 2-3)

The greatest part of the proposed EDA (Area A on Figure 4.10-2) is underlain by metamorphic (metasedimentary) rocks, including marble, and has little to no likelihood of containing recognizable fossils. Area A has an area of approximately 48.5 acres. This area is assigned a “Low” paleontological sensitivity. However, Area B, as shown on Figure 4.10-2, is underlain by sedimentary rocks of the Mount Eden formation, which has a well-documented record of yielding terrestrial mammal and plant fossils in the San Timoteo Badlands, and is assigned a “High” paleontological sensitivity. Area B comprises approximately 6.0 acres. (BFSAs, 2019b, p. 3)

C. Paleontological Survey

As part of the PRIMP, BFSAs conducted a records search survey of the Project area. The earliest recorded fossils were found in excavated quarries, which yielded terrestrial vertebrate fossils in 1921, approximately one mile north of the Project’s property. A number of published papers since 1921 have documented terrestrial fossils of the San Timoteo and Mount Eden formations. The most recent work was published in 1999, which recorded six (6) new fossil localities adjacent to the northwest corner of the Mine site. Fossil remains of plant leaves and fruits were also collected in 1934 and 1950 from adjacent Mount Eden formation exposures. In addition, unpublished museum collections and record searches for various projects include findings of the Mount Eden and San Timoteo formations exposures of rock outcrops consist of “extremely fossiliferous and have a high potential to contain significant nonrenewable paleontological resources subject to adverse impacts by excavation during development.” Similar conclusions were reached in the paleontological analysis of the Mesa Verde Estates project, located northeast of the Project’s proposed EDA. Lastly, a search of collections and records at the University of California Museum of Paleontology (UCMP) in Berkeley, California identified 51 fossil localities, although none were plotted on a topographic map, within the Mount Eden and San Timoteo formations. (BFSAs, 2019b, p. 2)

4.10.3 APPLICABLE ENVIRONMENTAL REGULATIONS

The following is a brief description of the federal, state, and local environmental laws and related regulations related to paleontological resources.

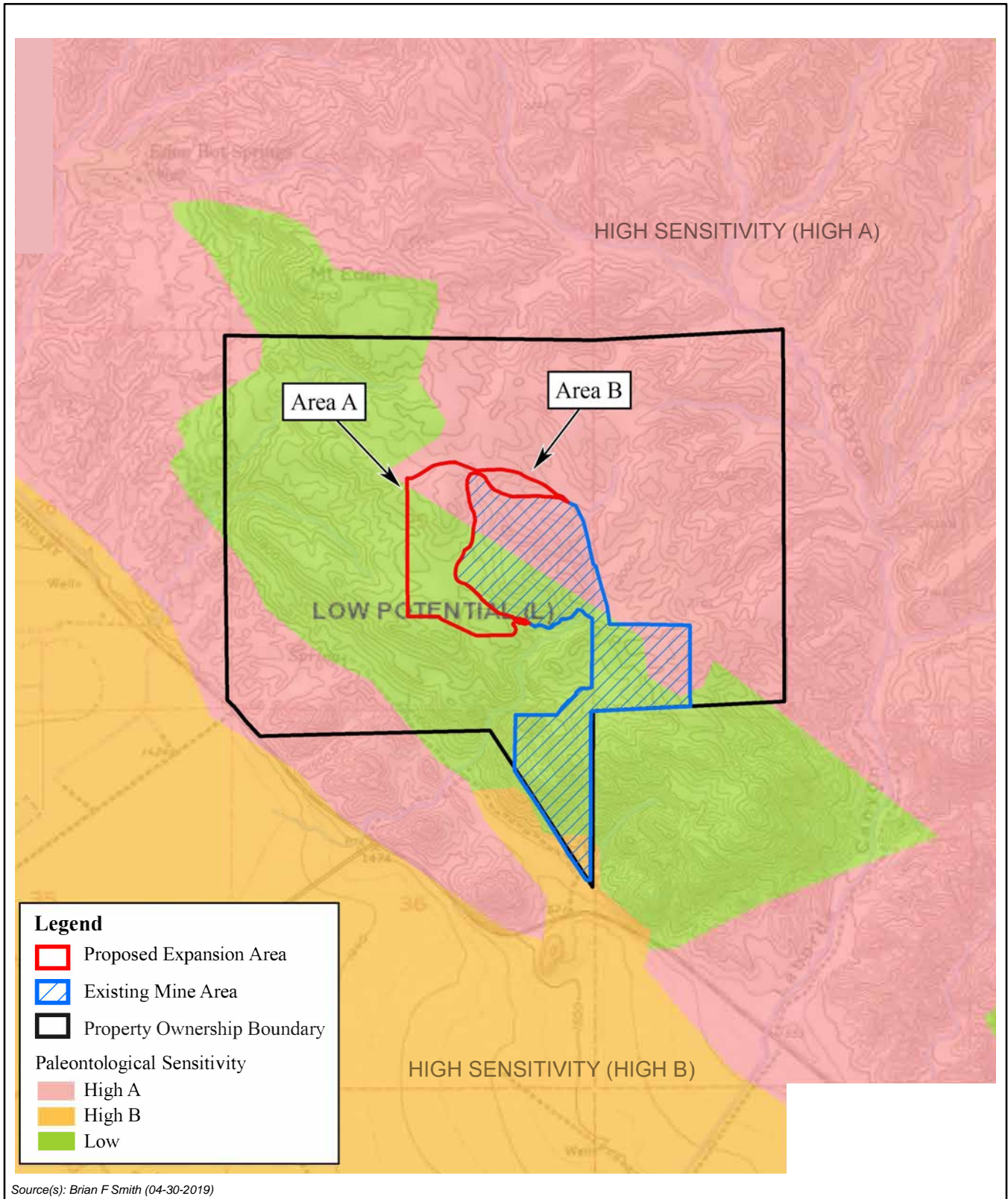
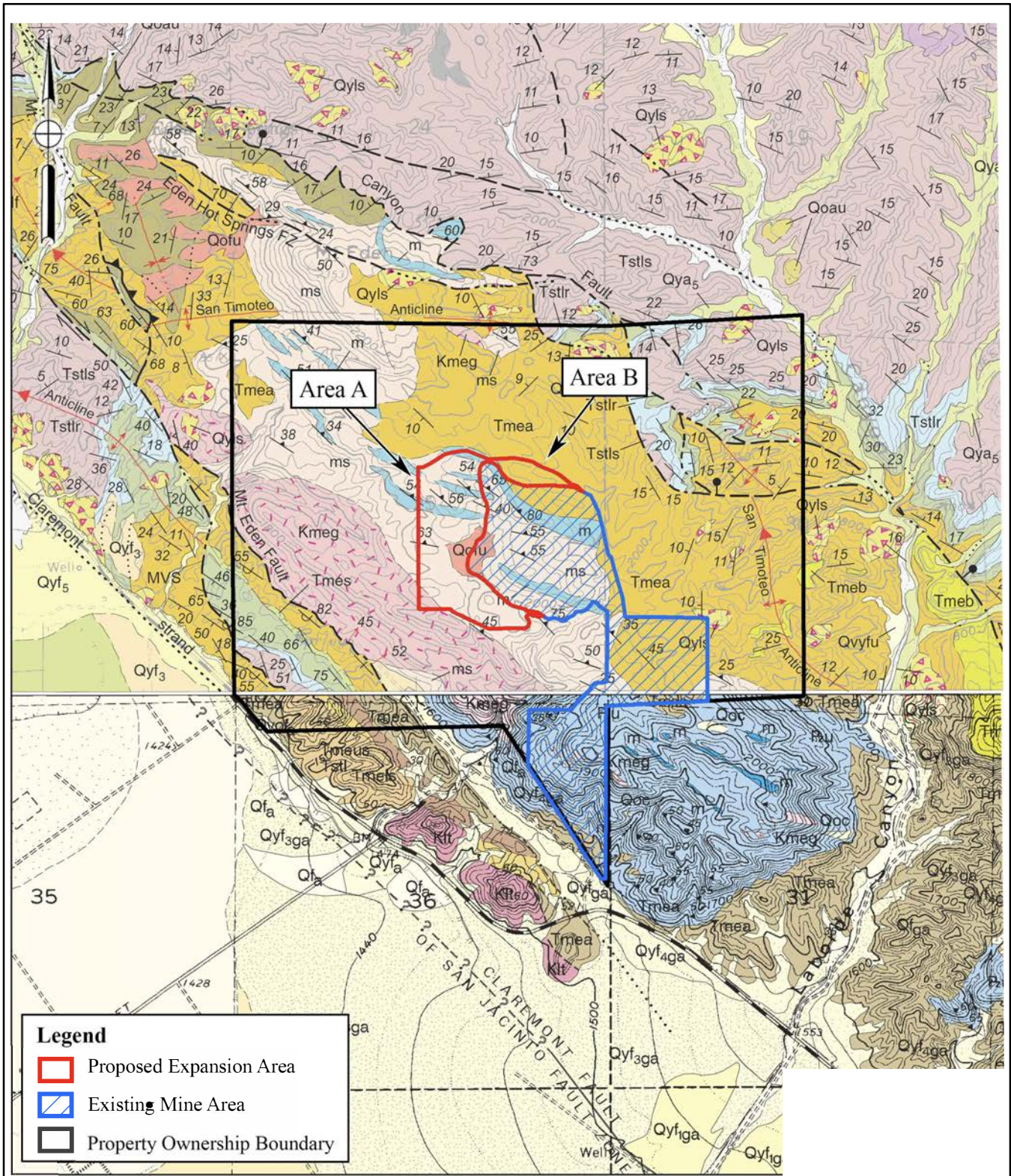


Figure 4.10-1



PALEONTOLOGICAL SENSITIVITY MAP



Source(s): Brian F Smith (04-30-2019)

Figure 4.10-2



GEOLOGY MAP



A. Federal Regulations

1. Paleontological Resources Preservation Act

The Paleontological Resources Preservation Act (PRPA) was signed into law on March 30, 2009 (Public Law 111-11, Title VI, Subtitle D; 16 U.S.C. §§ 470aaa - 470aaa-11). PRPA directs the Department of Agriculture (U.S. Forest Service) and the Department of the Interior (National Park Service, Bureau of Land Management, Bureau of Reclamation, and Fish and Wildlife Service) to implement comprehensive paleontological resource management programs. Section 6310 of PRPA specifically states, "As soon as practical after the date of enactment of this Act, the Secretary shall issue such regulations as are appropriate to carry out this subtitle, providing opportunities for public notice and comment." (NPS, n.d.)

B. State Regulations

1. California Administrative Code, Title 14, Section 4308

Section 4308, *Archaeological Features*, of Title 14 of the California Administrative Code provides that: "No person shall remove, injure, disfigure, deface, or destroy any object of archaeological, or historical interest or value."

2. California Public Resources Code

Public Resources Code § 5097.5 states that "A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands." Public Resources Code § 30244 states that, "Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required."

C. Local Regulations

1. Riverside County Ordinance No. 578 – Establishment of Historic Preservation Districts

Ordinance No. 578 is intended to facilitate the preservation of areas deemed historically important to the County of Riverside, and specifies that an Historic Preservation District may be established if the Riverside County Board of Supervisors adopts a resolution that includes the boundaries of the Historic Preservation District and finds that the proposed Historic Preservation District is in conformity with the Cultural and Paleontological section of the Multipurpose Open Space Element of the Riverside County General Plan. Under this ordinance, no building or structure within the boundaries of an adopted Historic Preservation District can be constructed or altered. According to the Riverside County GIS database (Map My County), the Project site is not located within a Historic Preservation District. (RCIT, 2019)

2. Riverside County General Plan Multipurpose Open Space Element

The Multipurpose Open Space Element of the Riverside County General Plan identifies known paleontological resources and paleontologically sensitive areas within the County of Riverside. The Multipurpose Open Space Element also includes the following policies that are intended to ensure paleontological resources are



appropriately considered during future land development projects within the County. (Riverside County, 2019a, pp. OS-51)

- Policy OS 19.6: Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8 of the Riverside County General Plan, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.
- Policy OS 19.7: Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8 of the Riverside County General Plan, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.
- Policy OS 19.8: Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8 of the Riverside County General Plan, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.
- Policy OS 19.9: Whenever paleontological resources are found, the County Geologist shall direct them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet.

4.10.4 BASIS FOR DETERMINING SIGNIFICANCE

The threshold is derived directly from Section VII of Appendix G to the CEQA Guidelines and the County's Environmental Assessment No. 34079, and addresses typical adverse effects associated with paleontological resources (OPR, 2018). The proposed Project would result in a significant impact to paleontological resources if the Project or any Project-related component would:

- a. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.*

4.10.5 IMPACT ANALYSIS

Threshold a: *Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?*

Under existing conditions, the Project site does not contain any visible paleontological resources or unique geologic features. As shown previously on Figure 4.10-2, the majority of the proposed EDA (Area A on Figure 4.10-2) is underlain by metamorphic (metasedimentary) rocks, including marble, and has little to no likelihood of containing recognizable fossils. Area A has an area of approximately 48.5 acres. This area is assigned a



“Low” paleontological sensitivity. However, Area B, as shown on Figure 4.10-2, is underlain by sedimentary rocks of the Mount Eden formation, which has a well-documented record of yielding terrestrial mammal and plant fossils in the San Timoteo Badlands, and is assigned a “High” paleontological sensitivity. Area B comprises approximately 6.0 acres. (BFSA, 2019b, p. 3)

Excavations associated with operation of the Project would encroach into the potentially fossil-bearing soil within the sedimentary rocks of the Mount Eden formation in the northern and northeastern portions of the proposed EDA. Therefore, the Project has the potential to impact paleontological resources that may exist below the ground surface. Therefore, the Project’s potential to directly or indirectly destroy unique paleontological resources buried beneath the ground surface in the eastern and northeastern areas of the proposed EDA with a “High” paleontological sensitivity is a significant impact for which mitigation would be required.

4.10.6 CUMULATIVE IMPACT ANALYSIS

This cumulative impact analysis considers development of the proposed Project in conjunction with other development projects and planned development projects and planned development in the vicinity of the Project Site, including buildout of the Riverside County General Plan Land Use Plan, buildout of nearby portions of the City of Moreno Valley, and buildout portions of the City of San Jacinto. These areas were selected for the cumulative impact analysis because these areas are similar geographically and topographically to the Project site.

As discussed above under Threshold a., the proposed Project has the potential to impact paleontological resources that may be buried beneath the ground surface of the Project site in the northern and northeastern portions of the proposed EDA identified as having a “High” paleontological sensitivity. As other developments in the Project region occur, it is possible that these projects may result in impacts to paleontological resources if found buried beneath the ground surface. Thus, the Project’s potential impacts to subsurface paleontological resources are cumulatively significant and require mitigation.

4.10.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a: Significant Direct and Cumulatively Considerable Impact. The Project would not impact any known paleontological resource or unique geologic feature. However, portions of the proposed EDA (northern and northeastern portions) contain sedimentary rocks of the Mount Eden formation which have high sensitivity for paleontological resources. Implementation of the Project has the potential to unearth and adversely impact paleontological resources that may be buried beneath the ground surface and discovered during Project-related grading and excavation activities. This is a potentially significant direct and cumulatively considerable impact on paleontological resource for which mitigation would be required.

4.10.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Mitigation

MM 4.10-1 Prior to the commencement of ground-disturbing activities within the EDA, a pre-construction meeting shall be held and attended by the Project Paleontologist, Project Applicant, and a



representative of the Lead Agency (County of Riverside). The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials. The Mine Operator shall be responsible for monitoring for compliance with this requirement, and shall document the date, time, location, and attendees who participated at this meeting. Complete grading plans shall be made available to the Project Paleontologist or Paleontological Monitor prior to the start of any earthmoving activities.

- MM 4.10-2 Prior to commencement of mining activities within the EDA, the Project Applicant shall provide evidence to Riverside County that mass grading and excavation activities in areas identified as likely to contain paleontological resources will be monitored by a qualified paleontologist or paleontological monitor shall occur. Monitoring shall be conducted full-time in all areas of grading or excavation in undisturbed Mount Eden formation sediments (“Area B” on EIR Figure 4.10-2) located in the northern and northeastern portions of the proposed EDA as well as locations where over-excavation of surficial alluvial sediments will encounter these formational sediments in the shallow subsurface. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid operational delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain fossil resources. Evidence of compliance with this mitigation measure shall be provided to Riverside County prior to commencement of mining activities within the EDA.
- MM 4.10-3 If a paleontological resource is discovered on the property, discovered fossils or samples of such fossils shall be collected and identified by a qualified paleontologist. Preparation of recovered specimens to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Evaluation and museum-level preparation of discovered fossils shall be overseen by a qualified paleontologist. Any and all fossils encountered during Project grading activities will be deposited at the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the Project Applicant. The Project Applicant shall provide evidence of compliance with this mitigation measure to Riverside County within 60 days of completion of grading activities within the “High” paleontological sensitivity area of the Project site, if such resources are found on-site.
- MM 4.10-4 Within 90 days of completion of paleontological monitoring activities within the “High” paleontological sensitivity area of the Project site (“Area B” on EIR Figure 4.10-2), the Project Applicant shall prepare a final monitoring and mitigation report of findings and significance,



including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate lead agency (Attn: Riverside County Transportation and Land Management Agency, Planning Department, 4080 Lemon Street, Riverside, California 92502), shall signify satisfactory completion of the Project's monitoring and mitigation program with respect to nonrenewable paleontological resources.

4.10.9 SIGNIFICANCE OF IMPACTS AFTER MITIGATION

Threshold a: Less-than-Significant Impact with Mitigation Incorporated. Implementation of Mitigation Measures MM 4.10-1 through MM 4.10-4 would ensure the proper identification and subsequent treatment of any paleontological resources that may be encountered in the northern and northeastern portions of the proposed EDA during ground-disturbing activities associated with implementation of the proposed Project. Therefore, with implementation of Mitigation Measures MM 4.10-1 through MM 4.10-4, the Project's direct and cumulative impacts to paleontological resources would be reduced to less-than-significant levels.



4.11 TRANSPORTATION AND TRAFFIC

The following analysis is primarily based on a traffic impact analysis (TIA) prepared by Urban Crossroads, Inc., titled *Gilman Springs Mine – Traffic Impact Analysis*, and dated April 5, 2018 (Urban Crossroads, 2018). A copy of the TIA report is included as *Technical Appendix J1* to this EIR. The TIA evaluates circulation system deficiencies that may result from the implementation of the proposed Project and recommends improvements to achieve acceptable circulation system operational conditions. As directed by the County of Riverside, the TIA was prepared in accordance with the County of Riverside Transportation Department’s *Traffic Impact Analysis Preparation Guide* (April 2008), the California Department of Transportation (Caltrans) *Guide for the Preparation of Traffic Impact Studies* (December 2002), and consultation with County of Riverside staff during the scoping process. (Urban Crossroads, 2018, p. 1) The analysis in this Subsection also is based on a document entitled, *Gilman Springs Mine Supplemental Traffic Assessment* (herein, “STA”), dated March 29, 2019, prepared by Urban Crossroads, and included as EIR *Technical Appendix J2* (Urban Crossroads, 2019c). The STA was prepared to account for a change in the Project’s opening year from 2018 to 2019. In addition, Urban Crossroads conducted a queuing assessment at the Project’s driveway along Gilman Springs Road, the results of which are documented in a memo entitled “Gilman Springs Mine Queuing Assessment,” dated August 27, 2019, and included as EIR *Technical Appendix J3* (Urban Crossroads, 2019d).

4.11.1 SCOPE OF REVIEW

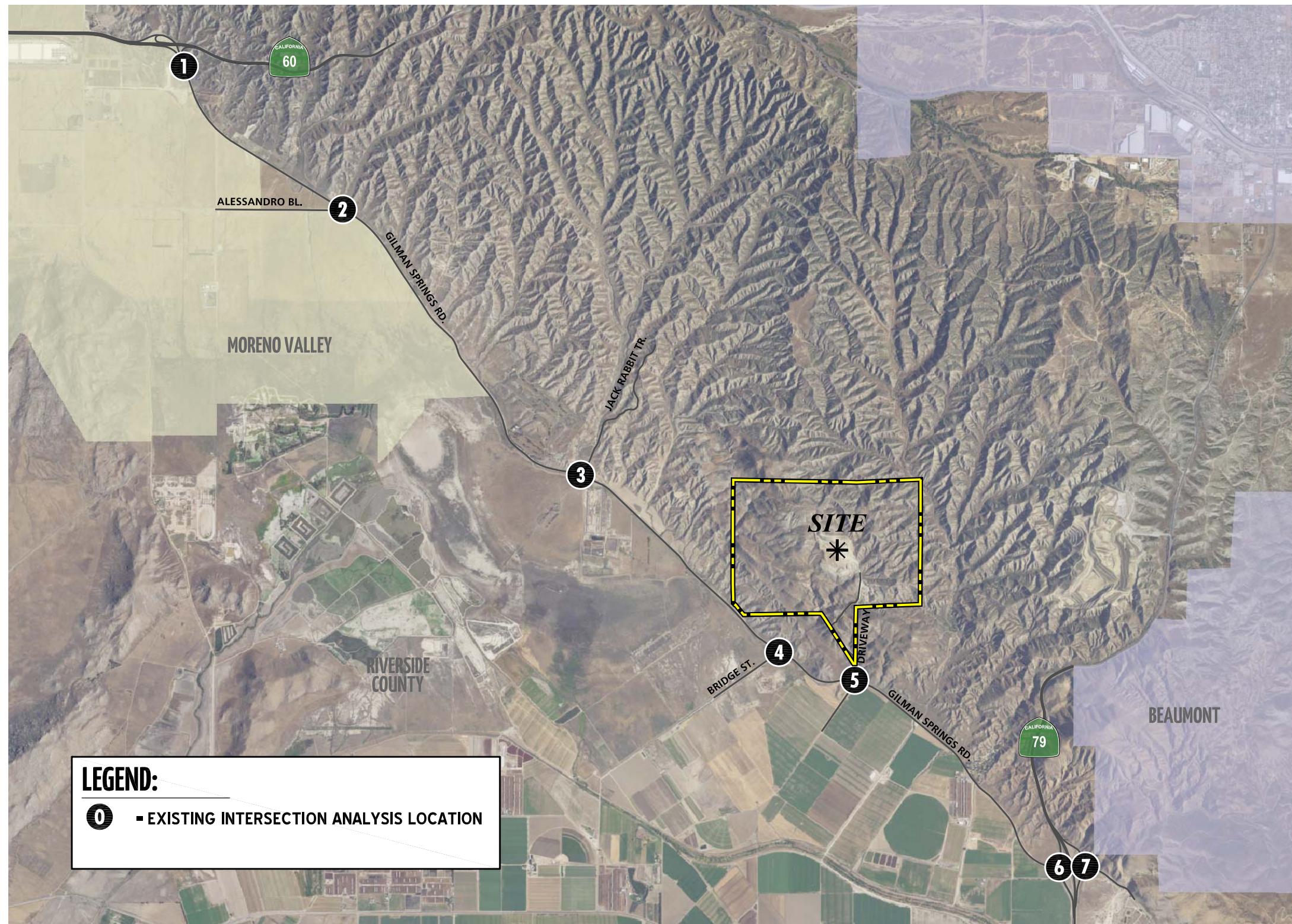
As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]). As evaluated in this EIR, and as explained in EIR subsections 3.3.2.A and 3.3.2.B, the Project would result in an increase in the amount of aggregate produced at the mine from 377,675 tons per year (tpy) to 1,000,000 tpy, with tonnage attributable to the Project comprising 622,235 tpy (or 62.2% of the total 1,000,000 tpy). Thus, it can be projected that approximately 62.2% of the estimated high-end daily tonnage of 4,000 tpd would be attributable to the Project, or approximately 2,489 tpd. Accordingly, for purposes of analysis within this Subsection, it is assumed that the Project would result in the production of a maximum of 2,489 tpd.

4.11.2 STUDY AREA DESCRIPTION

To ensure that the Project’s TIA satisfies the County of Riverside’s traffic study requirements, Urban Crossroads, Inc. prepared a project traffic study scoping package for review by County of Riverside staff prior to the preparation of the report. The scoping agreement provides an outline of the Project study area, trip generation, trip distribution, and analysis methodology, and is included in Appendix 1.1 to the Project’s TIA (*Technical Appendix J1*). (Urban Crossroads, 2018, p. 4)

A. Intersections

The Project study area was defined in coordination with the County of Riverside. Consistent with County of Riverside traffic study guidelines, the study area includes any intersection of “Collector” or higher classification street, with “Collector” or higher classification streets, at which the proposed project will add 50 or more peak hour trips. Figure 4.11-1, *Intersection Analysis Locations*, and Table 4.11-1, *Intersection Analysis Locations*, present the study area and intersection analysis locations. (Urban Crossroads, 2018, p. 4)



Source(s): Urban Crossroads (03-07-2018)



Lead Agency: County of Riverside

Figure 4.11-1

INTERSECTION ANALYSIS LOCATIONS

SCH No. 2018051029



Table 4.11-1 Intersection Analysis Locations

ID	Intersection Location	Jurisdiction	CMP?
1	Gilman Springs Road & SR-60 Eastbound Ramps	County of Riverside	No
2	Gilman Springs Road & Alessandro Boulevard	County of Riverside	No
3	Jack Rabbit Trail & Gilman Springs Road	County of Riverside	No
4	Bridge Street & Gilman Springs Road	County of Riverside	No
5	Driveway & Gilman Springs Road	County of Riverside	No
6	SR-79 Southbound Ramps & Gilman Springs Road	Caltrans, County of Riverside	No
7	SR-79 Northbound Ramps & Gilman Springs Road	Caltrans, County of Riverside	No

(Urban Crossroads, 2018, Table 1-1)

The “50 peak hour trip” criteria generally represents a minimum number of trips at which a typical intersection would have the potential to be substantively impacted by a given project. Although each intersection may have unique operating characteristics, this traffic engineering rule of thumb is a widely utilized tool for estimating a potential area of impact (i.e., study area). (Urban Crossroads, 2018, pp. 4-5)

It should be noted that there are no Congestion Management Program (CMP) study area intersections within the study area. (Urban Crossroads, 2018, p. 5)

B. Freeway Mainline Segments

Standard Caltrans guidance related to the geographic scope of the study area for the State Highway System (SHS) suggests traffic studies should include at a minimum all State highway facilities where the project will add over 100 peak hour trips. Because impacts to freeway segments dissipate with distance from the point of entry, quantitative study of freeway segments beyond those immediately adjacent to the point of entry is not being proposed. As such, the Project’s TIA has evaluated the segments shown on Table 4.11-2, *Freeway Mainline Segment Analysis Locations*. (Urban Crossroads, 2018, p. 5)

C. Freeway Merge/Diverge Ramp Junctions

The study area freeway merge/diverge ramp junction analysis locations (i.e., the location where the ramp meets the freeway mainline) include the SR-60 Freeway and SR-79 Freeway ramp merge/diverge areas for the southbound and northbound directions of flow shown on Table 4.11-3, *Freeway Merge/Diverge Ramp Junction Analysis Locations*. (Urban Crossroads, 2018, p. 6)



Table 4.11-2 Freeway Mainline Segment Analysis Locations

ID	Freeway Mainline Segments
1	SR-60 Freeway Westbound – West of Gilman Springs Road
2	SR-60 Freeway Westbound – East of Gilman Springs Road
3	SR-60 Freeway Eastbound – West of Gilman Springs Road
4	SR-60 Freeway Eastbound – East of Gilman Springs Road
5	SR-79 Freeway Southbound – North of Gilman Springs Road
6	SR-79 Freeway Southbound – South of Gilman Springs Road
7	SR-79 Freeway Northbound – North of Gilman Springs Road
8	SR-79 Freeway Northbound – South of Gilman Springs Road

(Urban Crossroads, 2018, Table 1-2)

Table 4.11-3 Freeway Merge/Diverge Ramp Junction Analysis Locations

ID	Freeway Merge/Diverge Ramp Junctions
1	SR-60 Freeway - On-Ramp at Gilman Springs Road (Merge)
2	SR-60 Freeway - Off-Ramp at Gilman Springs Road (Diverge)
3	SR-60 Freeway - Off-Ramp at Gilman Springs Road (Diverge)
4	SR-60 Freeway - On-Ramp at Gilman Springs Road (Merge)
5	SR-79 Freeway - Off-Ramp at Gilman Springs Road (Diverge)
6	SR-79 Freeway - On-Ramp at Gilman Springs Road (Merge)
7	SR-79 Freeway - On-Ramp at Gilman Springs Road (Merge)
8	SR-79 Freeway - Off-Ramp at Gilman Springs Road (Diverge)

(Urban Crossroads, 2018, Table 1-3)

4.11.3 METHODOLOGY FOR DETERMINING TRANSPORTATION FACILITY DEFICIENCIES

A. Level of Services (LOS)

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow. (Urban Crossroads, 2018, p. 11)

B. Intersection Capacity Analysis

The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway. The Highway Capacity Manual (HCM) methodology expresses the LOS at an intersection in terms of delay time for the various intersection



approaches. The HCM uses different procedures depending on the type of intersection control. (Urban Crossroads, 2018, p. 11)

1. Signalized Intersections

County of Riverside

The County of Riverside requires signalized intersection operations analysis based on the methodology described in the HCM 6th Edition. Intersection LOS operations are based on an intersection’s average control delay. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. For signalized intersections LOS is directly related to the average control delay per vehicle and is correlated to a LOS designation as described in Table 4.11-4, *Signalized Intersection LOS Thresholds*. (Urban Crossroads, 2018, p. 11)

Table 4.11-4 Signalized Intersection LOS Thresholds

Description	Average Control Delay (Seconds), V/C ≤ 1.0	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Operations with very low delay occurring with favorable progression and/or short cycle length.	0 to 10.00	A	F
Operations with low delay occurring with good progression and/or short cycle lengths.	10.01 to 20.00	B	F
Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.01 to 35.00	C	F
Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.01 to 55.00	D	F
Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.01 to 80.00	E	F
Operation with delays unacceptable to most drivers occurring due to over saturation, poor progression, or very long cycle lengths	80.01 and up	F	F

Source: HCM 6th Edition
 (Urban Crossroads, 2018, Table 2-1)

California Department of Transportation (Caltrans)

Per the *Caltrans Guide for the Preparation of Traffic Impact Studies*, the traffic modeling and signal timing optimization software package Synchro (Version 10) has been utilized to analyze signalized intersections under Caltrans’ jurisdiction, which include interchange to arterial ramps (i.e. SR-79 Freeway ramps at Gilman Springs Road). Synchro is a macroscopic traffic software program that is based on the signalized intersection capacity analysis as specified in the HCM 6th Edition. Macroscopic level models represent traffic in terms of aggregate measures for each movement at the study intersections. (Urban Crossroads, 2018, p. 11)



Equations are used to determine measures of effectiveness such as delay and queue length. The level of service and capacity analysis performed by Synchro takes into consideration optimization and coordination of signalized intersections within a network. Signal timing for the freeway arterial-to-ramp intersections have been obtained from Caltrans District 8 and were utilized for the purposes of this analysis. All signalized study area intersections with the County of Riverside have also utilized the Synchro software. (Urban Crossroads, 2018, p. 12)

The peak hour traffic volumes have been adjusted using a peak hour factor (PHF) to reflect peak 15-minute volumes. Common practice for LOS analysis is to use a peak 15-minute rate of flow. However, flow rates are typically expressed in vehicles per hour. The PHF is the relationship between the peak 15-minute flow rate and the full hourly volume (e.g. $PHF = \frac{\text{Hourly Volume}}{4 \times \text{Peak 15-minute Flow Rate}}$). The use of a 15-minute PHF produces a more detailed analysis as compared to analyzing vehicles per hour. Existing PHFs have been used for all analysis scenarios. Per the HCM 6th Edition, PHF values over 0.95 often are indicative of high traffic volumes with capacity constraints on peak hour flows while lower PHF values are indicative of greater variability of flow during the peak hour. (Urban Crossroads, 2018, p. 12)

2. Unsignalized Intersections

The County of Riverside requires the operations of unsignalized intersections be evaluated using the methodology described the HCM. The LOS rating is based on the weighted average control delay expressed in seconds per vehicle, as summarized in Table 4.11-5, *Unsignalized Intersection LOS Thresholds*. At two-way or side-street stop-controlled intersections, LOS is calculated for each controlled movement and for the left turn movement from the major street, as well as for the intersection as a whole. For approaches composed of a single lane, the delay is computed as the average of all movements in that lane. For all-way stop controlled intersections, LOS is computed for the intersection as a whole. (Urban Crossroads, 2018, pp. 12-13)

Table 4.11-5 Unsignalized Intersection LOS Thresholds

Description	Average Control Delay Per Vehicle (Seconds)	Level of Service, V/C ≤ 1.0	Level of Service, V/C > 1.0
Little or no delays.	0 to 10.00	A	F
Short traffic delays.	10.01 to 15.00	B	F
Average traffic delays.	15.01 to 25.00	C	F
Long traffic delays.	25.01 to 35.00	D	F
Very long traffic delays.	35.01 to 50.00	E	F
Extreme traffic delays with intersection capacity exceeded.	> 50.00	F	F

Source: HCM 6th Edition
 (Urban Crossroads, 2018, Table 2-2)

C. Freeway Off-Ramp Queuing Analysis

The study area for the Project’s TIA includes the freeway-to-arterial interchange of the SR-79 Freeway at Gilman Springs Road. Consistent with Caltrans requirements, the 95th percentile queuing of vehicles has been assessed at the off-ramps to determine potential queuing issues at the freeway ramp intersections on Gilman



Springs Road. Specifically, the queuing analysis is utilized to identify any potential queuing and “spill back” onto the SR-79 Freeway mainline from the off-ramps. (Urban Crossroads, 2018, p. 13)

The traffic progression analysis tool and HCM intersection analysis program, Synchro, has been used to assess the potential issues/needs of the intersections with traffic added from the proposed Project. Storage (turn-pocket) length recommendations at the ramps have been based upon the 95th percentile queue resulting from the Synchro progression analysis. A vehicle is considered queued whenever it is traveling at less than 10 feet/second. A vehicle will only become queued when it is either at the stop bar or behind another queued vehicle. The 95th percentile queue is the maximum back of queue with 95th percentile traffic volumes. The queue length reported is for the lane with the highest queue in the lane group. In other words, if traffic were observed for 100 cycles, the 95th percentile queue would be the queue experienced with the 95th busiest cycle (or 5% of the time). (Urban Crossroads, 2018, p. 13)

A footnote on the Synchro outputs indicates if the 95th percentile cycle exceeds capacity. Traffic is simulated for two complete cycles of the 95th percentile traffic in Synchro in order to account for the effects of spillover between cycles. In practice, the 95th percentile queue shown will rarely be exceeded and the queues shown with the footnote are acceptable for the design of storage bays. (Urban Crossroads, 2018, p. 13)

D. Traffic Signal Warrant Analysis Methodologies

The term "signal warrants" refers to the list of established criteria used by Caltrans and other public agencies to quantitatively justify or ascertain the potential need for installation of a traffic signal at an otherwise unsignalized intersection. The Project's TIA uses the signal warrant criteria presented in the latest edition of the Caltrans California Manual on Uniform Traffic Control Devices (CA MUTCD) for all study area intersections. (Urban Crossroads, 2018, p. 14)

The signal warrant criteria for Existing conditions are based upon several factors, including volume of vehicular and pedestrian traffic, frequency of accidents, and location of school areas. The Caltrans CA MUTCD indicates that the installation of a traffic signal should be considered if one or more of the signal warrants are met. Specifically, the Project's TIA utilizes the Peak Hour Volume-based Warrant 3 as the appropriate representative traffic signal warrant analysis for existing study area intersections for all analysis scenarios. Warrant 3 is appropriate to use for the Project's TIA because it provides specialized warrant criteria for intersections with rural characteristics (e.g. located in communities with populations of less than 10,000 persons or with adjacent major streets operating above 40 miles per hour). For the purposes of the TIA, the speed limit was the basis for determining whether Urban or Rural warrants were used for a given intersection. (Urban Crossroads, 2018, p. 14)

Traffic signal warrant analyses were performed for the unsignalized study area intersections identified in Table 4.11-6, *Traffic Signal Warrant Analysis Locations*, while the study area intersections not listed in Table 4.11-6 are signalized under existing conditions. (Urban Crossroads, 2018, p. 14)



Table 4.11-6 Traffic Signal Warrant Analysis Locations

ID	Intersection Location	Jurisdiction	CMP?
2	Gilman Springs Road & Alessandro Boulevard	County of Riverside	No
3	Jack Rabbit Trail & Gilman Springs Road	County of Riverside	No
4	Bridge Street & Gilman Springs Road	County of Riverside	No
5	Driveway & Gilman Springs Road	County of Riverside	No
7	SR-79 Northbound Ramps & Gilman Springs Road	Caltrans, County of Riverside	No

(Urban Crossroads, 2018, Table 2-3)

It is important to note that a signal warrant defines the minimum condition under which the installation of a traffic signal might be warranted. Meeting this condition does not require that a traffic control signal be installed at a particular location, but rather, that other traffic factors and conditions be evaluated in order to determine whether the signal is truly justified. It should also be noted that signal warrants do not necessarily correlate with LOS. An intersection may satisfy a signal warrant condition and operate at or above acceptable LOS or operate below acceptable LOS and not meet a signal warrant. (Urban Crossroads, 2018, pp. 14-15)

E. Freeway Mainline Segment Analysis

The freeway system in the study area has been broken into segments defined by the freeway-to-arterial interchange locations. The freeway segments have been evaluated in the Project’s TIA based upon peak hour directional volumes. The freeway segment analysis is based on the methodology described in the HCM (6th Edition) and performed using Highway Capacity Software (HCS) 7 software. The performance measure preferred by Caltrans to calculate LOS is density. Density is expressed in terms of passenger cars per mile per lane. Table 4.11-7, *Description of Freeway Mainline LOS*, illustrates the freeway segment LOS descriptions for each density range utilized for the analysis. (Urban Crossroads, 2018, p. 15)

The number of lanes for existing baseline conditions was obtained from field observations conducted by Urban Crossroads in February 2018. These existing freeway geometrics have been utilized for all analysis scenarios. The SR-60 Freeway mainline volume data was obtained from the Caltrans Performance Measurement System (PeMS) website for the segments of the SR-60 Freeway interchange at Gilman Springs Road. The data was obtained from February 2018. The SR-79 Freeway mainline volume data was obtained from the Caltrans 2016 Traffic Volumes for the segments of the SR-79 Freeway interchange at Gilman Springs Road. The data was obtained from 2016 plus 4.04% to reflect 2018 traffic conditions. In an effort to conduct a conservative analysis, the maximum value observed within the three-day period was utilized for the weekday morning (AM) and weekday evening (PM) peak hours. In addition, truck traffic, represented as a percentage of total traffic, has been utilized for the purposes of this analysis in an effort to not overstate traffic volumes and peak hour deficiencies. As such, actual vehicles (as opposed to passenger-car-equivalent [PCE] volumes) have been utilized for the purposes of the basic freeway segment analysis. (Urban Crossroads, 2018, pp. 15-16)



Table 4.11-7 Description of Freeway Mainline LOS

Level of Service	Description	Density Range (pc/mi/ln) ¹
A	Free-flow operations in which vehicles are relatively unimpeded in their ability to maneuver within the traffic stream. Effects of incidents are easily absorbed.	0.0 – 11.0
B	Relative free-flow operations in which vehicle maneuvers within the traffic stream are slightly restricted. Effects of minor incidents are easily absorbed.	11.1 – 18.0
C	Travel is still at relative free-flow speeds, but freedom to maneuver within the traffic stream is noticeably restricted. Minor incidents may be absorbed, but local deterioration in service will be substantial. Queues begin to form behind significant blockages.	18.1 – 26.0
D	Speeds begin to decline slightly, and flows and densities begin to increase more quickly. Freedom to maneuver is noticeably limited. Minor incidents can be expected to create queuing as the traffic stream has little space to absorb disruptions.	26.1 – 35.0
E	Operation at capacity. Vehicles are closely spaced with little room to maneuver. Any disruption in the traffic stream can establish a disruption wave that propagates throughout the upstream traffic flow. Any incident can be expected to produce a serious disruption in traffic flow and extensive queuing.	35.1 – 45.0
F	Breakdown in vehicle flow.	>45.0

¹ pc/mi/ln = passenger cars per mile per lane. Source: HCM (6th Edition)

(Urban Crossroads, 2018, Table 2-4)

F. Freeway Merge/Diverge Ramp Junction Analysis

The freeway system in the study area has been broken into segments defined by freeway-to-arterial interchange locations resulting in two existing on and off ramp locations. Although the HCM (6th Edition) indicates the influence area for a merge/diverge junction is 1,500 feet, the analysis presented in the Project’s TIA has been performed at the Gilman Springs Road ramp locations with respect to the nearest on or off ramp at each interchange in an effort to be consistent with Caltrans guidance/comments on other projects Urban Crossroads has worked on along the SR-60 and SR-79 corridor. (Urban Crossroads, 2018, p. 16)

The merge/diverge analysis is based on the HCM Ramps and Ramp Junctions analysis method and performed using HCS 7 software. The measure of effectiveness (reported in passenger car/mile/lane) is calculated based on the existing number of travel lanes, number of lanes at the on and off ramps both at the analysis junction and at upstream and downstream locations (if applicable) and acceleration/deceleration lengths at each merge/diverge point. Table 4.11-8, *Description of Freeway Merge and Diverge LOS*, presents the merge/diverge area level of service descriptions for each density range utilized for the analysis. (Urban Crossroads, 2018, p. 16)

The ramp data (per the count data presented in Appendix 3.1 to the Project’s TIA; refer to *Technical Appendix J1*) were utilized to flow conserve the mainline volumes to determine the SR-60 Freeway mainline volumes east of Gilman Springs Road and SR-79 Freeway mainline volumes north of Gilman Springs Road. Similar to the basic freeway segment analysis, actual vehicles (as opposed to passenger-car-equivalent volumes) have



been utilized for the purposes of the freeway ramp junction (merge/diverge) analysis. (Urban Crossroads, 2018, p. 16)

G. Minimum Level of Services (LOS)

The definition of an intersection deficiency has been obtained from each of the applicable surrounding jurisdictions and are described below. (Urban Crossroads, 2018, p. 16)

Table 4.11-8 Description of Freeway Merge and Diverge LOS

Level of Service	Density Range (pc/mi/ln) ¹
A	≤10.0
B	10.0 – 20.0
C	20.0 – 28.0
D	28.0 – 35.0
E	>35.0
F	Demand Exceeds Capacity

¹ pc/mi/ln = passenger cars per mile per lane. Source: HCM (6th Edition)
 (Urban Crossroads, 2018, Table 2-5)

1. County of Riverside

Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target LOS: LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. As such, LOS D has been considered acceptable at any intersection within the County of Riverside because all of the study area intersections are classified as Secondary Highways or a higher classification and none occur in Community Centers. (Urban Crossroads, 2018, p. 17)

2. City of Moreno Valley

The definition of an intersection deficiency in the City of Moreno Valley is based on the City of Moreno Valley General Plan Circulation Element. The City of Moreno Valley General Plan states that target LOS C or LOS D be maintained along City roads (including intersections) wherever possible. Figure 4.11-2, *City of Moreno Valley Level of Service Standards*, depicts the level of service standards within the City of Moreno Valley. (Urban Crossroads, 2018, p. 17)

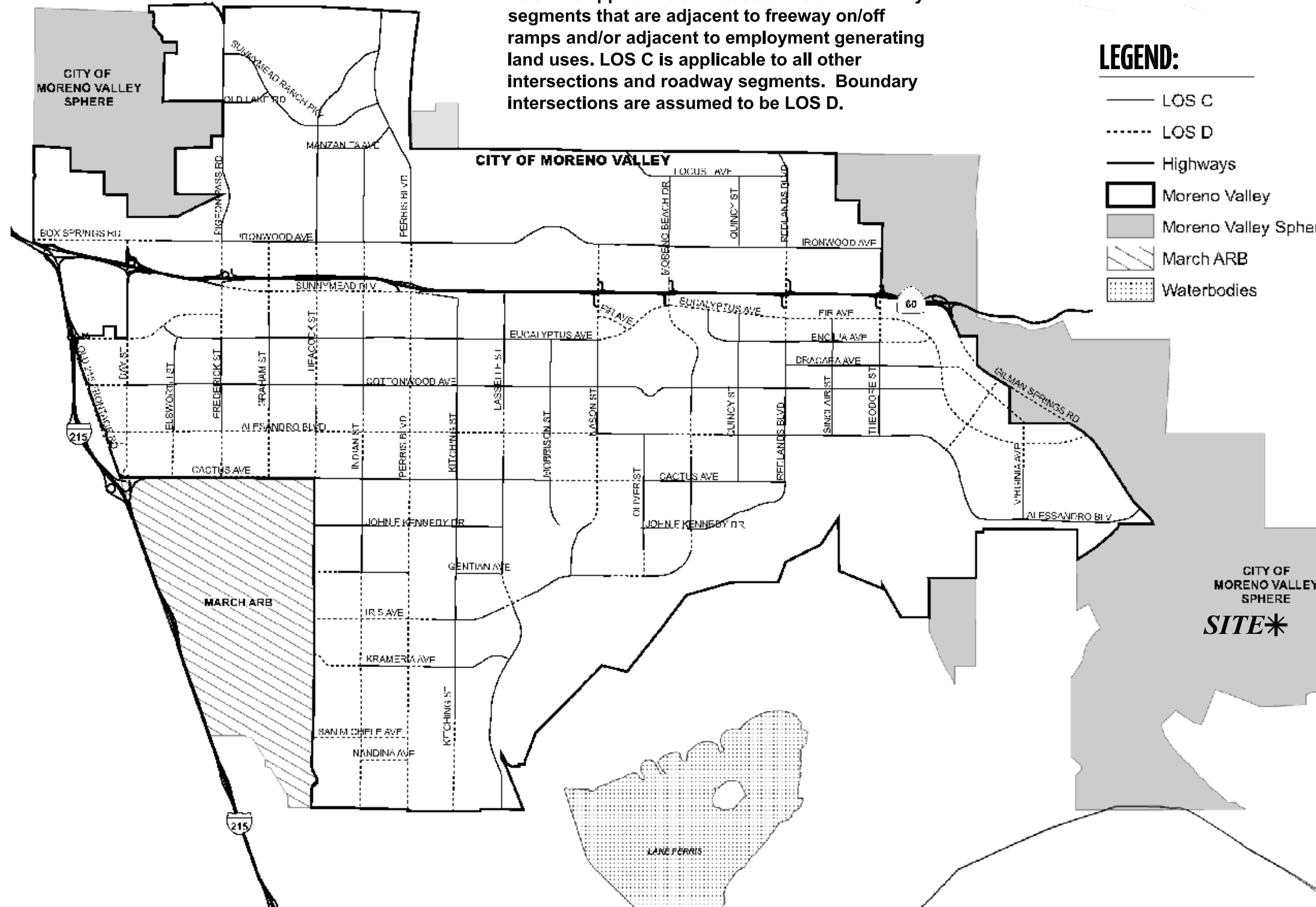
3. Caltrans

Caltrans endeavors to maintain a target LOS at the transition between LOS C and LOS D on State Highway System (SHS) facilities; however, Caltrans acknowledges that this may not always be feasible and recommends

LOS D is applicable to intersections and roadway segments that are adjacent to freeway on/off ramps and/or adjacent to employment generating land uses. LOS C is applicable to all other intersections and roadway segments. Boundary intersections are assumed to be LOS D.

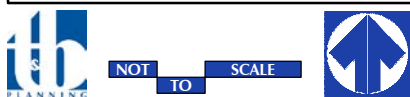
LEGEND:

- LOS C
- LOS D
- Highways
- ▭ Moreno Valley
- ▭ Moreno Valley Sphere
- ▨ March ARB
- ▤ Waterbodies



Source(s): Urban Crossroads (03-07-2018)

Figure 4.11-2



CITY OF MORENO VALLEY LEVEL OF SERVICE STANDARDS



that the lead agency consult with Caltrans to determine the appropriate target LOS. Consistent with the County of Riverside minimum LOS of LOS D, LOS D will be used as the target LOS for arterial-to-freeway ramps. (Urban Crossroads, 2018, p. 17)

H. Deficiency Criteria

This subsection outlines the methodology used in this analysis related to identifying circulation system deficiencies.

1. Intersections

To determine whether the addition of project traffic at a study intersection would result in a deficiency, the following will be utilized:

- A deficiency occurs at study area intersections if the pre-Project condition is at or better than LOS D (i.e., acceptable LOS), and the addition of project trips causes the peak hour LOS of the study area intersection to operate at unacceptable LOS (i.e., LOS E or F). Per the County of Riverside traffic study guidelines, for intersections currently operating at unacceptable LOS (LOS E or F), a deficiency would occur if the Project contributes 50 or more peak hour trips to pre-project traffic conditions. (Urban Crossroads, 2018, p. 17)

2. Caltrans Facilities

To determine whether the addition of project traffic to the SHS freeway segments would result in a deficiency, the following will be utilized: (Urban Crossroads, 2018, p. 19)

- The traffic study finds that the LOS of a segment will degrade from D or better to E or F.
- The traffic study finds that the project will exacerbate an already deficient condition (i.e., contributing 50 or more peak hour trips). A segment that is operating at or near capacity is deemed to be deficient.

4.11.4 EXISTING CONDITIONS

The Project site is located in unincorporated Riverside County, approximately 2.6 miles north of the City of San Jacinto and approximately 2.4 miles southeast of the City of Moreno Valley. The entrance to the Project site is located along Gilman Springs Road, approximately 0.6 mile southeast of the intersection of Gilman Springs Road and Bridge Street. The Project site contains private paved and unpaved access roads under existing conditions. A description of the existing circulation network in the Project's study area is provided below. Refer to Section 3 of the Project's TIA (*EIR Technical Appendix JI*) for a discussion of the Circulation Elements of the General Plans for the County of Riverside and the City of Moreno Valley.

A. Existing Circulation Network

Pursuant to the Project's Scoping Agreement (see Appendix 1.1 of the Project's TIA, which is included as *EIR Technical Appendix JI*), the Project's study area includes a total of seven existing intersections, as shown previously on Figure 4.11-1, where the Project is anticipated to contribute 50 or more peak hour trips.



Figure 4.11-3, *Existing Number of Through Lanes and Intersection Controls*, illustrates the study area intersections located near the proposed Project and identifies the number of through traffic lanes for existing roadways and intersection traffic controls. (Urban Crossroads, 2018, p. 21)

B. Truck Routes

While the County of Riverside’s General Plan recognizes the trucking industry and the importance of the region’s role in the movement of goods, there are no truck routes defined within the County. However, the City of Moreno Valley has a designated truck route map, which identifies Gilman Springs Road and Alessandro Boulevard as designated City of Moreno Valley truck routes. The City of Moreno Valley’s existing truck routes are shown on Figure 4.11-4, *City of Moreno Valley Existing Truck Routes*. (Urban Crossroads, 2018, p. 21)

C. Existing (2018) Traffic Counts

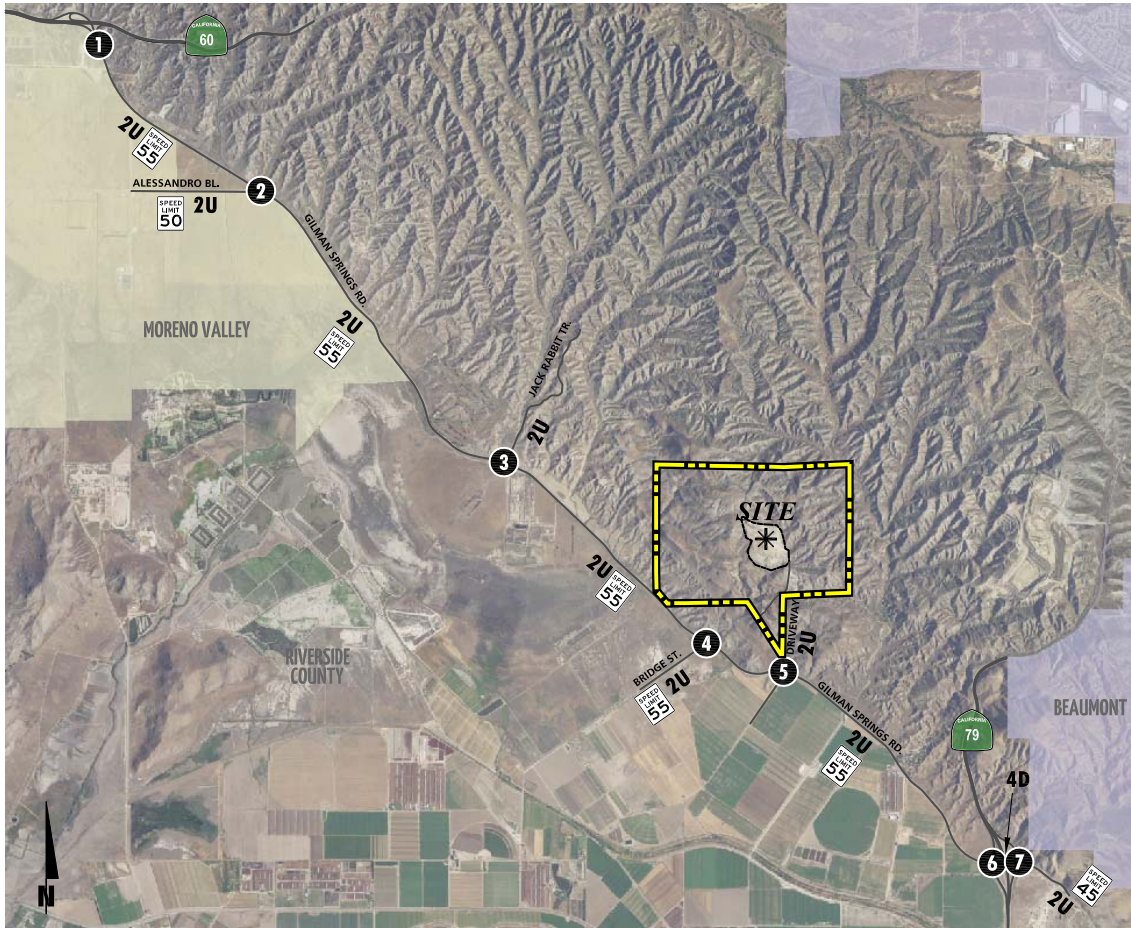
The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in February 2018. The following peak hours were selected for analysis: (Urban Crossroads, 2018, p. 31)

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM and weekday PM peak hour count data are representative of typical weekday peak hour traffic conditions in the study area. There were no observations made in the field by Urban Crossroads that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules. The raw manual peak hour turning movement traffic count data sheets are included in Appendix 3.1 of the Project’s TIA (*Technical Appendix JI*). These raw turning volumes have been flow conserved between intersections with limited access, no access, and where there are currently no uses generating traffic (e.g., between ramp-to-arterial intersections, etc.). The traffic counts collected in February 2018 include the vehicle classifications as shown below: (Urban Crossroads, 2018, p. 31)

- Passenger Cars
- 2-Axle Trucks
- 3-Axle Trucks
- 4 or More Axle Trucks

To represent the impact large trucks, buses and recreational vehicles have on traffic flow, all trucks were converted into Passenger Car Equivalent (PCE). By their size alone, these vehicles occupy the same space as two or more passenger cars. In addition, the time it takes for them to accelerate and slow-down is also much longer than for passenger cars and varies depending on the type of vehicle and number of axles. For the purpose of analysis, a PCE factor of 1.5 has been applied to 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4+-axle trucks to estimate each turning movement. These factors are consistent with the values recommended



<p>1 Gilman Springs Rd. & SR-60 EB Ramps</p>	<p>2 Gilman Springs Rd. & Alessandro Bl.</p>	<p>3 Jack Rabbit Trail & Gilman Springs Rd.</p>	<p>4 Bridge St. & Gilman Springs Rd.</p>
<p>5 Driveway & Gilman Springs Rd.</p>	<p>6 SR-79 SB Ramps & Gilman Springs Rd.</p>	<p>7 SR-79 NB Ramps & Gilman Springs Rd.</p>	

LEGEND:

- = TRAFFIC SIGNAL
- = STOP SIGN
- 4** = NUMBER OF LANES
- D** = DIVIDED
- U** = UNDIVIDED
- = FREE RIGHT TURN
- = CHANNELIZED YIELD
- DEF** = DEFACTO RIGHT TURN
- = SPEED LIMIT (MPH)

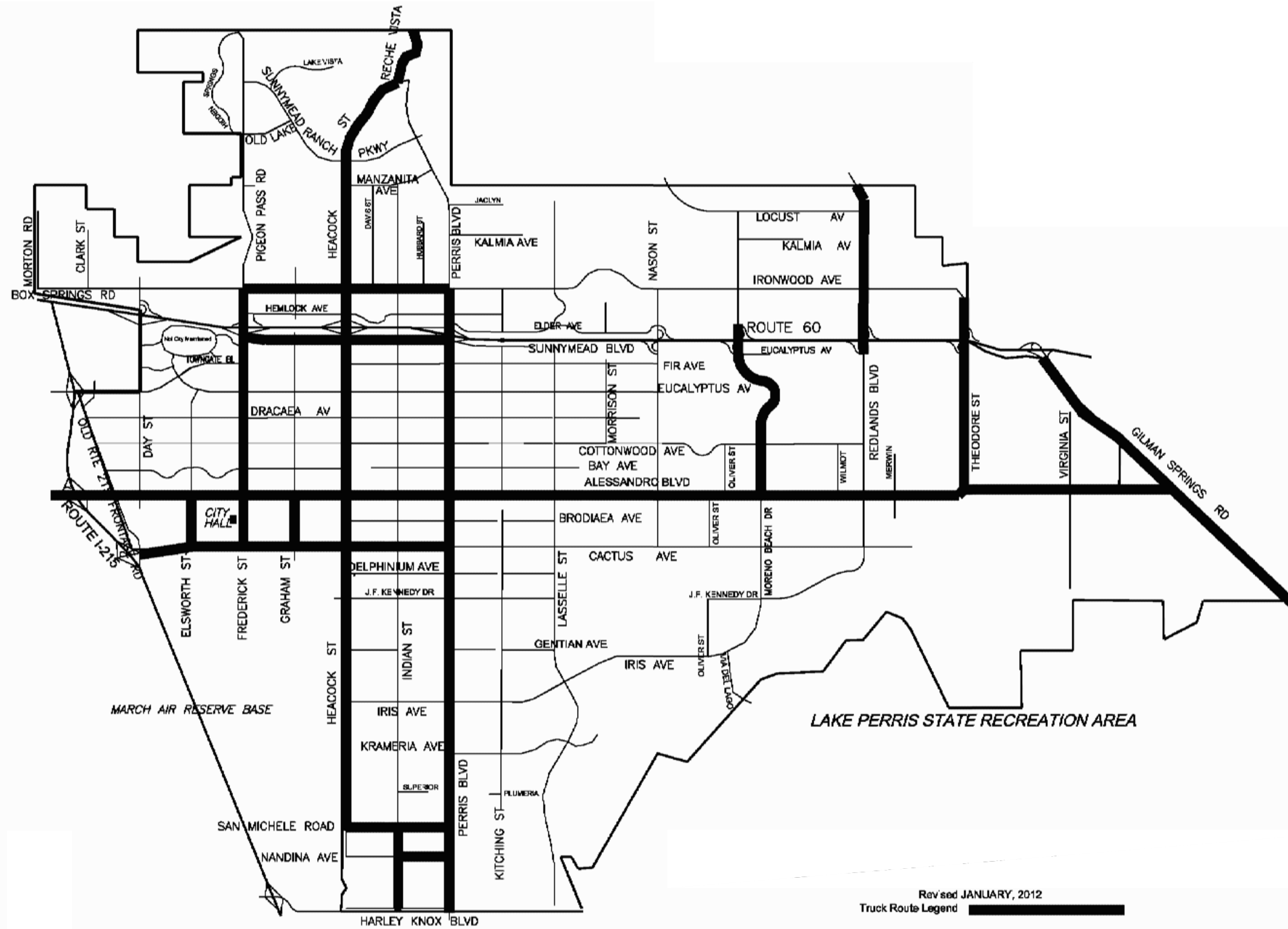
Source(s): Urban Crossroads (03-07-2018)



NOT TO SCALE



Figure 4.11-3
EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS



Source(s): Urban Crossroads (03-07-2018)

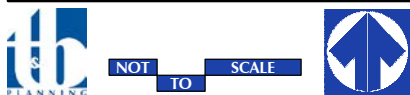


Figure 4.11-4

CITY OF MORENO VALLEY EXISTING TRUCK ROUTES



for use in the San Bernardino County CMP and are in excess of the factor recommended for use in the County of Riverside traffic study guidelines. Although the County of Riverside has a recommended PCE factor of 2.0, the San Bernardino County CMP PCE factors have been utilized in an effort to conduct a more conservative analysis. (Urban Crossroads, 2018, p. 31)

Existing weekday average daily traffic (ADT) volumes on arterial highways throughout the study area are shown on Exhibit 3-10 of the Project's TIA (Technical Appendix J1). Where actual 24-hour tube count data was not available, Existing ADT volumes were based upon factored intersection peak hour counts collected by Urban Crossroads, Inc. using the following formula for each intersection leg: (Urban Crossroads, 2018, p. 32)

$$\text{Weekday PM Peak Hour (Approach Volume + Exit Volume)} \times 16.8029 = \text{Leg Volume}$$

A comparison of the PM peak hour and daily traffic volumes of various roadway segments within the study area indicated that the peak-to-daily relationship is approximately 5.95 percent. As such, the above equation utilizing a factor of 16.8029 estimates the ADT volumes on the study area roadway segments assuming a peak-to-daily relationship of approximately 5.95 percent (i.e., $1/0.0595 = 16.8029$) and was assumed to sufficiently estimate ADT volumes for planning-level analyses. Existing weekday AM and weekday PM peak hour intersection volumes (in PCE) are also shown on Exhibit 3-10 of the Project's TIA (*Technical Appendix J1*). (Urban Crossroads, 2018, p. 32)

D. Existing Conditions Intersection Operations Analysis

Existing peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Subsection 4.11.3. The intersection operations analysis results are summarized in Table 4.11-9, *Intersection Analysis for Existing (2018) Conditions*. As shown in Table 4.11-9, the following existing study area intersections are currently operating at an unacceptable LOS during the peak hours (i.e., LOS E or worse): (Urban Crossroads, 2018, p. 32)

- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS E AM peak hour; LOS F PM peak hour
- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

A summary of the peak hour intersection LOS for Existing conditions also are shown on Exhibit 3-11 of the Project's TIA (Technical Appendix J1). The intersection operations analysis worksheets are included in Appendix 3.2 of the Project's TIA.

E. Traffic Signal Warrants Analysis

Traffic signal warrants for Existing traffic conditions are based on existing peak hour intersection turning volumes. For Existing traffic conditions, a traffic signal appears to currently be warranted at the following unsignalized study area intersections (see Appendix 3.3 to the Project's TIA [*Technical Appendix J1*]): (Urban Crossroads, 2018, p. 32)



- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

Table 4.11-9 Intersection Analysis for Existing (2018) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Gilman Springs Rd. / SR-60 EB Ramps	UC	0	1	0	0	1	0	0	0	1>>	0	0	0	0.0	0.0	A	A
2	Gilman Springs Rd. / Alessandro Bl.	CSS	1	1	0	0	1	0	0	1	0	0	0	0	11.8	29.0	B	D
3	Jack Rabbit Trail / Gilman Springs Rd.	CSS	0	0	0	0	1	0	1	1	0	0	1	0	18.6	30.2	C	D
4	Bridge St. / Gilman Springs Rd.	CSS	0	1	0	0	0	0	0	1	1	1	1	0	>100.0	65.8	F	F
5	Driveway / Gilman Springs Rd.	CSS	0	1	0	0	1	0	1	1	0	1	1	1	36.7	61.4	E	F
6	SR-79 SB Ramps / Gilman Springs Rd.	TS	0	0	0	0	1	1	0	2	0	1	2	0	7.4	12.3	A	B
7	SR-79 NB Ramps / Gilman Springs Rd.	CSS	0	1	1	0	0	0	1	2	0	0	2	0	>100.0	>100.0	F	F

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; >> = Free-Right Turn Lane

² Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ UC = Uncontrolled; CSS = Cross-street Stop; TS = Traffic Signal

(Urban Crossroads, 2018, Table 3-1)

F. Off-Ramp Queuing Analysis

A queuing analysis was performed for the off-ramps at the SR-79 Freeway and Gilman Springs interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially “spill back” onto the SR-79 Freeway. Queuing analysis findings for Existing traffic conditions are presented in Table 4.11-10, *Peak Hour Freeway Off-Ramp Queuing Summary for Existing (2018) Conditions*. It is important to note that off-ramp lengths are consistent with the measured distance between the intersection and the freeway mainline. (Urban Crossroads, 2018, p. 36)

Table 4.11-10 Peak Hour Freeway Off-Ramp Queuing Summary for Existing (2018) Conditions

Intersection	Movement	Available Stacking Distance (Feet)	95th Percentile Queue (Feet)		Acceptable? ¹	
			AM Peak Hour	PM Peak Hour	AM	PM
SR-79 SB Ramps / Gilman Springs Road	SBL/T	1,890	90	204	Yes	Yes
	SBR	235	0	0	Yes	Yes
SR-79 NB Ramps / Gilman Springs Road	NBL/T	1,600	425	325	Yes	Yes
	NBR	435	0	0	Yes	Yes

¹ Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

(Urban Crossroads, 2018, Table 3-2)



As shown on Table 4.11-10, there are no movements that are currently experiencing queuing issues during the weekday AM or weekday PM peak 95th percentile traffic flows for Existing traffic conditions. Worksheets for Existing traffic conditions off-ramp queuing analysis are provided in Appendix 3.4 of the Project's TIA (Technical Appendix J1). (Urban Crossroads, 2018, p. 36)

G. Existing Conditions Basic Freeway Segment Analysis

Existing mainline directional volumes for the weekday AM and PM peak hours are provided on Exhibit 3-12 of the Project's TIA (Technical Appendix J1). As shown on Table 4.11-11, *Basic Freeway Segment Analysis for Existing (2018) Conditions*, SR-60 and SR-79 Freeway segments analyzed for this study are found to operate at an acceptable LOS (i.e., LOS D or better) during the peak hours, with the exception of the following segments: (Urban Crossroads, 2018, p. 36)

- SR-60 Freeway Westbound – West of Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway Eastbound – West of Gilman Springs Road (#3) – LOS F PM peak hour only

Existing basic freeway segment analysis worksheets are provided in Appendix 3.5 of the Project's TIA (Technical Appendix J1). (Urban Crossroads, 2018, p. 36)

H. Existing Conditions Freeway Merge/Diverge Analysis

Ramp merge and diverge operations were also evaluated for Existing (2018) conditions and the results of this analysis are presented in Table 4.11-12, *Freeway Ramp Merge/Diverge Analysis for Existing (2018) Conditions*. As shown in Table 4.11-12, the SR-60 and SR-79 Freeway ramp merge and diverge areas at Gilman Springs Road are anticipated to operate at LOS D or better, with the exception of the following ramp junctions: (Urban Crossroads, 2018, p. 36)

- SR-60 Freeway – On-Ramp at Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway – Off-Ramp at Gilman Springs Road (#2) – LOS E PM peak hour only
- SR-60 Freeway – Off-Ramp at Gilman Springs Road (#3)- LOS E AM peak hour; LOS F PM peak hour

Existing (2018) freeway ramp junction operations analysis worksheets are provided in Appendix 3.6 of the Project's TIA (Technical Appendix J1). (Urban Crossroads, 2018, p. 36)



Table 4.11-11 Basic Freeway Segment Analysis for Existing (2018) Conditions

Freeway	Direction	Mainline Segment	Lanes ¹	Volume ²		Density ³		LOS ⁴	
				AM	PM	AM	PM	AM	PM
SR-60 Freeway	Westbound	West of Gilman Springs Road	2	3,930	4,052	36.3	38.4	E	E
		East of Gilman Springs Road	2	3,131	3,569	25.7	31.0	C	D
	Eastbound	West of Gilman Springs Road	2	3,540	4,514	31.0	-- ⁵	D	F
		East of Gilman Springs Road	2	3,131	3,569	25.7	31.0	C	D
SR-79 Freeway	Southbound	North of Gilman Springs Road	2	1,348	1,730	10.6	13.6	A	B
		South of Gilman Springs Road	2	1,479	1,986	11.7	15.6	B	B
	Northbound	North of Gilman Springs Road	2	1,096	1,209	8.7	9.5	A	A
		South of Gilman Springs Road	2	1,239	1,221	9.7	9.6	A	A

BOLD = LOS does not meet Caltrans requirements (i.e., unacceptable LOS or LOS E/F).

¹ Number of lanes are in the specified direction and is based on existing conditions.

² Directional volumes based on current PeMS data.

³ Density is measured by passenger cars per mile per lane (pc/mi/ln).

⁴ LOS = Level of Service

⁵ HCS7 does not report density for freeway facilities operating at LOS F.

(Urban Crossroads, 2018, Table 3-3)



Table 4.11-12 Freeway Ramp Merge/Diverge Analysis for Existing (2018) Conditions

Freeway	Direction	Ramp Junction	Lanes on Freeway	AM Peak Hour		PM Peak Hour	
				Density ¹	LOS ²	Density ¹	LOS ²
SR-60 Freeway	Westbound	On-Ramp at Gilman Springs Road	2	40.6	E	42.8	E
		Off-Ramp at Gilman Springs Road	2	27.9	D	31.8	E
	Eastbound	Off-Ramp at Gilman Springs Road	2	32.5	E	-- ³	F
		On-Ramp at Gilman Springs Road	2	29.4	D	34.8	D
SR-79 Freeway	Southbound	Off-Ramp at Gilman Springs Road	2	12.1	B	15.6	B
		On-Ramp at Gilman Springs Road	2	13.4	B	17.9	B
	Northbound	On-Ramp at Gilman Springs Road	2	9.8	B	10.8	B
		Off-Ramp at Gilman Springs Road	2	11.2	B	11.0	B

BOLD = LOS does not meet Caltrans requirements (i.e., unacceptable LOS or LOS E/F).

¹ Density is measured by passenger cars per mile per lane (pc/mi/ln).

² LOS = Level of Service

³ HCS7 does not report density for freeway facilities operating at LOS F.
(Urban Crossroads, 2018, Table 3-4)

1. Alternative Transportation

1. Bicycle and Pedestrian Facilities

The Riverside County Trails and Bikeway System is shown on Exhibit 3-7 of the Project’s TIA (*Technical Appendix JI*). There are proposed Regional Trails along Gilman Springs Road and the Bridge Street alignment within the study area. The Master Plan of Trails and Bike Plan for the City of Moreno Valley are shown on Exhibits 3-8 and 3-9 of the Project’s TIA, respectively. There is a planned Class II bike lane planned along the future Eucalyptus Avenue, west of Gilman Springs Road. Field observations conducted by Urban Crossroads in February 2018 indicate no pedestrian and bicycle activity within the study area. Existing pedestrian facilities currently do not exist along Gilman Springs Road. (Urban Crossroads, 2018, p. 21)

2. Transit Service

The study area is currently served by the Riverside Transit Authority (RTA), a public transit agency serving the unincorporated Riverside County region. There are currently no existing bus routes that serve the roadways within the study area in close proximity to the proposed Project. Transit service is reviewed and updated by



RTA periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The Project does not propose a change of land use and would be unlikely to cause RTA to adjust existing bus routes in the area. (Urban Crossroads, 2018, p. 31)

3. Existing Airport Facilities

The nearest airport (March Air Reserve Base) is approximately 4.7 miles to the west of the proposed Project's EDA. Additionally, according to Riverside County GIS, no portions of the Mine occur within any Airport Influence Area (AIA). (RCIT, 2018)

4.11.5 APPLICABLE REGULATORY REQUIREMENTS

A. SCAG Regional Transportation Plan

The Southern California Association of Governments (SCAG) is a regional agency established pursuant to California Government Code § 6500, also referred to as the Joint Powers Authority law. SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). The Project site is within SCAG's regional authority. On April 7, 2016, SCAG adopted the 2016-2040 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) with goals to: 1) Align the plan investments and policies with improving regional economic development and competitiveness; 2) Maximize mobility and accessibility for all people and goods in the region; 3) Ensure travel safety and reliability for all people and goods in the region; 4) Preserve and ensure a sustainable regional transportation system; 5) Maximize the productivity of our transportation system; 6) Protect the environment and health of our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking); 7) Actively encourage and create incentives for energy efficiency, where possible; 8) Encourage land use and growth patterns that facilitate transit and active transportation; and 9) Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies (SCAG, 2016). Performance measures and funding strategies also are included to ensure that the adopted goals are achieved through implementation of the RTP.

B. County of Riverside Congestion Management Program

The Riverside County Transportation Commission (RCTC) adopted its current Congestion Management Program (CMP) in December 2011. The purpose of the CMP is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality. Additionally, the CMP establishes a minimum LOS of E for CMP roadway facilities within Riverside County. (RCTC, 2011, p. ES-1 and Exhibit 2-1) There are no CMP intersections within the Project's study area (Urban Crossroads, 2018, p. 5).

C. County of Riverside Circulation Element

The Riverside County General Plan includes a Circulation Element, which designates future road improvements and extensions, addresses non-motorized transportation alternatives, and identifies funding



options. The Circulation Element also identifies transportation routes, terminals, and facilities. Circulation Element Policy C 2.1 states that the County will maintain the following County-wide target LOS: LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. (Urban Crossroads, 2018, p. 17; Riverside County, 2019a, p. C-1)

D. Transportation Uniform Mitigation Fee (TUMF) Program

The Transportation Uniform Mitigation Fee (TUMF) program is administered by the WRCOG based upon a regional Nexus Study most recently updated in 2017 to address major changes in right of way acquisition and improvement cost factors. This regional program was put into place to ensure that development pays its fair share and that funding is in place for construction of facilities needed to maintain the requisite level of service and critical to mobility in the region. TUMF is a truly regional mitigation fee program and is imposed and implemented in every jurisdiction in Western Riverside County, except the City of Beaumont. (Urban Crossroads, 2018, p. 8)

TUMF fees are imposed on new residential, industrial, and commercial development through application of the TUMF fee ordinance and fees are collected at the building or occupancy permit stage. In addition, an annual inflation adjustment is considered each year in February. In this way, TUMF fees are adjusted upwards on a regular basis to ensure that the development impact fees collected keep pace with construction and labor costs, etc. (Urban Crossroads, 2018, p. 10)

E. Development Impact Fee (DIF) Program

The Project is located within the County's San Jacinto Valley Area Plan and therefore would be subject to County of Riverside Development Impact Fee (DIF), which is a program implemented by the County to address transportation infrastructure needs for new development throughout its unincorporated area. The DIF program consists of two separate transportation components: the Roads, Bridges and Major Improvements component and the Traffic Signals component. Eligible facilities for funding by the County DIF program are identified on the County's Public Needs List, which currently extends through the year 2010. A comprehensive review of the DIF program is now planned in order to update the nexus study. This will result in development of a revised "needs list" extending the program time horizon from 2010 to 2030. (Urban Crossroads, 2018, p. 10)

The cost of signaling DIF network intersections is identified under the Traffic Signals component of the DIF program. County staff generally defines DIF eligible intersections as those consisting of two intersecting general plan roadways. If the intersection meets this requirement, it is potentially eligible for up to \$235,000 of credit, which is subject to negotiations with the County. (Urban Crossroads, 2018, p. 10)



4.11.6 BASIS FOR DETERMINING SIGNIFICANCE

According to Section XVII of Appendix G to the CEQA Guidelines, the proposed Project would result in a significant impact to transportation and traffic if the Project or any Project-related component would (OPR, 2018)

- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities;
- Conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b);
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- Result in inadequate emergency access or access to nearby uses.

The following thresholds are derived from EA No. 34079 (Riverside County's Environmental Assessment Checklist, see Technical Appendix A to this EIR), and supplemented by the thresholds listed in Appendix G to the CEQA Guidelines, in order to evaluate the significance of the proposed Project's impacts on transportation and traffic. The proposed Project would result in a significant impact to transportation and traffic if the Project or any Project-related component would:

- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities;*
- Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways;*
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment);*
- Cause an effect upon, or a need for new or altered maintenance of roads;*
- Cause an effect upon circulation during the project's construction;*
- Result in inadequate emergency access or access to nearby uses; or*
- Include the construction or expansion of a bike system or bike lanes.*

The 2018 updates to the CEQA Guidelines include a new threshold requiring a determination of consistency with CEQA Guidelines Section 15064.3. CEQA Guidelines Section 15064.3 requires an analysis of Vehicle Miles Travelled (VMTs), in accordance with California Senate Bill (SB) 743. LOS has been used as the basis for determining the significance of traffic impacts as standard practice in CEQA documents for decades. In 2013, SB 743 was passed, which is intended to balance the need for LOS for traffic planning with the need to build infill housing and mixed-use commercial developments within walking distance of mass transit facilities, downtowns, and town centers and to provide greater flexibility to local governments to balance these sometimes-competing needs. At full implementation of SB 743, the California Governor's Office of Planning and Research (OPR) is expected to replace LOS as the metric against which traffic impacts are evaluated, with a metric based on VMTs. CEQA Guidelines § 15064.3(c) provides that a lead agency "may elect to be



governed by the provisions” of the section immediately; otherwise, the section’s provisions do not apply to local lead agencies until July 1, 2020. At the time the EIR was released for public review, the County of Riverside had not elected to implement § 15064.3 of the CEQA Guidelines, but will be required to do so for projects anticipated to be approved subsequent to July 1, 2020. Accordingly, an analysis of VMTs is not required at this time under CEQA to determine whether the Project would have a significant transportation impact. Refer instead to the discussion and analysis of Threshold a., below. Although an analysis of VMTs is not required at this time, the Project is anticipated to serve a regional need and would likely reduce VMTs. As documented by Peter Berck at the University of California at Berkeley:

“The opening of a new quarry for aggregates will change the pattern of transportation of aggregates in the area served by the quarry...so long as aggregate producers are cost minimizing, the new pattern of transportation requires less truck transport than the pattern of transportation that existed before the opening of the new quarry. Since the costs of providing aggregates falls, it is reasonable to assume that the price of delivered aggregates also will fall...Since the demand increase from a new quarry is quite small, the dominant effect is that the quarries are on average closer to the users of aggregates and, as a result, the truck mileage for aggregate hauling decreases.” (Berck, 2005, p. 3)

Thus, although an analysis of VMTs is not required at this time, the expansion of available aggregate resources at the Mine as proposed by the Project Applicant would help reduce VMTs on a regional basis by serving the local market demand for aggregate material.

4.11.7 IMPACT ANALYSIS

Threshold a: *Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?*

The analysis of Threshold a. focuses on potential impacts to local roadway intersections, based on the LOS standards established by the County of Riverside, City of Moreno Valley, and Caltrans, as discussed in Subsection 4.11.3. A description of the traffic modeling assumptions is provided below, followed by an analysis of the Project’s potential impacts to study area intersections and freeway ramp locations.

A. Traffic Modeling Description

This subsection presents the traffic volumes estimated to be generated by the Project, as well as the Project’s trip assignment onto the study area roadway network. The Project is proposed to have full access on Gilman Springs Road via a private road extending from Gilman Springs Road. Regional access to the Project site is provided via the SR-60 Freeway at Gilman Springs Road interchange and SR-79 at Gilman Springs Road interchange. The Project is anticipated to be in operation by the end of 2018. (Urban Crossroads, 2018, p. 45)

1. Project Trip Generation

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development. The Institute of Transportation Engineers (ITE) Trip Generation Manual is a nationally



recognized source for estimating site specific trip generation. ITE recently released an updated edition of the Trip Generation Manual (10th Edition) in September 2017. As the proposed Project's land use is rather unique and not comparable to any current ITE Trip Generation Manual rates, the traffic generating potential of the proposed Project has been estimated based on the increase in permitted annual production above the Project's historical baseline. Annual production information was obtained for a 15-year period from 2003-2017. Table 4.11-13, *Summary of Historical Data*, presents the 15-year average production quantity or historical baseline for the proposed Project. As shown in Table 4.11-13, the historical baseline has been calculated as 377,765 TPY, which when compared to the proposed permitted maximum annual production quantity of the 1.0 MTPY results in a net increase of 622,235 TPY, or a 62.22% share of the total permitted annual production quantity. (Urban Crossroads, 2018, p. 45)

Table 4.11-13 Summary of Historical Data

A. Average Historic Annual Tonnage (2003-2017):	377,765 TPY ¹
B. Proposed Project:	1,000,000 TPY
C. Project Increase (B. - A.)	622,235 TPY
D. Project Share of Total Tonnage (C. / B.):	62.22%

¹TPY = Tons Per Year

(Urban Crossroads, 2018, Table 4-1)

An estimated daily production quantity of 4,000 TPD has been determined to be a reasonable high-end and conservative estimate for purposes of evaluating potential impacts. Based on an operations schedule of 365 days (7 days a week) the Mine could not operate at the conservatively estimated 4,000 TPD production level each day and stay within the proposed permitted annual limit of 1.0 MTPY. If the Mine were to operate at 4,000 TPD, the annual production would be 1,460,000 tons, which would exceed the Mine's limit of 1.0 MTPY. If the Mine were to remain within the 1.0 MTPY limit and produce 4,000 TPD, the Mine only would be able to operate 250 days per year. Based on the proposed operation schedule the actual average daily tonnage for the Project would be substantially less than 4,000 TPD. (Urban Crossroads, 2018, p. 45 and Table 4-2)

Table 4.11-14, *Total and Project Daily Truck Trips*, illustrates the breakdown of truck trips associated with the conservative estimate of 4,000 TPD. As indicated in Table 4.11-14, the proposed Project is estimated to generate 199 net additional daily truck trips (actual vehicles) above the historical baseline. (Urban Crossroads, 2018, p. 42)



Table 4.11-14 Total and Project Daily Truck Trips

A. Proposed Daily Tonnage for Traffic Study (TPD):	4,000 TPD
B. Average Tons Per Truck:	25 Tons
C. One-Way Trucks Per Day (A. / B.):	160 Trucks
D. Total Two-Way Total Trucks Per Day Based on 4,000 TPD (C. X 2-trips) ¹ :	320 Trucks ¹
E. Total New Project Trucks Trips Per Day (D. X D. from Table 1 or 62.22% of 360) ² :	199 Trucks ²

¹ Total trucks based on 4,000 TPD. Total trucks per day multiplied by 2.0 to represent two-way trip ends (one inbound trip and one outbound trip).

² Truck trips associated with proposed Project, or net increase of 2,489 TPD (e.g., 62.22% from Table 4.11-13 of 4,000 TPD) from the existing 1,511 TPD.

(Urban Crossroads, 2018, Table 4-3)

Table 4-4 of the Project’s TIA (*Technical Appendix JI*) illustrates the number of daily truck trips per day for the existing site. The data indicates the typical operational characteristics of mining operation where truck activity is heaviest in the late morning hours (at 9 AM, at the end of the typical morning peak hour of 7-9 AM), then remains relatively steady during the early afternoon hours, and finally tapers off the mid to late afternoon hours. The percentage of overall daily truck trips shown at 9 AM and 11 AM have been utilized for the typical commute hours of 7-9 AM and 4-6 PM, respectively. Peak trips during the 11 AM hour were utilized for the PM peak hour (4-6 pm) in an effort to provide a conservative analysis, as the Project is anticipated to generate fewer truck trips during the PM peak hour than during the 11 AM hour. Thus, by utilizing the 11 AM percentage of truck trips for the analysis of impacts during the PM peak hour, the analysis herein would tend to overstate the Project’s impacts during the PM peak hour. (Urban Crossroads, 2018, p. 48)

Table 4.11-15, *Average Daily and Peak Hour Project Trip Generation Summary*, illustrates the daily and peak hour trip generation that would be produced under the proposed Project in both actual vehicles and Passenger Car Equivalents (PCEs). PCE factors allow the typical “real-world” mix of vehicle types to be represented as a single standardized unit, such as the passenger car, for the purposes of capacity and level of service analysis. A PCE factor of 3.0 has been applied to large 4+ axle trucks that are typically used to haul aggregate. Under the Project, a typical peak operating day would result in the production of 4,000 tpd of aggregate resources, of which 1,511 tpd would be attributable to existing mining operations (i.e., the historical baseline) and 2,489 tpd would be attributable to the proposed Project (refer to EIR subsection 3.3.2.B). As shown in Table 4.11-15, mining operations at 4,000 tpd, which includes both existing and proposed tonnage, is anticipated to generate 30 passenger vehicle trips and 320 truck trips (actual vehicles). When converted to PCEs, operations at 4,000 tpd would generate 960 PCE truck trips. Thus, mining at 4,000 tpd would generate a total of approximately 990 PCE trip-ends per day with 145 PCE AM peak hour and 133 PCE PM peak hour trips. Table 4.11-15 also summarizes the number of vehicular trips that would be generated by the Project (i.e., the increase in trips above the historical baseline, based on an increase of 2,489 tpd). As shown, the Project is expected to produce 19 passenger vehicle trips and 199 truck trips (actual vehicles). When converted to PCEs, the Project would generate 597 PCE truck trips. Thus, the Project’s proposed increase of 2,489 tpd would generate a total of 616 PCE trips per day, with 90 PCE AM peak hour trips and 83 PCE PM peak hour trips. (Urban Crossroads, 2018, p. 48)



Table 4.11-15 Average Daily and Peak Hour Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Summary – Existing + Proposed Trips (4,000 tpd)²									
Gilman Mine (Total)	4,000	TPD							
Passenger Cars			6	4	10	4	6	10	30
Truck Trips ³			23	22	45	20	21	41	320
Total Trips (PCE) – 4,000 tpd⁴			75	70	145	64	69	133	990
Trip Generation Summary – Project Only Trips (2,489 tpd)²									
Gilman Mine (Project Only)	2,489	TPD							
Passenger Cars			4	2	6	2	4	6	19
Truck Trips ⁵			14	14	28	12	13	26	199
Total Trips (PCE) – 2,489 tpd⁴			47	44	90	40	43	83	616

1. TPD = Tons Per Day
2. A total of up to 4,000 tpd is expected to be produced under the proposed Project. Of the 4,000 tpd, 1,511 tpd would be attributable to mining activities over the historical baseline, while 2,489 tpd would be attributable to the proposed Project as evaluated herein (refer to EIR subsection 3.3.2.B).
3. Total Truck Trips based on typical peak operating day of 4,000 tpd (i.e., existing plus Project Truck Trips).
4. Based on passenger car equivalent (PCE) factor of 3.0 PCE per truck.
5. Total Truck Trips based on typical peak operating day of 2,489 tpd (i.e., Project only Truck Trips). (Urban Crossroads, 2018, Table 4-5)

2. Project Trip Distribution

Trip distribution is the process of identifying the probable destinations, directions or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the route where the Project traffic would distribute. (Urban Crossroads, 2018, p. 48)

The Project trip distribution was developed based on anticipated travel patterns to and from the Project site for both passenger cars and truck traffic. The truck trip distribution patterns have been developed based on the anticipated travel patterns for the heavy trucks associated with the mining operations. The Project trip distribution patterns for both passenger cars and trucks were developed based on an understanding of existing travel patterns in the area, the geographical location of the site, and the site's proximity to the regional arterial and state highway system. (Urban Crossroads, 2018, p. 48)

The Project passenger car trip distribution patterns are graphically depicted on Exhibit 4-1 of the Project's TIA (*Technical Appendix JI*) and the Project truck trip distribution patterns are graphically depicted on Exhibit 4-2 of the Project's TIA. (Urban Crossroads, 2018, p. 48)

3. Modal Split

The traffic reducing potential of public transit, walking, or bicycling have not been considered in the Project's TIA. Essentially, the traffic projections are "conservative" in that these alternative travel modes might be able to reduce the forecasted traffic volumes (employee trips only). (Urban Crossroads, 2018, p. 48)



4. **Project Trip Assignment**

The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project ADT and peak hour intersection turning movement volumes are shown on Exhibit 4-3 of the Project's TIA (*Technical Appendix JI*). (Urban Crossroads, 2018, p. 54)

5. **Analysis Scenarios**

For the purposes of the Project's TIA, the Project's potential impacts to traffic and transportation have been assessed for each of the following conditions. Each is discussed below.

- Existing (2018)
- Existing plus Project (E+P)
- Existing plus Ambient Growth plus Project (EAP) (2018)
- Existing plus Ambient Growth plus Project plus Cumulative (EAPC) (2018)

Existing Plus Project (E+P) Conditions

The Existing plus Project (E+P) analysis determines circulation system deficiencies that would occur on the existing roadway system in the scenario of the Project being placed upon Existing conditions. The E+P scenario has been provided for information purposes. (Urban Crossroads, 2018, p. 3)

Existing Plus Ambient Growth Plus Project (2018) Conditions

The Existing plus Ambient Growth plus Project (EAP) (2018) conditions analysis determines the significant traffic impacts based on a comparison of the EAP traffic conditions to Existing conditions (i.e., baseline conditions). Although the Project's opening year is the same as the baseline traffic condition, an ambient growth of 4.04% (2 percent per year over two years) has conservatively been included for EAP traffic conditions to account for background traffic growth for the purposes of the analysis. Cumulative development projects are not included as part of the EAP analysis. For the purposes of this traffic analysis, the EAP scenario has been utilized to discern significant Project impacts consistent with the County of Riverside traffic study guidelines. (Urban Crossroads, 2018, p. 3)

Existing Plus Ambient Growth Plus Project Plus Cumulative (2018) Conditions

The Existing plus Ambient Growth plus Project plus Cumulative (EAPC) (2018) conditions analysis will be utilized to determine if improvements funded through regional transportation mitigation fee programs, such as TUMF and County DIF programs, or other approved funding mechanism can accommodate the near-term cumulative traffic at the target level of service (LOS) identified in the County of Riverside General Plan. If the "funded" improvements can provide the target LOS, then the Project's payment into TUMF and/or DIF will be considered as near-term cumulative mitigation through the conditions of approval. Other improvements needed beyond the "funded" improvements (such as localized improvements to non-TUMF facilities) are identified as such. To account for background traffic, other known cumulative development projects in the



study area were included in addition to 4.04% of ambient growth for EAPC traffic conditions in conjunction with traffic associated with the proposed Project. Although it is unlikely that these cumulative projects would be fully built and occupied by 2019, they have been included in an effort to conduct a conservative analysis and overstate as opposed to understate potential traffic impacts. (Urban Crossroads, 2018, pp. 3-4)

The currently adopted Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (April 2016) growth forecasts for the unincorporated areas of the County of Riverside identifies projected growth in population of 359,000 in 2012 to 499,200 in 2040, or a 139.1 percent increase over the 28-year period. The change in population equates to roughly a 1.18 percent growth rate compounded annually. Similarly, growth over the same 28-year period in households is projected to increase by 145.1 percent, or 1.34 percent annual growth rate. Finally, growth in employment over the same 28-year period is projected to increase by 222.1 percent, or a 2.89 percent annual growth rate. Based on a comparison of Existing traffic volumes to the EAPC (2019) forecasts, the average growth rate is estimated at approximately 12.31 percent compounded annually between Existing and EAPC (2019) traffic conditions. (Urban Crossroads, 2018, p. 4)

6. Background Traffic

Future year traffic forecasts have been based upon background (ambient) growth at 2% per year for 2019 traffic conditions. The ambient growth factor is intended to approximate regional traffic growth. This ambient growth rate is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. The currently adopted SCAG 2016 RTP/SCS (April 2016) growth forecasts for the unincorporated areas of the County of Riverside identify projected growth in population of 359,000 in 2012 to 499,200 in 2040, or a 139.1 percent increase over the 28-year period. The change in population equates to roughly a 1.18 percent growth rate compounded annually. Similarly, growth over the same 28-year period in households is projected to increase by 145.1 percent, or 1.34 percent annual growth rate. Finally, growth in employment over the same 28-year period is projected to increase by 222.1 percent, or a 2.89 percent annual growth rate. (Urban Crossroads, 2018, p. 54)

Based on a comparison of Existing traffic volumes to the EAPC (2019) forecasts, the average growth rate is estimated at approximately 12.31 percent compounded annually between Existing and EAPC (2019) traffic conditions. The annual growth rate at each individual intersection is not lower than 6.62 percent compounded annually to as high as 16.48 percent compounded annually over the same period. Therefore, the annual growth rate utilized for the purposes of this analysis would appear to conservatively approximate the anticipated regional growth in traffic volumes in the County of Riverside for EAPC traffic conditions, especially when considered along with the addition of project-related traffic. As such, the growth in traffic volumes assumed in the Project's TIA would tend to overstate as opposed to understate the potential impacts to traffic and circulation. (Urban Crossroads, 2018, p. 54)



7. Cumulative Development Traffic

A cumulative project list was developed for the purposes of this analysis through consultation with planning and engineering staff from the County of Riverside, City of Moreno Valley, City of San Jacinto, and City of Beaumont. Where applicable, known and foreseeable cumulative projects anticipated to contribute measurable traffic (i.e. 50 or more peak hour trips) to study area intersections have been manually added to the study area network to generate EAPC forecasts. In other words, the list of cumulative development projects has been reviewed to determine which projects would likely contribute measurable traffic through the study area intersections (e.g., those cumulative projects in close proximity to the proposed Project). Refer to EIR Subsection 4.0.2, *Scope of Cumulative Effects Analysis*, for a description and map of cumulatively-considerable projects that were considered in the TIA's analysis of EAPC conditions. Any other cumulative projects that are not expected to contribute measurable traffic to study area intersections have not been included since the traffic would dissipate due to the distance from the Project site and study area intersections. Any additional traffic generated by other projects not on the cumulative projects list is accounted for through background ambient growth factors that have been applied to the peak hour volumes at study area intersections (Urban Crossroads, 2018, p. 56)

8. Near-Term Traffic Forecasts

To provide a comprehensive assessment of potential transportation network deficiencies, a “buildup” analysis was performed in support of this work effort. The “buildup” method includes background traffic and was used to approximate the EAP traffic forecasts and is intended to identify the significant impacts on both the existing and planned near-term circulation system. The “buildup” method was also utilized to approximate the EAPC traffic forecasts and is intended to identify the cumulative impacts on both the existing and planned near-term circulation system. The EAPC traffic forecasts include background traffic, traffic generated by other cumulative development projects within the study area, and the traffic generated by the proposed Project. (Urban Crossroads, 2018, p. 56)

The “buildup” approach combines existing traffic counts with a background ambient growth factor to forecast the near-term 2019 traffic conditions. An ambient growth factor of 4.04% (2019) accounts for background (area-wide) traffic increases that occur over time, up to the year 2019 from the year 2018 (compounded two percent per year growth over a two-year period). Traffic volumes generated by the Project are then added to assess the EAP and EAPC traffic conditions. The 2019 roadway network is similar to the existing conditions roadway network. (Urban Crossroads, 2018, p. 56)

As noted previously, an analysis of the proposed Project at various development tiers has been assessed for the purposes of the Project's TIA. The near-term traffic analysis includes the following traffic conditions, with the various traffic components: (Urban Crossroads, 2018, p. 59)

- EAP (2019)
 - Existing 2018 counts
 - Ambient growth traffic (2%)
 - Project traffic



- EAPC (2019)
 - Existing 2018 counts
 - Ambient growth traffic (2%)
 - Cumulative Development Project traffic
 - Project traffic

B. Project Impacts to Traffic

1. Existing Plus Project (E+P) Conditions

In an effort to satisfy the CEQA Guideline § 15125(a), an analysis of existing traffic volumes plus traffic generated by the proposed Project (E+P) has been included in the analysis. This subsection discusses the traffic forecasts for E+P conditions and the resulting intersection operations and traffic signal warrant analyses. This analysis scenario has been provided for informational purposes only as Project impacts have been discerned from a comparison of Existing (2018) to EAP (2019) conditions (per the County's traffic study guidelines). (Urban Crossroads, 2018, p. 61)

Roadway Improvements – E+P Conditions

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Figure 4.11-3. (Urban Crossroads, 2018, p. 61)

Existing Plus Project Traffic Volume Forecasts – E+P Conditions

This scenario includes Existing traffic volumes plus Project traffic. The weekday ADT and weekday AM and PM peak hour volumes which can be expected for E+P traffic conditions are shown on Exhibit 5-1 of the Project's TIA (*Technical Appendix JI*). (Urban Crossroads, 2018, p. 61)

Intersection Operations Analysis – E+P Conditions

E+P peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented above. The intersection analysis results are summarized in Table 4.11-16, *Intersection Analysis for E+P Conditions*. As shown in Table 4.11-16, there are no additional study area intersections anticipated to operate at an unacceptable LOS during one or more peak hours in addition to the locations previously identified for Existing (2018) traffic conditions. (Urban Crossroads, 2018, p. 61)



Table 4.11-16 Intersection Analysis for E+P Conditions

#	Intersection	Traffic Control ²	Existing (2018)				E+P			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Gilman Springs Rd. / SR-60 EB Ramps	UC	0.0	0.0	A	A	0.0	0.0	A	A
2	Gilman Springs Rd. / Alessandro Bl.	CSS	11.8	29.0	B	D	12.3	31.8	B	D
3	Jack Rabbit Trail / Gilman Springs Rd.	CSS	18.6	30.2	C	D	19.5	32.9	C	D
4	Bridge St. / Gilman Springs Rd.	CSS	>100.0	65.8	F	F	>100.0	83.0	F	F
5	Driveway / Gilman Springs Rd.	CSS	36.7	61.4	E	F	60.1	61.7	F	F
6	SR-79 SB Ramps / Gilman Springs Rd.	TS	7.4	12.3	A	B	7.6	12.4	A	B
7	SR-79 NB Ramps / Gilman Springs Rd.	CSS	>100.0	>100.0	F	F	>100.0	>100.0	F	F

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² UC = Uncontrolled; CSS = Cross-street Stop; TS = Traffic Signal

(Urban Crossroads, 2018, Table 5-1)

Consistent with Table 4.11-16, a summary of the peak hour intersection LOS for E+P conditions is shown on Exhibit 5-2 of the Project’s TIA (*Technical Appendix JI*). The intersection operations analysis worksheets for E+P traffic conditions are included in Appendix 5.1 of the Project’s TIA. (Urban Crossroads, 2018, p. 61)

☐ Traffic Signal Warrants Analysis – E+P Conditions

Traffic signal warrants have been performed on unsignalized intersections for E+P traffic conditions, however, there are no additional study area intersections anticipated to warrant a traffic signal for E+P traffic conditions in addition to those previously warranted under Existing (2018) traffic conditions. Worksheets for E+P traffic conditions signal warrants are provided in Appendix 5.2 of the Project’s TIA (*Technical Appendix JI*). (Urban Crossroads, 2018, p. 61)

☐ Off-Ramp Queuing Analysis – E+P Conditions

A queuing analysis was performed for the off-ramps at the SR-79 Freeway and Gilman Springs interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially “spill back” onto the SR-79 Freeway. Queuing analysis findings are presented in Table 4.11-17, *Peak Hour Freeway Off-Ramp Queuing Summary for E+P Conditions*, for E+P traffic conditions. It is important to note that off-ramp lengths are consistent with the measured distance between the intersection and the freeway mainline. (Urban Crossroads, 2018, p. 65)



Table 4.11-17 Peak Hour Freeway Off-Ramp Queuing Summary for E+P Conditions

Intersection	Movement	Available Stacking Distance (Feet)	Existing (2018)				E+P			
			95th Percentile Queue (Feet)		Acceptable? ¹		95th Percentile Queue (Feet)		Acceptable? ¹	
			AM Peak Hour	PM Peak Hour	AM	PM	AM Peak Hour	PM Peak Hour	AM	PM
SR-79 SB Ramps / Gilman Springs Road	SBL/T	1,890	90	204	Yes	Yes	90	204	Yes	Yes
	SBR	235	0	0	Yes	Yes	0	0	Yes	Yes
SR-79 NB Ramps / Gilman Springs Road	NBL/T	1,600	425	325	Yes	Yes	500	350	Yes	Yes
	NBR	435	0	0	Yes	Yes	0	0	Yes	Yes

¹ Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

(Urban Crossroads, 2018, Table 5-2)

As shown on Table 4.11-17, and consistent with Existing traffic conditions, there are no movements that are anticipated to experience queuing issues during the weekday AM or weekday PM peak 95th percentile traffic flows for E+P traffic conditions. Worksheets for E+P traffic conditions off-ramp queuing analysis are provided in Appendix 5.3 of the Project’s TIA (*Technical Appendix JI*). (Urban Crossroads, 2018, p. 65)

□ Basic Freeway Segment Analysis – E+P Conditions

E+P peak hour mainline directional volumes are provided on Exhibits 5-3 of the Project’s TIA (*Technical Appendix JI*). As shown on Table 4.11-18, *Basic Freeway Segment Analysis for E+P Conditions*, there are no additional freeway segments operating at an unacceptable LOS (i.e., LOS E or worse) during the peak hours for E+P traffic conditions in addition to those previously identified under Existing conditions. E+P conditions basic freeway segment analysis worksheets are provided in Appendix 5.4 of the Project’s TIA. (Urban Crossroads, 2018, p. 65)

□ Freeway Merge/Diverge Analysis – E+P Conditions

Ramp merge and diverge operations were also evaluated for E+P conditions and the results of this analysis are presented in Table 5-4 of the Project’s TIA (*Technical Appendix JI*). As shown on Table 4.11-19, *Freeway Merge/Diverge Analysis for E+P Conditions*, there are no additional freeway merge/diverge ramp junctions operating at an unacceptable LOS (i.e., LOS E or worse) during the peak hours for E+P traffic conditions in addition to those previously identified under Existing conditions. E+P conditions basic freeway segment analysis worksheets are provided in Appendix 5.5 of the Project’s TIA. (Urban Crossroads, 2018, p. 65)

2. EAP 2019 Conditions

This subsection discusses the methods used to develop Existing plus Ambient Growth plus Project (EAP) (2019) traffic forecasts, and the resulting intersection operations and traffic signal warrant analyses.

□ Roadway Improvements – EAP (2019) Conditions

The lane configurations and traffic controls assumed to be in place for EAP conditions are consistent with those shown previously on Figure 4.11-3. (Urban Crossroads, 2018, p. 73)



Table 4.11-18 Basic Freeway Segment Analysis for E+P Conditions

Freeway	Direction	Mainline Segment	Lanes ¹	Existing				E+P			
				Density ³		LOS ⁴		Density ³		LOS ⁴	
				AM	PM	AM	PM	AM	PM	AM	PM
SR-60 Freeway	Westbound	West of Gilman Springs Road	2	36.3	38.4	E	E	37.2	38.6	E	E
		East of Gilman Springs Road	2	25.7	31.0	C	D	25.7	31.0	C	D
	Eastbound	West of Gilman Springs Road	2	31.0	-- ⁵	D	F	31.2	-- ⁵	D	F
		East of Gilman Springs Road	2	25.7	31.0	C	D	25.7	31.0	C	D
SR-79 Freeway	Southbound	North of Gilman Springs Road	2	10.6	13.6	A	B	10.7	13.8	A	B
		South of Gilman Springs Road	2	11.7	15.6	B	B	11.7	15.6	B	B
	Northbound	North of Gilman Springs Road	2	8.7	9.5	A	A	8.7	9.5	A	A
		South of Gilman Springs Road	2	9.7	9.6	A	A	9.7	9.6	A	A

BOLD = LOS does not meet Caltrans requirements (i.e., unacceptable LOS or LOS E/F).

¹ Number of lanes are in the specified direction and is based on existing conditions.

² Directional volumes based on current PeMS data.

³ Density is measured by passenger cars per mile per lane (pc/mi/ln).

⁴ LOS = Level of Service

⁵ HCS7 does not report density for freeway facilities operating at LOS F.

(Urban Crossroads, 2018, Table 5-3)



Table 4.11-19 Freeway Merge/Diverge Analysis for E+P Conditions

Freeway	Direction	Ramp Junction	Lanes on Freeway	Existing				E+P			
				AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
				Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²
SR-60 Freeway	Westbound	On-Ramp at Gilman Springs Road	2	40.6	E	42.8	E	41.0	E	43.2	E
		Off-Ramp at Gilman Springs Road	2	27.9	D	31.8	E	27.9	D	31.8	E
	Eastbound	Off-Ramp at Gilman Springs Road	2	32.5	E	-- ³	F	32.6	E	-- ³	F
		On-Ramp at Gilman Springs Road	2	29.4	D	34.8	D	29.5	D	34.9	D
SR-79 Freeway	Southbound	Off-Ramp at Gilman Springs Road	2	12.1	B	15.6	B	12.3	B	15.8	B
		On-Ramp at Gilman Springs Road	2	13.4	B	17.9	B	13.4	B	17.9	B
	Northbound	On-Ramp at Gilman Springs Road	2	9.8	B	10.8	B	9.9	B	10.9	B
		Off-Ramp at Gilman Springs Road	2	11.2	B	11.0	B	11.2	B	11.0	B

BOLD = LOS does not meet Caltrans requirements (i.e., unacceptable LOS or LOS E/F).

¹ Density is measured by passenger cars per mile per lane (pc/mi/ln).

² LOS = Level of Service

³ HCS7 does not report density for freeway facilities operating at LOS F.

(Urban Crossroads, 2018, Table 5-4)

☐ EAP (2019) Traffic Volume Forecasts – EAP (2019) Conditions

To account for background traffic growth, an ambient growth from Existing conditions of 2% (2 percent per year over two-years) is included for EAP traffic conditions. Cumulative development projects are not included as part of the EAP analysis. The weekday ADT and weekday AM and PM peak hour volumes which can be expected for EAP traffic conditions are shown on Exhibit 2 of the STA (*Technical Appendix J2*). (Urban Crossroads, 2018, p. 73)

☐ Intersection Operations Analysis – EAP (2019) Conditions

LOS calculations were conducted for the study intersections to evaluate their operations under EAP conditions with roadway and intersection geometrics consistent Existing conditions. As shown in Table 4.11-20, *Intersection Analysis for EAP (2019) Conditions*, there are no additional intersections anticipated to operate at an unacceptable LOS under EAP traffic conditions, in addition to the locations previously identified under Existing traffic conditions. (Urban Crossroads, 2019c, p. 2)

However, the proposed Project would contribute to, but would not directly cause, a deficient LOS at the following intersections that were shown to be operating at a deficient LOS under Existing conditions. Although the Project would not directly cause the deficiencies at the following intersections, Project impacts would be cumulatively considerable and mitigation would be required.



- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS F AM and peak hours
- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

Table 4.11-20 Intersection Analysis for EAP (2019) Conditions

#	Intersection	Traffic Control ²	Existing (2018)				EAP (2018) - From TIA				EAP (2019)			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	Gilman Springs Rd. / SR-60 EB Ramps	UC	0.0	0.0	A	A	0.0	0.0	A	A	0.0	0.0	A	A
2	Gilman Springs Rd. / Alessandro Bl.	CSS	11.8	29.0	B	D	12.4	33.8	B	D	12.5	34.2	B	D
3	Jack Rabbit Trail / Gilman Springs Rd.	CSS	18.6	30.2	C	D	19.9	34.3	C	D	20.3	34.3	C	D
4	Bridge St. / Gilman Springs Rd.	CSS	>100.0	65.8	F	F	>100.0	90.8	F	F	>100.0	>100.0	F	F
5	Driveway / Gilman Springs Rd.	CSS	36.7	61.4	E	F	64.1	67.0	F	F	69.7	74.4	F	F
6	SR-79 SB Ramps / Gilman Springs Rd.	TS	7.4	12.3	A	B	7.6	12.7	A	B	7.7	12.9	A	B
7	SR-79 NB Ramps / Gilman Springs Rd.	CSS	>100.0	>100.0	F	F	>100.0	>100.0	F	F	>100.0	>100.0	F	F

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² UC = Uncontrolled; CSS = Cross-street Stop; TS = Traffic Signal

(Urban Crossroads, 2019c, Table 1)

The intersection operations analysis worksheets for EAP traffic conditions are included in Attachment A to the STA. (Urban Crossroads, 2019c, p. 2)

☐ Traffic Signal Warrants Analysis – EAP (2019) Conditions

Traffic signal warrants have been performed on unsignalized intersections for EAP traffic conditions and determined that there are no additional study area intersections anticipated to meet peak hour volume-based traffic signal warrants under EAP (2019) conditions (see Attachment 2 of the Project’s STA [*Technical Appendix J2*]). (Urban Crossroads, 2019c, p. 2)

Additionally, the Project would contribute traffic to the following study area intersections that were shown to meet signal warrants under Existing conditions. Accordingly, the addition of Project traffic to the following intersections that meet signal warrants would represent cumulatively considerable impacts and mitigation would be required.

- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

There are no additional study area intersections anticipated to warrant a traffic signal for EAP (2019) traffic conditions. Worksheets for EAP (2019) traffic conditions signal warrants are provided in Attachment B of the Project’s STA (*Technical Appendix J2*). (Urban Crossroads, 2019c, p. 2)



Off-Ramp Queuing Analysis – EAP (2019) Conditions

A queuing analysis was performed for the off-ramps at the SR-79 Freeway and Gilman Springs interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the ramp-to-arterial intersections and may potentially “spill back” onto the SR-79 Freeway. Queuing analysis findings are presented in Table 4.11-21, *Peak Hour Freeway Off-Ramp Queuing Summary for EAP (2019) Conditions*. It is important to note that off-ramp lengths are consistent with the measured distance between the intersection and the freeway mainline. (Urban Crossroads, 2018, p. 77)

Table 4.11-21 Peak Hour Freeway Off-Ramp Queuing Summary for EAP (2019) Conditions

Intersection	Movement	Available Stacking Distance (Feet)	EAP (2018) - From TIA				EAP (2019)			
			95th Percentile Queue (Feet)		Acceptable? ¹		95th Percentile Queue (Feet)		Acceptable? ¹	
			AM Peak Hour	PM Peak Hour	AM	PM	AM Peak Hour	PM Peak Hour	AM	PM
SR-79 SB Ramps / Gilman Springs Road	SBL/T	1,890	92	209	Yes	Yes	96	212	Yes	Yes
	SBR	235	0	0	Yes	Yes	0	0	Yes	Yes
SR-79 NB Ramps / Gilman Springs Road	NBL/T	1,600	525	375	Yes	Yes	560	403	Yes	Yes
	NBR	435	0	0	Yes	Yes	0	0	Yes	Yes

¹ Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

(Urban Crossroads, 2018, Table 6-2)

As shown on Table 4.11-21, and consistent with Existing and E+P traffic conditions, there are no movements that are anticipated to experience queuing issues during the weekday AM or weekday PM peak 95th percentile traffic flows for EAP (2019) traffic conditions. Accordingly, Project impacts to off-ramp queuing locations would be less than significant under EAP (2019) Conditions. Worksheets for EAP traffic conditions off-ramp queuing analysis are provided in Attachment 2 to the Project’s STA (*Technical Appendix J2*). (Urban Crossroads, 2019c, p. 2)

Basic Freeway Segment Analysis – EAP (2019) Conditions

EAP (2019) peak hour mainline directional volumes are provided on Exhibit 3 of the Project’s STA (*Technical Appendix J2*). As shown on Table 4.11-22, *Basic Freeway Segment Analysis for EAP (2019) Conditions*, there are no additional freeway segments operating at an unacceptable LOS (i.e., LOS E or worse) during the peak hours for EAP (2019) traffic conditions in addition to those previously identified under Existing conditions. EAP (2019) conditions basic freeway segment analysis worksheets are provided in Attachment D of the Project’s STA. (Urban Crossroads, 2019c, p. 4)

Although Table 4.11-22 shows that the following freeway segments would operate at a deficient LOS under EAP (2019) conditions, the Project would contribute fewer than 25 peak hour trips to these freeway segments, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans’ facilities (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2). Accordingly, Project impacts to the following segments of SR-60 would be less than significant under EAP (2019) conditions.

- SR-60 Freeway Westbound – West of Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway Eastbound – West of Gilman Springs Road (#3) – LOS F PM peak hour only



Table 4.11-22 Basic Freeway Segment Analysis for EAP (2019) Conditions

Freeway	Direction	Mainline Segment	Lanes ¹	Existing				EAP (2018) - From TIA				EAP (2019)			
				Density ³		LOS ⁴		Density ³		LOS ⁴		Density ³		LOS ⁴	
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
SR-60 Freeway	Westbound	West of Gilman Springs Road	2	36.3	38.4	E	E	38.6	40.2	E	E	40.2	41.8	E	E
		East of Gilman Springs Road	2	25.7	31.0	C	D	26.4	31.9	D	D	27.1	33.0	D	D
	Eastbound	West of Gilman Springs Road	2	31.0	-- ⁵	D	F	32.2	-- ⁵	D	F	33.2	-- ⁵	D	F
		East of Gilman Springs Road	2	25.7	31.0	C	D	26.4	31.9	D	D	27.1	33.0	D	D
SR-79 Freeway	Southbound	North of Gilman Springs Road	2	10.6	13.6	A	B	11.0	14.0	A	B	11.2	14.3	B	B
		South of Gilman Springs Road	2	11.7	15.6	B	B	12.0	15.9	B	B	12.2	16.2	B	B
	Northbound	North of Gilman Springs Road	2	8.7	9.5	A	A	8.9	9.7	A	A	9.1	9.9	A	A
		South of Gilman Springs Road	2	9.7	9.6	A	A	9.9	9.8	A	A	10.1	10.0	A	A

BOLD = LOS does not meet Caltrans requirements (i.e., unacceptable LOS or LOS E/F).

¹ Number of lanes are in the specified direction and is based on existing conditions.

² Directional volumes based on current PeMS data.

³ Density is measured by passenger cars per mile per lane (pc/mi/ln).

⁴ LOS = Level of Service

⁵ HCS7 does not report density for freeway facilities operating at LOS F.

(Urban Crossroads, 2019c, Table 3)

☐ Freeway Merge/Diverge Analysis – EAP (2019) Conditions

Ramp merge and diverge operations were also evaluated for EAP (2019) conditions and the results of this analysis are presented in Table 4.11-23, *Freeway Merge/Diverge Analysis for EAP (2019) Conditions*. Although Table 4.11-23 shows that the following freeway merge/diverge locations would operate at a deficient LOS under EAP (2019) conditions, the Project would contribute fewer than 25 peak hour trips to these locations, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans' facilities (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2) Thus, Project impacts to the following merge/diverge locations would be less than significant under EAP (2019) conditions.

- SR-60 Freeway – Westbound On-Ramp at Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway – Westbound Off-Ramp at Gilman Springs Road (#2) – LOS E PM peak hour only
- SR-60 Freeway – Eastbound Off-Ramp at Gilman Springs Road (#3)- LOS E AM peak hour; LOS F PM peak hour
- SR-60 Freeway – Eastbound, On-Ramp at Gilman Springs Road (#4) – LOS E PM peak hour only



Table 4.11-23 Freeway Merge/Diverge Analysis for EAP (2019) Conditions

Freeway	Direction	Ramp Junction	Lanes on Freeway	Existing				EAP (2018) - From TIA				EAP (2019)			
				AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
				Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²
SR-60 Freeway	Westbound	On-Ramp at Gilman Springs Road	2	40.6	E	42.8	E	42.5	E	44.8	E	44.1	E	46.6	E
		Off-Ramp at Gilman Springs Road	2	27.9	D	31.8	E	28.5	D	32.5	E	29.1	D	33.1	E
	Eastbound	Off-Ramp at Gilman Springs Road	2	32.5	E	-- ³	F	33.3	E	-- ³	F	34.0	E	-- ³	F
		On-Ramp at Gilman Springs Road	2	29.4	D	34.8	D	30.2	D	35.9	D	31.0	D	36.9	E
SR-79 Freeway	Southbound	Off-Ramp at Gilman Springs Road	2	12.1	B	15.6	B	12.5	B	16.2	C	12.8	B	16.5	C
		On-Ramp at Gilman Springs Road	2	13.4	B	17.9	B	13.7	B	18.3	C	14.0	B	18.7	C
	Northbound	On-Ramp at Gilman Springs Road	2	9.8	B	10.8	B	10.1	B	11.1	B	10.3	B	11.3	B
		Off-Ramp at Gilman Springs Road	2	11.2	B	11.0	B	11.5	B	11.2	B	11.7	B	11.5	B

BOLD = LOS does not meet Caltrans requirements (i.e., unacceptable LOS or LOS E/F).

¹ Density is measured by passenger cars per mile per lane (pc/mi/ln).

² LOS = Level of Service

³ HCS7 does not report density for freeway facilities operating at LOS F.

(Urban Crossroads, 2019c, Table 4)

EAP (2019) freeway ramp junction operations analysis worksheets are provided in Attachment E of the Project's STA (*Technical Appendix J2*). (Urban Crossroads, 2018, p. 77)

3. **EAPC 2019 Conditions**

This subsection discusses the methods used to develop Existing plus Ambient Growth plus Project plus Cumulative (EAPC) (2019) traffic forecasts, and the resulting intersection operations and traffic signal warrant analyses.

Roadway Improvements

The lane configurations and traffic controls assumed to be in place for EAPC (2019) conditions are consistent with those shown previously on Figure 4.11-3. (Urban Crossroads, 2018, p. 85)

EAPC (2019) Traffic Volume Forecast

To account for background traffic, other known cumulative development projects in the study area were included in addition to 4.04% of ambient growth for EAPC traffic conditions in conjunction with traffic associated with the proposed Project. The weekday ADT and weekday AM and PM peak hour volumes which can be expected for EAPC (2019) traffic conditions are shown on Exhibit 4 of the Project's STA (*Technical Appendix J2*). (Urban Crossroads, 2019c)



☐ Intersection Operations Analysis – EAPC 2019 Conditions

LOS calculations were conducted for the study intersections to evaluate their operations under EAPC conditions with roadway and intersection geometrics consistent with Existing conditions. As shown in Table 4.11-24, *Intersection Analysis for EAPC (2019) Conditions*, the following additional study area intersections are anticipated to operate at unacceptable LOS under EAPC (2019) traffic conditions, in addition to the locations previously identified under Existing and EAP (2019) conditions. Because impacts to the following intersections would be the result of cumulative traffic, the addition of Project traffic to the following intersection represents cumulatively-considerable impacts for which mitigation would be required. (Urban Crossroads, 2018, p. 85)

- Gilman Springs Rd. & Alessandro Bl. (#2) – LOS E PM peak hour only
- Jack Rabbit Trail & Gilman Springs Rd. (#3) – LOS E PM peak hour only

Table 4.11-24 Intersection Analysis for EAPC (2019) Conditions

#	Intersection	Traffic Control ²	EAPC (2018) - From TIA				EAPC (2019)			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Gilman Springs Rd. / SR-60 EB Ramps	UC	0.0	0.0	A	A	0.0	0.0	A	A
2	Gilman Springs Rd. / Alessandro Bl.	CSS	13.1	37.9	B	E	13.2	40.6	B	E
3	Jack Rabbit Trail / Gilman Springs Rd.	CSS	31.3	44.2	D	E	32.3	46.5	D	E
4	Bridge St. / Gilman Springs Rd.	CSS	>100.0	>100.0	F	F	>100.0	>100.0	F	F
5	Driveway / Gilman Springs Rd.	CSS	77.6	79.3	F	F	84.2	89.5	F	F
6	SR-79 SB Ramps / Gilman Springs Rd.	TS	8.0	13.1	A	B	8.1	13.4	A	B
7	SR-79 NB Ramps / Gilman Springs Rd.	CSS	>100.0	>100.0	F	F	>100.0	>100.0	F	F

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

² UC = Uncontrolled; CSS = Cross-street Stop; TS = Traffic Signal

(Urban Crossroads, 2019c, Table 6)

Consistent with EAP (2019) conditions, the Project would result in cumulatively-considerable impacts to the following intersections under EAPC (2019) conditions, requiring mitigation:

- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS E AM peak hour; LOS F PM peak hour
- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

The intersection operations analysis worksheets for EAPC (2019) traffic conditions are included in Attachment G of the Project’s STA (*Technical Appendix J2*). (Urban Crossroads, 2019c, p. 4)



Driveway Queuing Analysis – EAPC 2019 Conditions

Urban Crossroads conducted an analysis of projected queuing at the Project’s driveway at Gilman Springs Road, the results of which are included as *Technical Appendix J3*. The analysis utilizes the software program SimTraffic, which uses the input parameters from Synchro to generate random simulations. SimTraffic is designed to model networks of signalized and unsignalized intersections, with the primary purpose of checking and fine-tuning signal operations. The random simulations can also be used to determine the average and 95th percentile queues for study area intersections. The 95th percentile queue is not necessarily ever observed; it is simply based on statistical calculations (or Average Queue plus 1.65 standard deviations). Many jurisdictions utilize the 95th percentile queues for design purposes. (Urban Crossroads, 2019d, p. 1)

The random simulations generated by SimTraffic have been utilized to determine the 95th percentile queue lengths for the left turn lane into the Project site from Gilman Springs Road. The SimTraffic simulations has been recorded 5 times, during the weekday AM and weekday PM peak hours for EAPC traffic conditions, and have been seeded for 30-minutes with 60-minute recording intervals. (Urban Crossroads, 2019d, p. 1)

Based on the simulations for EAPC traffic conditions, the 95th percentile queue during the AM peak hour is 7-feet while the PM peak hour 95th percentile queue is 20-feet for the southbound left turn lane (the analysis worksheet shows eastbound left turn lane for the southbound left turn movement due to roadway orientation assumptions in the analysis software). As such, the existing 160-foot left turn pocket on Gilman Springs Road which serves the Project has sufficient storage to accommodate projected future Project traffic. The existing 160-foot left turn lane provides enough storage to accommodate 2 WB-67 trucks. The queuing worksheets have been provided in Attachment A to the Project’s Queuing Assessment (EIR *Technical Appendix J3*). (Urban Crossroads, 2019d, p. 1)

Traffic Signal Warrants Analysis – EAPC (2019) Conditions

There are no additional study area intersections anticipated to meet traffic signal warrants for EAPC (2019) traffic conditions, in addition to those previously warranted under Existing and EAP traffic conditions. As previously discussed, the Project would contribute to, but would not directly cause, the need for signalization at the following intersections; thus, Project impacts to the following intersections would be cumulatively considerable and mitigation would be required. (Urban Crossroads, 2019c, p. 4)

- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

Worksheets for EAPC (2019) traffic conditions signal warrants are provided in Attachment H to the Project’s STA (*Technical Appendix J2*). (Urban Crossroads, 2019c, p. 4)

Off-Ramp Queuing Analysis – EAPC (2019) Conditions

A queuing analysis was performed for the off-ramps at the SR-79 Freeway and Gilman Springs interchange to assess vehicle queues for the off ramps that may potentially result in deficient peak hour operations at the



ramp-to-arterial intersections and may potentially “spill back” onto the SR-79 Freeway. Queuing analysis findings are presented in Table 4.11-25, *Peak Hour Freeway Off-Ramp Queuing Summary for EAPC (2019) Conditions*. It is important to note that off-ramp lengths are consistent with the measured distance between the intersection and the freeway mainline. (Urban Crossroads, 2018, p. 89)

As shown on Table 4.11-25, and consistent with Existing and EAP (2019) traffic conditions, there are no movements that are anticipated to experience queuing issues during the weekday AM or weekday PM peak 95th percentile traffic flows for EAPC (2019) traffic conditions. Accordingly, Project impacts to off-ramp queuing analysis locations would be less than significant under EAPC (2019) conditions. Worksheets for EAPC traffic conditions off-ramp queuing analysis are provided in Attachment I of the Project’s STA (*Technical Appendix J2*). (Urban Crossroads, 2019c, p. 4)

Table 4.11-25 Peak Hour Freeway Off-Ramp Queuing Summary for EAPC (2019) Conditions

Intersection	Movement	Available Stacking Distance (Feet)	EAPC (2018) - From TIA				EAPC (2019)			
			95th Percentile Queue (Feet)		Acceptable? ¹		95th Percentile Queue (Feet)		Acceptable? ¹	
			AM Peak Hour	PM Peak Hour	AM	PM	AM Peak Hour	PM Peak Hour	AM	PM
SR-79 SB Ramps / Gilman Springs Road	SBL/T	1,890	98	213	Yes	Yes	103	218	Yes	Yes
	SBR	235	7	4	Yes	Yes	8	4	Yes	Yes
SR-79 NB Ramps / Gilman Springs Road	NBL/T	1,600	625	450	Yes	Yes	670	460	Yes	Yes
	NBR	435	0	25	Yes	Yes	0	3	Yes	Yes

¹ Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

(Urban Crossroads, 2019c, Table 7)

□ Basic Freeway Segment Analysis – EAPC (2019) Conditions

EAPC (2019) peak hour mainline directional volumes are provided on Exhibits 7-3 of the Project’s TIA (*Technical Appendix J1*). As shown on Table 4.11-26, *Basic Freeway Segment Analysis for EAPC (2019) Conditions*, there are no additional freeway segments operating at an unacceptable LOS (i.e., LOS E or worse) during the peak hours for EAPC (2019) traffic conditions in addition to those previously identified under Existing conditions. EAPC (2019) conditions basic freeway segment analysis worksheets are provided in Appendix 7.4 of the Project’s TIA. (Urban Crossroads, 2019c, p. 4)

Although Table 4.11-26 shows that the following freeway segments would operate at a deficient LOS under EAPC (2019) conditions, the Project would contribute fewer than 25 peak hour trips to these freeway segments, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans’ facilities (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2). Accordingly, Project impacts to the following segments of SR-60 would be less than significant under EAPC (2019) conditions.

- SR-60 Freeway Westbound – West of Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway Eastbound – West of Gilman Springs Road (#3) – LOS F PM peak hour only



Table 4.11-26 Basic Freeway Segment Analysis for EAPC (2019) Conditions

Freeway	Direction	Mainline Segment	Lanes ¹	Existing				EAPC (2018) - From TIA				EAPC (2019)			
				Density ³		LOS ⁴		Density ³		LOS ⁴		Density ³		LOS ⁴	
				AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
SR-60 Freeway	Westbound	West of Gilman Springs Road	2	36.3	38.4	E	E	38.7	41.3	E	E	40.2	43.1	E	E
		East of Gilman Springs Road	2	25.7	31.0	C	D	26.5	32.0	D	D	27.2	33.0	D	D
	Eastbound	West of Gilman Springs Road	2	31.0	-- ⁵	D	F	32.4	-- ⁵	D	F	33.4	-- ⁵	D	F
		East of Gilman Springs Road	2	25.7	31.0	C	D	26.4	32.0	D	D	27.2	33.1	D	D
SR-79 Freeway	Southbound	North of Gilman Springs Road	2	10.6	13.6	A	B	11.0	14.1	A	B	11.2	14.3	B	B
		South of Gilman Springs Road	2	11.7	15.6	B	B	12.0	15.9	B	B	12.2	16.2	B	B
	Northbound	North of Gilman Springs Road	2	8.7	9.5	A	A	8.9	9.9	A	A	9.1	10.1	A	A
		South of Gilman Springs Road	2	9.7	9.6	A	A	10.0	9.8	A	A	10.2	10.0	A	A

BOLD = LOS does not meet Caltrans requirements (i.e., unacceptable LOS or LOS E/F).

¹ Number of lanes are in the specified direction and is based on existing conditions.

² Directional volumes based on current PeMS data.

³ Density is measured by passenger cars per mile per lane (pc/mi/ln).

⁴ LOS = Level of Service

⁵ HCS7 does not report density for freeway facilities operating at LOS F.

(Urban Crossroads, 2019c, Table 8)

☐ Freeway Merge/Diverge Analysis – EAPC (2019) Conditions

Ramp merge and diverge operations were also evaluated for EAPC (2019) conditions and the results of this analysis are presented in Table 4.11-27, *Freeway Merge/Diverge Analysis for EAPC (2019) Conditions*. As shown on Table 4.11-27, there are no additional freeway merge/diverge ramp junctions operating at an unacceptable LOS (i.e., LOS E or worse) during the peak hours for EAPC (2019) traffic conditions in addition to those previously identified under Existing conditions. EAPC conditions basic freeway segment analysis worksheets are provided in Attachment K of the Project’s STA (*Technical Appendix J2*). (Urban Crossroads, 2019c, p. 4)

Although Table 4.11-27 shows that the following freeway merge/diverge locations would operate at a deficient LOS under EAPC (2019) conditions, the Project would contribute fewer than 25 peak hour trips to these locations, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans’ facilities (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2) Thus, Project impacts to the following merge/diverge locations would be less than significant under EAPC (2019) conditions.

- SR-60 Freeway – On-Ramp at Gilman Springs Road (#1) – LOS E AM and PM peak hours



- SR-60 Freeway – Off-Ramp at Gilman Springs Road (#2) – LOS E PM peak hour only
- SR-60 Freeway – Off-Ramp at Gilman Springs Road (#3)- LOS E AM peak hour; LOS F PM peak hour
- SR-60 Freeway Eastbound, On-Ramp at Gilman Springs Road (#4) – LOS E PM peak hour only

Table 4.11-27 Freeway Merge/Diverge Analysis for EAPC (2019) Conditions

Freeway	Direction	Ramp Junction	Lanes on Freeway	Existing				EAPC (2018) - From TIA				EAPC (2019)			
				AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
				Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²	Density ¹	LOS ²
SR-60 Freeway	Westbound	On-Ramp at Gilman Springs Road	2	40.6	E	42.8	E	42.5	E	45.2	E	44.1	E	47.1	E
		Off-Ramp at Gilman Springs Road	2	27.9	D	31.8	E	28.6	D	32.5	E	2.1	D	33.1	E
	Eastbound	Off-Ramp at Gilman Springs Road	2	32.5	E	-- ³	F	33.4	E	-- ³	F	34.1	E	-- ³	F
		On-Ramp at Gilman Springs Road	2	29.4	D	34.8	D	30.3	D	36.0	D	31.0	D	37.1	D
SR-79 Freeway	Southbound	Off-Ramp at Gilman Springs Road	2	12.1	B	15.6	B	12.6	B	16.2	C	12.9	B	16.5	C
		On-Ramp at Gilman Springs Road	2	13.4	B	17.9	B	13.7	B	18.3	C	14.0	B	18.7	C
	Northbound	On-Ramp at Gilman Springs Road	2	9.8	B	10.8	B	10.2	B	11.2	B	10.4	B	11.4	B
		Off-Ramp at Gilman Springs Road	2	11.2	B	11.0	B	11.5	B	11.2	B	11.8	B	11.5	B

BOLD = LOS does not meet Caltrans requirements (i.e., unacceptable LOS or LOS E/F).

¹ Density is measured by passenger cars per mile per lane (pc/mi/ln).

² LOS = Level of Service

³ HCS7 does not report density for freeway facilities operating at LOS F.

(Urban Crossroads, 2019c, Table 9)

Threshold b: *Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

The Riverside County Transportation Commission (RCTC) adopted its current Congestion Management Program (CMP) in December 2011. There are two Congestion Management Program (CMP) facilities in the Project’s study area: SR-60 and SR-79. However, the Project would contribute fewer than 25 peak hour trips to these facilities, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans’ facilities. (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2; RCTC, 2011, Exhibit 2-1) Thus, the Project has no potential to result in direct or cumulatively-considerable impacts to CMP facilities within the Project’s study area. Accordingly, the Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways, and impacts would be less than significant.



Threshold c: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

The Project does not propose any improvements to roadways or intersections; thus, the Project would not increase hazards due to a design feature. The Project site occurs in a rural area with agricultural uses occurring to the southwest of the Mine. Traffic generated by the Project primarily would consist of haul truck trips, which would not conflict with existing traffic along Gilman Springs Road, including traffic associated with existing agricultural uses. Accordingly, the Project would not substantially increase hazards due to a design feature or incompatible uses, and impacts would be less than significant.

Threshold d: Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

The Project consists of a proposal to expand mining operations at an existing mine site. The Project does not propose to construct or alter any existing roadways or intersections. While new roads may be constructed on site as part of on-going mining operations, such on-site roadways would be privately maintained and thus would not result in or require maintenance of new roadways by the County. Although the Project would increase the number of truck trips to and from the site and would extend the life of mining operations at the site, any incremental increase in the need to maintain public roadway facilities resulting from the Project's increase in traffic would be offset by tax revenue generated by the expanded mining activities. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant.

Threshold e: Would the Project cause an effect upon circulation during the project's construction?

The Project proposes to expand areas approved for mining on site, the Project does not propose any roadway or intersection improvements, and as a proposed expansion to an existing mine operation the Project would not involve a construction phase. As such, the Project would not cause an effect upon circulation during the Project's construction, and no impact would occur.

Threshold f: Would the Project result in inadequate emergency access or access to nearby uses?

The Project consists of a proposal to expand areas subject to mining activities within an existing active mine site; thus, the Project would have no impact on emergency access to nearby uses. Within the Project site, paved and unpaved roadways would be maintained to provide access, including emergency access, to all active mining areas within the site. As such, the Project would not result in inadequate emergency access or access to nearby uses, and impacts would be less than significant.

Threshold i: Would the Project include the construction or expansion of a bike system or bike lanes?

According to Figure 8 (Trails and Bikeway System) of the San Jacinto Valley Area Plan (SJVAP) of the County's General Plan, there are no bike or pedestrian facilities planned along Gilman Springs Road. An "Open Space Trail" is planned to traverse the northern portions of the 1,037.5-acre Mine, but is planned well to the north of areas subject to mining under existing conditions and the Project's proposed EDA; thus, the



Project would not conflict with the County's planned "Open Space Trail" through the Project site. Additionally, the Reche Canyon/Badlands Area Plan (RCBAP) of the County's General Plan designates Gilman Springs Road to the west of the Project site for a "Regional Trail;" however, the Project would not conflict with the installation of this trail, which does not occur along the Project's frontage with Gilman Springs Road. (Riverside County, 2019a, SJVAP Figure 8 and RCBAP Figure 8) The proposed Project does not propose the construction or expansion of a bike system or bike lanes. Therefore, the Project would not include the construction or expansion of a bike system or bike lanes, and no impact would occur.

4.11.8 CUMULATIVE IMPACT ANALYSIS

For purposes of evaluating the Project's cumulatively-considerable impacts to traffic, the analysis relies on the list approach, which includes present, and reasonably foreseeable projects known to the Lead Agency (Riverside County), the City of Moreno Valley, the City of San Jacinto, and the City of Beaumont at the time the Project's Notice of Preparation (NOP) was distributed for public review on May 16, 2018. This approach was determined to be appropriate by Riverside County because the County determined that the comprehensive list of cumulative projects provides a sufficient amount of information to enable an analysis of near-term cumulative effects on transportation/traffic. Refer to EIR Table 4.0-1 for a list of cumulative projects considered in the analysis. Additionally, an ambient growth factor of 2% has been applied to Existing traffic counts to account for ambient growth that would occur between the date the Project's NOP was circulated for public review (May 16, 2018) and when operations under the Project would commence in 2019.

A. Threshold a.

As indicated under the analysis of Threshold a. in Subsection 4.11.7, under EAP (2019) conditions, the Project would result in cumulatively-considerable impacts to the following intersections:

- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS F AM and peak hours
- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

As also indicated in the analysis of Threshold a., the Project would result in cumulatively-considerable impacts to the following intersections due to signal warrants under EAP (2020) conditions:

- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

The analysis of Threshold a. shows that the Project would not result in any off-ramp queuing analysis impacts under EAP (2019) conditions.

Although Table 4.11-22 shows that the following freeway segments would operate at a deficient LOS under EAP (2019) conditions, the Project would contribute fewer than 25 peak hour trips to these freeway segments, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans'



facilities (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2). Accordingly, Project impacts to the following segments of SR-60 would be less than significant under EAP (2019) conditions.

- SR-60 Freeway Westbound – West of Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway Eastbound – West of Gilman Springs Road (#3) – LOS F PM peak hour only

Although Table 4.11-23 shows that the following freeway merge/diverge locations would operate at a deficient LOS under EAP (2019) conditions, the Project would contribute fewer than 25 peak hour trips to these locations, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans' facilities (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2) Thus, Project impacts to the following merge/diverge locations would be less than significant under EAP (2019) conditions.

- SR-60 Freeway – Westbound On-Ramp at Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway – Westbound Off-Ramp at Gilman Springs Road (#2) – LOS E PM peak hour only
- SR-60 Freeway – Eastbound Off-Ramp at Gilman Springs Road (#3)- LOS E AM peak hour; LOS F PM peak hour
- SR-60 Freeway – Eastbound, On-Ramp at Gilman Springs Road (#4) – LOS E PM peak hour only

As indicated under the analysis of Threshold a., under EAPC (2019) conditions the Project would result in cumulatively-considerable impacts to the following intersections:

- Gilman Springs Rd. & Alessandro Bl. (#2) – LOS E PM peak hour only
- Jack Rabbit Trail & Gilman Springs Rd. (#3) – LOS E PM peak hour only
- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS E AM peak hour; LOS F PM peak hour
- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

As also indicated under the analysis of Threshold a., the following intersections warrant a traffic signal under EAPC (2019) conditions; therefore, Project impacts to the following intersections would be cumulatively considerable.

- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

The analysis under Threshold a. also demonstrates that the Project would not result in any direct or cumulatively-considerable impacts due to queuing issues at off-ramps at the SR-79 Freeway and Gilman Springs interchange.

Although Table 4.11-26 shows that the following freeway segments would operate at a deficient LOS under EAPC (2019) conditions, the Project would contribute fewer than 25 peak hour trips to these freeway segments, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans'



facilities (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2). Accordingly, Project impacts to the following segments of SR-60 would be less-than-cumulatively considerable.

- SR-60 Freeway Westbound – West of Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway Eastbound – West of Gilman Springs Road (#3) – LOS F PM peak hour only

Additionally, although Table 4.11-27 shows that the following freeway merge/diverge locations would operate at a deficient LOS under EAPC (2019) conditions, the Project would contribute fewer than 25 peak hour trips to these locations, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans' facilities (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2) Thus, Project impacts to the following merge/diverge locations would be less-than-cumulatively considerable.

- SR-60 Freeway – On-Ramp at Gilman Springs Road (#1) – LOS E AM and PM peak hours
- SR-60 Freeway – Off-Ramp at Gilman Springs Road (#2) – LOS E PM peak hour only
- SR-60 Freeway – Off-Ramp at Gilman Springs Road (#3)- LOS E AM peak hour; LOS F PM peak hour

B. Threshold b.

There are two Congestion Management Program (CMP) facilities in the Project's study area: SR-60 and SR-79. However, the Project would contribute fewer than 25 peak hour trips to these facilities, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans' facilities. (Urban Crossroads, 2018, Exhibit 4-3; Caltrans, 2002, p. 2; RCTC, 2011, Exhibit 2-1) Thus, the Project has no potential to result in cumulatively-considerable impacts to CMP facilities within the Project's study area. Accordingly, the Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways, and impacts would be less-than-cumulatively considerable.

C. Threshold c.

The Project does not propose any improvements to roadways or intersections. Traffic signals would improve intersections operations, and thus the Project would not increase hazards due to a design feature. The Project site occurs in a rural area with agricultural uses occurring to the southwest of the Mine. Traffic generated by the Project primarily would consist of haul truck trips, which would not conflict with existing traffic along Gilman Springs Road, including traffic associated with existing agricultural uses. Accordingly, the Project would not substantially increase hazards due to a design feature or incompatible uses, and impacts would be less-than-cumulatively considerable.

D. Threshold d.

The Project does not propose to construct or alter any existing roadways or intersections. While new roads may be constructed on site as part of on-going mining operations, such on-site roadways would be privately maintained and thus would not result in or require maintenance of new roadways by the County. Although the



Project would increase the number of truck trips to and from the site and would extend the life of mining operations at the site, any incremental increase in the need to maintain public roadway facilities resulting from Project-related traffic would be offset by tax revenue generated by the expanded mining activities. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result on either a direct or cumulative basis. As such, Project impacts would be less-than-cumulatively considerable.

E. Threshold e.

The Project proposes to expand areas approved for mining on site, and the Project does not propose any roadway or intersection improvements and the Project would not involve a construction phase. As such, the Project would not cause an effect upon circulation during the Project's construction, and cumulatively-considerable impacts would not occur.

F. Threshold f.

The Project consists of a proposal to expand areas subject to mining activities within an existing active mine site; thus, the Project would have no impact on emergency access to nearby uses. Within the Project site, paved and unpaved roadways would be maintained to provide access, including emergency access, to all active mining areas within the site. As such, the Project would not contribute to inadequate emergency access or access to nearby uses, and impacts would be less-than-cumulatively considerable.

G. Threshold g.

As indicated under the analysis of Threshold g. in Subsection 4.11.7, the only planned trail or bikeway in the Project area is an "Open Space Trail," which is planned in the northern portions of the 1,021.4-acre Mine, but well to the north of existing and proposed mining activities. The Project would not interfere with the County's ability to establish an "Open Space Trail." There are no other adopted policies, plans, or programs regarding bike systems or bike lanes applicable to the Project area. No expansion or construction of bike systems or bike lanes is proposed as part of the Project, and impacts would be less-than-cumulatively considerable.

4.11.9 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a: Significant Cumulatively-Considerable Impact. The Project would result in the following cumulatively-considerable impacts under EAP (2019) and EAPC (2019) conditions, as summarized in Table 4.11-28, *Summary of Project Intersection Impacts by Study Scenario*, and Table 4.11-29, *Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario*. In addition to the impact summaries provided below, the Project's Queuing Assessment (*Technical Appendix J3*) demonstrates that Project impacts due to queuing at the Project's driveway at Gilman Springs Road would be less than significant.

□ EAP (2019) Conditions

Cumulatively-Considerable Impacts to Intersections – EAP (2019) Conditions:

- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS F AM and peak hours



- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

Table 4.11-28 Summary of Project Intersection Impacts by Study Scenario

#	Intersection	EAP 2019	EAPC 2019
1	Gilman Springs Rd. / SR-60 EB Ramps	--	--
2	Gilman Springs Rd. / Alessandro Bl.	--	C*
3	Jack Rabbit Trail / Gilman Springs Rd.	--	C*
4	Bridge St. / Gilman Springs Rd.	C*	C*
5	Driveway / Gilman Springs Rd.	C*	C*
6	SR-79 SB Ramps / Gilman Springs Rd.	--	--
7	SR-79 NB Ramps / Gilman Springs Rd.	C*	C*

Notes: C = Cumulative Impact; EAP = Existing Plus Ambient Plus Project; EAPC = Existing Plus Ambient Plus Project Plus Cumulative.

* = Impact is significant and unavoidable following mitigation because it cannot be assured that required improvements would be in place prior to commencement of mining activities within the proposed EDA.

Table 4.11-29 Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario

#	Intersection	EAP 2019	EAPC 2019
1	Gilman Springs Rd. / SR-60 EB Ramps	--	--
2	Gilman Springs Rd. / Alessandro Bl.	C*	C*
3	Jack Rabbit Trail / Gilman Springs Rd.	--	--
4	Bridge St. / Gilman Springs Rd.	C*	C*
5	Driveway / Gilman Springs Rd.	--	--
6	SR-79 SB Ramps / Gilman Springs Rd.	--	--
7	SR-79 NB Ramps / Gilman Springs Rd.	C*	C*

Notes: C = Cumulative Impact; EAP = Existing Plus Ambient Plus Project; EAPC = Existing Plus Ambient Plus Project Plus Cumulative.

* = Impact is significant and unavoidable following mitigation because it cannot be assured that required improvements would be in place prior to commencement of mining activities within the proposed EDA.

Cumulatively-Considerable Impacts due to Traffic Signal Warrants – EAP (2019) Conditions

- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

□ EAPC (2019) Conditions

Cumulatively-Considerable Impacts to Intersections – EAPC (2019) Conditions:

- Gilman Springs Rd. & Alessandro Bl. (#2) – LOS E PM peak hour only
- Jack Rabbit Trail & Gilman Springs Rd. (#3) – LOS E PM peak hour only
- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS E AM peak hour; LOS F PM peak hour
- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours



Cumulatively-Considerable Impacts due to Traffic Signal Warrants – EAPC (2019) Conditions:

- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

Threshold b: Less-than-Significant Impact. The Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways, and impacts would be less than significant.

Threshold c: Less-than-Significant Impact. The Project would not substantially increase hazards due to a design feature or incompatible uses, and impacts would be less than significant.

Threshold d: Less-than-Significant Impact. There are no components of the proposed Project that would result in or require a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result. As such, Project impacts would be less than significant.

Threshold e: No Impact. The Project proposes to expand areas approved for mining on site, and the Project does not propose any roadway or intersection improvements and the Project would not involve a construction phase. As such, the Project would not cause an effect upon circulation during the Project’s construction, and no impact would occur.

Threshold f: Less-than-Significant Impact. The Project would not result in inadequate emergency access or access to nearby uses, and impacts would be less than significant.

Threshold g: No Impact. The Project does not propose nor require the construction or expansion of a bike system or bike lanes, and no impact would occur.

4.11.10 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within Riverside County. Although these requirements technically do not meet CEQA’s definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- Prior to commencement of mining activities as authorized under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 659.
- Prior to commencement of mining activities as authorized under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the Project Applicant shall pay appropriate Western Riverside County



Transportation Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect in accordance with Riverside County Ordinance No. 824.

Mitigation

- MM 4.11-1 Prior to commencement of mining activities as authorized under SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the installation of a traffic signal at the intersection of Jack Rabbit Trail. & Gilman Springs Rd. (#3). The Project's fair share of the required improvement is 35.5%.
- MM 4.11-2 Prior to commencement of mining activities as authorized under SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the installation of a traffic signal at the intersection of the Project's Driveway & Gilman Springs Rd. (#5). The Project's fair share of the required improvement is 54.7%.

4.11.11 SIGNIFICANCE OF IMPACTS AFTER MITIGATION

Threshold a.: Cumulatively-Considerable and Unavoidable Impact. Provided below is a summary of the significance of Project impacts following payment of DIF and TUMF fees, and payment of fair-share fees pursuant to Mitigation Measures MM 4.11-1 and MM 4.11-2.

EAP (2019) Conditions Following Mitigation

Intersections – EAP (2019) Conditions with Improvements

As shown in Table 4.11-30, *Intersection Analysis for EAP (2019) Conditions with Improvements*, with improvements planned by TUMF (i.e., installation of a traffic signal), the intersection of Bridge St. & Gilman Springs Rd. (#4) would operate at an acceptable LOS B during both peak hours. However, it cannot be assured that the traffic signal would be operational by the time mining activities under SMP 159R2 would commence. Accordingly, Project impacts to the intersection of Bridge St. & Gilman Springs Rd. (#4) would remain significant and unavoidable on a cumulative basis under EAP (2019) conditions.

As shown in Table 4.11-30, with installation of a traffic signal the intersection of Gilman Springs Rd. & Driveway (#5) would operate at an acceptable LOS B during both peak hours. Although the Project is required to contribute a fair share towards the cost of installing the intersection pursuant to Mitigation Measure MM 4.11-2, there is currently no fee program in place for the required improvement. Thus, it cannot be assured that the traffic signal would be operational by the time mining activities under SMP 159R2 would commence. Accordingly, Project impacts to the intersection of Gilman Springs Rd. & Driveway (#5) would remain significant and unavoidable on a cumulative basis under EAP (2019) conditions.

As shown in Table 4.11-30, with improvements planned by TUMF (i.e., installation of a traffic signal), the intersection of SR-79 NB Ramps & Gilman Springs Rd. (#7) would operate at an acceptable LOS B during both peak hours. However, it cannot be assured that the traffic signal would be operational by the time mining activities under SMP 159R2 would commence. Accordingly, Project impacts to the intersection of SR-79 NB



Ramps & Gilman Springs Rd. (#7) would remain significant and unavoidable on a cumulative basis under EAP (2019) conditions.

Table 4.11-30 Intersection Analysis for EAP (2019) Conditions with Improvements

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
4	Bridge St. / Gilman Springs Rd.																	
	- Without Improvements	CSS	0	1	0	0	0	0	0	1	1	1	1	0	>100.0	>100.0	F	F
	- With Improvements	<u>TS</u>	0	1	0	0	0	0	0	1	1	1	1	0	12.1	15.0	B	B
5	Driveway / Gilman Springs Rd.																	
	- Without Improvements	CSS	0	1	0	0	1	0	1	1	0	1	1	1	69.7	74.4	F	F
	- With Improvements	<u>TS</u>	0	1	0	0	1	0	1	1	0	1	1	1	13.2	11.2	B	B
7	SR-79 NB Ramps / Gilman Springs Rd.																	
	- Without Improvements	CSS	0	1	1	0	0	0	1	2	0	0	2	0	>100.0	>100.0	F	F
	- With Improvements	<u>TS</u>	0	1	1	0	0	0	1	2	0	0	2	0	18.0	11.0	B	B

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right

² Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS = Cross-street Stop; TS = Traffic Signal; TS = Improvements

(Urban Crossroads, 2019c, Table 5)

Traffic Signal Warrants – EAP (2019) Conditions with Improvements

The Project would be required to contribute TUMF fees, a portion of which would be used for the installation of traffic signals at the following locations; however, because it cannot be assured that the traffic signals would be operational at the time mining activities commence pursuant to SMP 159R2, Project impacts due to signal warrants at the following locations would be significant and unavoidable on a cumulative basis under EAP (2019) conditions:

- Gilman Springs Rd. and Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

EAPC (2019) Conditions Following Mitigation

Intersections – EAPC (2019) Conditions with Improvements

As shown in Table 4.11-31, *Intersection Analysis for EAPC (2019) Conditions*, with improvements planned by TUMF (i.e., installation of a traffic signal) at the intersection of Gilman Springs Rd. and Alessandro Bl. (#2), the LOS at this intersection would improve from LOS E in the PM peak hour to an acceptable LOS C in the PM peak hour under EAPC (2019) conditions. However, it cannot be assured that the traffic signal would be operational by the time mining activities under SMP 159R2 would commence. Accordingly, Project impacts to the intersection of Gilman Springs Rd. and Alessandro Bl. (#2) would remain significant and unavoidable on a cumulative basis under EAPC (2019) conditions.



Table 4.11-31 Intersection Analysis for EAPC (2019) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
2	Gilman Springs Rd. / Alessandro Bl.																	
	- Without Improvements	CSS	1	1	0	0	1	0	0	1	0	0	0	0	13.2	40.6	B	E
	- With Improvements	TS	1	1	0	0	1	0	0	1	0	0	0	0	13.3	27.8	B	C
3	Jack Rabbit Trail / Gilman Springs Rd.																	
	- Without Improvements	CSS	0	0	0	0	1	0	1	1	0	0	1	0	32.3	46.5	D	E
	- With Improvements	TS	0	0	0	0	1	0	1	1	0	0	1	0	11.7	10.5	B	C
4	Bridge St. / Gilman Springs Rd.																	
	- Without Improvements	CSS	0	1	0	0	0	0	0	1	1	1	1	0	>100.0	>100.0	F	F
	- With Improvements	TS	0	1	0	0	0	0	0	1	1	1	1	0	13.4	17.0	B	B
5	Driveway / Gilman Springs Rd.																	
	- Without Improvements	CSS	0	1	0	0	1	0	1	1	0	1	1	1	84.2	89.5	F	F
	- With Improvements	TS	0	1	0	0	1	0	1	1	0	1	1	1	13.8	11.7	B	B
7	SR-79 NB Ramps / Gilman Springs Rd.																	
	- Without Improvements	CSS	0	1	1	0	0	0	1	2	0	0	2	0	>100.0	>100.0	F	F
	- With Improvements	TS	0	1	1	0	0	0	1	2	0	0	2	0	19.1	11.6	B	B

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right

² Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS = Cross-street Stop; TS = Traffic Signal; **TS** = Improvements

(Urban Crossroads, 2019c, Table 10)

As shown in Table 4.11-31, with installation of a traffic signal the intersection of Jack Rabbit Trail & Gilman Springs Rd. (#3) would operate at an acceptable LOS B in the AM peak hour and an acceptable LOS C during the PM peak hour. Although the Project is required to contribute a fair share towards the cost of installing a traffic signal at this intersection pursuant to Mitigation Measure MM 4.11-1, there is currently no fee program in place for the required improvement. Thus, it cannot be assured that the traffic signal would be operational by the time mining activities under SMP 159R2 would commence. Accordingly, Project impacts to the intersection of Jack Rabbit Trail & Gilman Springs Rd. (#3) would remain significant and unavoidable on a cumulative basis under EAPC (2019) conditions.

As shown in Table 4.11-31, with improvements planned by TUMF (i.e., installation of a traffic signal), the intersection of Bridge St. & Gilman Springs Rd. (#4) would operate at an acceptable LOS B during both peak hours. However, it cannot be assured that the traffic signal would be operational by the time mining activities under SMP 159R2 would commence. Accordingly, Project impacts to the intersection of Bridge St. & Gilman Springs Rd. (#4) would remain significant and unavoidable on a cumulative basis under EAPC (2019) conditions.

As shown in Table 4.11-31, with installation of a traffic signal the intersection of Gilman Springs Rd. & Driveway (#5) would operate at an acceptable LOS B during both peak hours. Although the Project is required to contribute a fair share towards the cost of installing the intersection pursuant to Mitigation Measure MM



4.11-2, there is currently no fee program in place for the required improvement. Thus, it cannot be assured that the traffic signal would be operational by the time mining activities under SMP 159R2 would commence. Accordingly, Project impacts to the intersection of Gilman Springs Rd. & Driveway (#5) would remain significant and unavoidable on a cumulative basis under EAPC (2019) conditions.

As shown in Table 4.11-31, with improvements planned by TUMF (i.e., installation of a traffic signal), the intersection of SR-79 NB Ramps & Gilman Springs Rd. (#7) would operate at an acceptable LOS B during both peak hours. However, it cannot be assured that the traffic signal would be operational by the time mining activities under SMP 159R2 would commence. Accordingly, Project impacts to the intersection of SR-79 NB Ramps & Gilman Springs Rd. (#7) would remain significant and unavoidable on a cumulative basis under EAPC (2019) conditions.

Traffic Signal Warrants – EAPC (2019) Conditions with Improvements

The Project would be required to contribute TUMF fees, a portion of which would be used for the installation of traffic signals at the following locations; however, because it cannot be assured that the traffic signals would be operational at the time mining activities commence pursuant to SMP 159R2, Project impacts due to signal warrants at the following locations would be significant and unavoidable on a cumulative basis under EAPC (2019) conditions:

- Gilman Springs Rd. and Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)



4.12 TRIBAL CULTURAL RESOURCES

The analysis in this Subsection is based on a site-specific cultural resources assessment report titled “A Phase I Cultural Resources Assessment for the Surface Mining Permit No. 159, Amendment No. 2 Project” (dated April 23, 2019). The report was prepared by Brian F. Smith and Associates, Inc. (BFSA) and is included as *Technical Appendix F* to this EIR. Confidential information has been redacted from *Technical Appendix F* for purposes of public review. In addition, much of the written and oral communication between Native American tribes, the County of Riverside, and BSFA is considered confidential in respect to places that have traditional tribal cultural significance (Gov. Code § 65352.4), and although relied upon in part to inform the preparation of this EIR Subsection, those communications are treated as confidential and are not available for public review. Under existing law, environmental documents must not include information about the location of archeological sites or sacred lands or any other information that is exempt from public disclosure pursuant to the Public Records Act (Cal. Code Regs. § 15120(d)).

4.12.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]), thereby increasing areas permitted for mining activities at the Mine from 150.4 acres to 204.9 acres. As shown on Figure 3-4, *Existing and Proposed Limits of Physical Disturbances*, areas subject to new disturbances as part of the Project would occur to the west of the northwestern portion of the areas approved for mining pursuant to the approved SMP 159R1. The Project would not affect mining activities within the 150.4 acres of the site that are already approved for mining activities by SMP 159R1, as these areas would be allowed to be mined and disturbed whether or not the proposed Project is approved. Accordingly, for purposes of analysis herein, the physical limits of new disturbance attributable to Project-related mining activities would be limited to the proposed 54.5-acre EDA.

4.12.2 EXISTING CONDITIONS

A. Prehistoric Period Setting

The Project site is located in western Riverside County, California. The Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Shoshonean groups are the three general cultural periods represented in Riverside County, as summarized briefly below. The following discussion of the cultural history of Riverside County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in the Riverside County area was represented by the Cahuilla, Gabrielino, and Luiseño Indians. Refer to Section 2.3 of the Project’s cultural resources assessment (*Technical Appendix F*) for a more detailed discussion about the prehistoric cultural periods in Riverside County. (BFSA, 2018a, p. 2.0-5)

- Late Pleistocene/Paleo Indian Period (11,500 to circa 9,000 Years Before Present [YBP]). The Paleo Indian Period is associated with terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands. However, by the



terminus of the late Pleistocene, the climate became warmer, which caused the glaciers to melt, sea levels to rise, and greater coastal erosion; cause large lakes to recede and evaporate; caused the extinction of Pleistocene megafauna; and resulted in major vegetation changes. The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location. Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation utilizing a variety of resources including birds, mollusks, and both large and small mammals. (BFSa, 2018a, p. 2.0-6)

- Early and Middle Holocene/Archaic Period (circa 9,000 to 1,300 YBP). Between 9,000 and 8,000 YBP, a widespread complex was established in the southern California region, primarily along the coast. This complex is locally known as the La Jolla Complex, which is regionally associated with the Encinitas Tradition and shares cultural components with the widespread Milling Stone Horizon. The coastal expression of this complex appeared in the southern California coastal areas and focused upon coastal resources and the development of deeply stratified shell middens that were primarily located around bays and lagoons. The older sites associated with this expression are located at Topanga Canyon, Newport Bay, Agua Hedionda Lagoon, and some of the Channel Islands. Radiocarbon dates from sites attributed to this complex span a period of over 7,000 years in this region, beginning over 9,000 YBP. (BFSa, 2018a, p. 2.0-6)

The Encinitas Tradition is best recognized for its pattern of large coastal sites characterized by shell middens, grinding tools that are closely associated with the marine resources of the area, cobble-based tools, and flexed human burials. While ground stone tools and scrapers are the most recognized tool types, coastal Encinitas Tradition sites also contain numerous utilized flakes, which may have been used to pry open shellfish. Artifact assemblages at coastal sites indicate a subsistence pattern focused upon shellfish collection and nearshore fishing. This suggests an incipient maritime adaptation with regional similarities to more northern sites of the same period. Other artifacts associated with Encinitas Tradition sites include stone bowls, doughnut stones, discoidals, stone balls, and stone, bone, and shell beads. (BFSa, 2018a, pp. 2.0-6, 2.0-7)

The coastal lagoons in southern California supported large Milling Stone Horizon populations circa 6,000 YBP, as is shown by numerous radiocarbon dates from the many sites adjacent to the lagoons. The ensuing millennia were not stable environmentally, and by 3,000 YBP, many of the coastal sites in central San Diego County had been abandoned. The abandonment of the area is usually attributed to the sedimentation of coastal lagoons and the resulting deterioration of fish and mollusk habitat, a situation well-documented at Batiquitos Lagoon. Over a 2,000-year period at Batiquitos Lagoon, dominant mollusk species occurring in archaeological middens shift from deep-water mollusks (*Argopecten* sp.) to species tolerant of tidal flat conditions (*Chione* sp.), indicating water depth and temperature changes. This situation likely occurred for other small drainages (Buena Vista, Agua Hedionda, San Marcos, and Escondido creeks) along the central San Diego coast where low flow rates did not produce sufficient discharge to flush the lagoons they fed (Buena Vista, Agua Hedionda, Batiquitos, and San Elijo lagoons). Drainages along the northern and southern San Diego coastline were larger and flushed the coastal hydrological features they fed, keeping them open to the ocean and



allowing for continued human exploitation. Peñasquitos Lagoon exhibits dates as late as 2,355 YBP and San Diego Bay showed continuous occupation until the close of the Milling Stone Horizon. Additionally, data from several drainages in Camp Pendleton indicate a continued occupation of shell midden sites until the close of the period, indicating that coastal sites were not entirely abandoned during this time. (BFSA, 2018a, p. 2.0-7)

By 5,000 YBP, an inland expression of the La Jolla Complex is evident in the archaeological record, exhibiting influences from the Campbell Tradition from the north. These inland Milling Stone Horizon sites have been termed “Pauma Complex.” By definition, Pauma Complex sites share a predominance of grinding implements (manos and metates), lack mollusk remains, have greater tool variety (including atlatl dart points, quarry-based tools, and crescentics), and seem to express a more sedentary lifestyle with a subsistence economy based upon the use of a broad variety of terrestrial resources. Although originally viewed as a separate culture from the coastal La Jolla Complex, it appears that these inland sites may be part of a subsistence and settlement system utilized by the coastal peoples. Evidence from the 4S Project in inland San Diego County suggests that these inland sites may represent seasonal components within an annual subsistence round by La Jolla Complex populations. Including both coastal and inland sites of this time period in discussions of the Encinitas Tradition, therefore, provides a more complete appraisal of the settlement and subsistence system exhibited by this cultural complex. (BFSA, 2018a, p. 2.0-7)

- Late Holocene/Late Prehistoric/San Luis Rey Period (1300 YBP to 1790). Approximately 1,350 YBP, a Shoshonean-speaking group from the Great Basin region moved into Riverside County, marking the transition to the Late Prehistoric Period. This period is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far-reaching as the Colorado River Basin and cremation of the dead. (BFSA, 2018a, p. 2.0-8)
- Late Holocene/Late Protohistoric Period (1790 to Present). Ethnohistoric and ethnographic evidence indicates that three Shoshonean-speaking groups occupied portions of Riverside County including the Cahuilla, the Gabrielino, and the Luiseño. The geographic boundaries between these groups in pre- and protohistoric times are difficult to place, but the Project is located on the border of ethnographic Luiseño and Cahuilla territory. Further ethnographic information for the Luiseño, Cahuilla, and Gabrielino groups is presented in Section 2.3.4 of the Project’s Cultural Resources Assessment (*Technical Appendix F*). (BFSA, 2018a, p. 2.0-8)



B. Documented Prehistoric & Historic Resources

BFSA conducted an institutional records search of the Project and one-mile radius of the surrounding area to identify the presence or absence of cultural resources. The records search indicated 13 cultural resources located within a one-mile radius of the Project; however, none of the indicated records were found inside of the Project's proposed EDA. The resources identified consist mainly of food processing/bedrock milling sites associated with the seasonal drainages within Laborde Canyon, located southeast of the Project, or artifact scatters and isolates located in the Eden Hot Springs, northwest of the proposed EDA. (BFSA, 2018a, p. 4.0-1)

The Phase I survey resulted in the identification of thirteen (13) prehistoric and historic cultural resources within one-mile of the Project's proposed EDA: RIV-1409, RIV-1410, RIV-1411, RIV-1412, RIV-1413, RIV-1743, RIV-1744, RIV-2817, RIV-2818, RIV-2819, P-33-011394, P-33-012637, and P-33012638. Sites RIV-1409, RIV-1410, RIV-1411, RIV-1412, RIV-1413 were identified as prehistoric bedrock milling features. Site RIV-1743 was identified as prehistoric bedrock milling features with associated midden approximately. Site RIV-1744 was identified as "Riverside Burial"/"Riverside Skeleton" site. Sites RIV-2817, RIV-2818, and RIV-2819 were identified as prehistoric artifact scatter sites. Sites P-33011394, P-33-012637, and P-33-012638 were identified as prehistoric isolate(s) sites. (BFSA, 2018a, pp. 4.0-1 and 4.0-2)

The records search also indicated there had been 26 previous cultural resources studies conducted within one-mile of the Project site. Additionally, two of the 26 previous studies, when combined, covers the Project's entire proposed EDA. The first study occurred in 1986 and was conducted by Michael Lynch and Associates. This survey failed to identify any cultural resources within the eastern third of the Project's proposed EDA. The second study was completed in 1991 by Chambers Group, Inc. This study covered the western two-thirds of the Project's proposed EDA and did not identify any existing resources. (BFSA, 2018a, p. 4.0-2)

In addition, no properties listed in the National Register of Historic Places (NRHP), the Office of Historic Preservation (OHP) Archaeological Determinations of Eligibility (ADOE), or the OHP Directory of Properties in the Historic Property Data File (HPD) are located within the Project site. An in-house record search conducted by BFSA also identified no GLO records that could be located online from the BLM. Historic aerial photographs of the area ranging from 1966 to 2016 were used, along with *Elsinore, California* 30-minute, 1943 *Perris, California* 15-minute, and the 1953 *El Casco, California* 7.5-minute USGS quadrangles, which did not show any structures were ever located on the Mine's property, and the only development visible in the area occurred after 1996 when the existing quarry began operations. (BFSA, 2018a, pp. 4.0-5 and 4.0-6)

BFSA also conducted a records search of the SLF of the NAHC and failed to indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search area. (BFSA, 2018a, p. 4.0-6)

Cumulatively, the record searches and literature review suggest that there is a low potential for historic sites to be within the Project's proposed EDA. There is also a low to moderate potential for prehistoric sites or artifacts to be identified within the Project's proposed EDA. Prehistoric sites within one-mile of the Project's proposed EDA are found to the southeast in Labrode Canyon and to the northwest in the Eden Hot Springs



area. Sites in these areas are generally found near easily accessible water sources and bedrock outcroppings. The EDA contains bedrock outcrops and seasonal drainages; however, previous surveys have failed to identify resources within the Project site. The lack of documented prehistoric resources is likely due to the terrain of the Badlands making access to water within the steep narrow canyons a challenge. Therefore, there is a low potential for primary prehistoric sites within the Project site, and if prehistoric resources do exist, they will likely be isolated artifacts. (BFSA, 2018a, p. 4.0-6)

C. Results of Field Survey

BFSA directed a pedestrian survey of the Project site on October 19, 2017. The Project site was surveyed in 15-meter transects, except where the steep slopes and heavy vegetation prohibited systematic transects. BFSA staff inspected all exposed ground surfaces, including rodent burrows and disturbed areas. A survey form, field notes, and photographs documented the survey work undertaken. During the survey, BFSA noted bedrock outcroppings throughout the Project site. All accessible outcroppings were examined for signs of prehistoric use. The outcroppings were mainly located within the west/southwest portion of the Project site and were very eroded and friable. It was also noted by BFSA that although intermittent sources of water could be located at the base of the hills within the canyons, investigations of these on-site areas did not reveal the presence of any cultural resources. Existing disturbances to the Project site were tied to the existing quarry operations. BFSA noted regularly maintained dirt roads and trails extending from the quarry out along the ridges of the Project site, which often terminated at turnouts. BFSA observed cleared areas along the dirt roads and turnouts, as well as piles of busted stone and pushed dirt. No cultural resources, either historic or prehistoric, were discovered during the survey. The lack of prehistoric sites is likely due to the steep terrain and lack of easily-accessible dependable water sources on or near the property. (BFSA, 2018a, pp. 4.0-6 and 4.0-7)

4.12.3 APPLICABLE REGULATORY REQUIREMENTS

The following is a brief description of the federal, state, and local environmental laws and related regulations governing the protection of cultural and tribal cultural resources.

A. Federal Regulations

1. National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA) was passed primarily to acknowledge the importance of protecting our nation's heritage. While Congress recognized that national goals for historic preservation could best be achieved by supporting the drive, enthusiasm, and wishes of local citizens and communities, it understood that the Federal Government must set an example through enlightened policies and practices. In the words of the Act, the Federal Government's role would be to "provide leadership" for preservation, "contribute to" and "give maximum encouragement" to preservation, and "foster conditions under which our modern society and our prehistoric and historic resources can exist in productive harmony." (NPS, 2018c)

NHPA and related legislation sought a partnership among the Federal Government and the States that would capitalize on the strengths of each. The Federal Government, led by the National Park Service (NPS) provides funding assistance; basic technical knowledge and tools; and a broad national perspective on America's



heritage. The States, through State Historic Preservation Officers (SHPOs) appointed by the Governor of each State, would provide matching funds, a designated State office, and a statewide preservation program tailored to State and local needs and designed to support and promote State and local historic preservation interests and priorities. (NPS, 2018c)

An Advisory Council on Historic Preservation, the first and only Federal entity created solely to address historic preservation issues, was established as a cabinet-level body of Presidentially-appointed citizens, experts in the field, and Federal, State, and local government representatives, to ensure that private citizens, local communities, and other concerned parties would have a forum for influencing federal policy, programs, and decisions as they impacted historic properties and their attendant values. (NPS, 2018c)

Section 106 of NHPA granted legal status to historic preservation in federal planning, decision-making, and project execution. Section 106 requires all federal agencies to take into account the effects of their actions on historic properties and provide ACHP with a reasonable opportunity to comment on those actions and the manner in which Federal agencies are taking historic properties into account in their decisions. (NPS, 2018c)

A number of additional executive and legislative actions have been directed toward improving the ways in which all federal agencies manage historic properties and consider historic and cultural values in their planning and assistance. Executive Order 11593 (1971) and, later, Section 110 of NHPA (1980, amended 1992), provided the broadest of these mandates, giving federal agencies clear direction to identify and consider historic properties in federal and federally assisted actions. The National Historic Preservation Amendments of 1992 further clarified Section 110 and directed federal agencies to establish preservation programs commensurate with their missions and the effects of their authorized programs on historic properties.

2. *National Historic Landmarks Program*

National Historic Landmarks (NHLs) are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, just over 2,500 historic places bear this national distinction. Working with citizens throughout the nation, the National Historic Landmarks Program draws upon the expertise of National Park Service staff who guide the nomination process for new Landmarks and provide assistance to existing Landmarks. (NPS, 2017a)

3. *American Indian Religious Freedom Act*

The American Indian Religious Freedom Act (AIRFA) requires each executive branch agency with statutory or administrative responsibility for the management of federal lands shall, to the extent practicable, permitted by law, and not clearly inconsistent with essential agency functions, to accommodate access to and ceremonial use of Indian sacred sites by Indian religious practitioners and avoid adversely affecting the physical integrity of such sacred sites. Where appropriate, agencies also are required to maintain the confidentiality of sacred sites. Each executive branch agency with statutory or administrative responsibility for the management of federal lands are required to implement procedures to ensure reasonable notice is provided of proposed actions or land management policies that may restrict future access to or ceremonial use of, or adversely affect the physical integrity of, sacred sites.



4. *Native American Graves Protection and Repatriation Act (NAGPRA)*

The Native American Graves Protection and Repatriation Act (NAGPRA; Public Law 101-601; 25 U.S.C. 3001-3013) describes the rights of Native American lineal descendants, Indian tribes, and Native Hawaiian organizations with respect to the treatment, repatriation, and disposition of Native American human remains, funerary objects, sacred objects, and objects of cultural patrimony, referred to collectively in the statute as cultural items, with which they can show a relationship of lineal descent or cultural affiliation. (NPS, 2018a)

One major purpose of this statute is to require that federal agencies and museums receiving Federal funds inventory holdings of Native American human remains and funerary objects and provide written summaries of other cultural items. The agencies and museums must consult with Indian Tribes and Native Hawaiian organizations to attempt to reach agreements on the repatriation or other disposition of these remains and objects. Once lineal descent or cultural affiliation has been established, and in some cases the right of possession also has been demonstrated, lineal descendants, affiliated Indian Tribes, or affiliated Native Hawaiian organizations normally make the final determination about the disposition of cultural items. Disposition may take many forms from reburial to long term curation, according to the wishes of the lineal descendent(s) or culturally affiliated Tribe(s). (NPS, 2018a)

The second major purpose of the statute is to provide greater protection for Native American burial sites and more careful control over the removal of Native American human remains, funerary objects, sacred objects, and items of cultural patrimony on Federal and tribal lands. NAGPRA requires that Indian tribes or Native Hawaiian organizations be consulted whenever archaeological investigations encounter, or are expected to encounter, Native American cultural items or when such items are unexpectedly discovered on Federal or tribal lands. Excavation or removal of any such items also must be done under procedures required by the Archaeological Resources Protection Act. This NAGPRA requirement is likely to encourage the in-situ preservation of archaeological sites, or at least the portions of them that contain burials or other kinds of cultural items. (NPS, 2018a)

Other provisions of NAGPRA: (1) stipulate that illegal trafficking in human remains and cultural items may result in criminal penalties; (2) authorizes the Secretary of the Interior to administer a grants program to assist museums and Indian Tribes in complying with certain requirements of the statute; (3) requires the Secretary of the Interior to establish a Review Committee to provide advice and assistance in carrying out key provisions of the statute; (4) authorizes the Secretary of the Interior to penalize museums that fail to comply with the statute; and, (5) directs the Secretary to develop regulations in consultation with this Review Committee. (NPS, 2018a)

5. *Federal Antiquities Act*

The Antiquities Act is the first law to establish that archaeological sites on public lands are important public resources. It obligates federal agencies that manage the public lands to preserve for present and future generations the historic, scientific, commemorative, and cultural values of the archaeological and historic sites and structures on these lands. It also authorizes the President to protect landmarks, structures, and objects of historic or scientific interest by designating them as National Monuments. (NPS, 2018b)



B. State Regulations

1. California Administrative Code, Title 14, Section 4308

Section 4308, *Archaeological Features*, of Title 14 of the California Administrative Code provides that: “No person shall remove, injure, disfigure, deface, or destroy any object of archaeological, or historical interest or value.”

2. California Code of Regulations Title 14, Section 1427

California Code of Regulations Title 14, Section 1427 provides that: “No person shall collect or remove any object or thing of archaeological or historical interest or value, nor shall any person injure, disfigure, deface or destroy the physical site, location or context in which the object or thing of archaeological or historical interest or value is found.”

3. Traditional Tribal Cultural Places Act (Senate Bill 18, “SB 18”)

Senate Bill 18 (SB 18) requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places (“cultural places”) through local land use planning. SB 18 also requires the Governor’s Office of Planning and Research (OPR) to include in the General Plan Guidelines advice to local governments for how to conduct these consultations. (OPR, 2005)

The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government. (OPR, 2005)

SB 18 requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code § 65300 *et seq.*) and specific plans (defined in Government Code § 65450 *et seq.*). Although SB 18 does not specifically mention consultation or notice requirements for adoption or amendment of specific plans, existing state planning law requires local governments to use the same processes for adoption and amendment of specific plans as for general plans (see Government Code § 65453). Therefore, where SB 18 requires consultation and/or notice for a general plan adoption or amendment, the requirement extends also to a specific plan adoption or amendment. (OPR, 2005)

4. Assembly Bill 52 (AB 52)

The legislature added new requirements regarding tribal cultural resources in Assembly Bill 52 (AB 52). By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. (OPR, 2015)



The Public Resources Code now establishes that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” (Pub. Resources Code, § 21084.2.) To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. (Pub. Resources Code, § 21080.3.1.) (OPR, 2015)

If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code § 20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources. These rules apply to projects that have a notice of preparation for an environmental impact report or negative declaration or mitigated negative declaration filed on or after July 1, 2015. (OPR, 2015)

§ 21074 of the Public Resources Code defines “tribal cultural resources.” In brief, in order to be considered a “tribal cultural resource,” a resource must be either:

- (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or
- (2) a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource. (OPR, 2015)

In the latter instance, the lead agency must determine that the resource meets the criteria for listing in the state register of historic resources. In applying those criteria, a lead agency must consider the value of the resource to the tribe. (OPR, 2015)

5. State Health and Safety Code

California Health and Safety Code (HSC) § 7050.5(b) requires that excavation and disturbance activities must cease “In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery...” until the coroner can determine regarding the circumstances, manner, and cause of any death. The coroner is then required to make recommendations concerning the treatment and disposition of the human remains. Further, this section of the code makes it a misdemeanor to intentionally disturb, mutilate or remove interred human remains. § 7051 specifies that the removal of human remains from “internment or a place of storage while awaiting internment” with the intent to sell them or to dissect them with “malice or wantonness” is a public offense punishable by imprisonment in a state prison. Lastly, HSC §§ 8010-8011 establish the California Native American Graves Protection and Repatriation Act consistent with the federal law addressing the same. The Act stresses that “all California Indian human remains and cultural items are to be treated with dignity and respect.” It encourages voluntary disclosure and return of remains and cultural items by publicly



funded agencies and museums in California. It also outlines the need for aiding California Indian tribes, including non-federally recognized tribes, in filing repatriation claims.

6. California Code of Regulations Section 15064.5

The California Code of Regulations, Title 14, Chapter 3, § 15064.5 (the State CEQA Guidelines) establishes the procedure for determining the significance of impacts to archaeological and historical resources, as well as classifying the type of resource. Cultural resources are aspects of the environment that require identification and assessment for potential significance. The evaluation of cultural resources under CEQA is based upon the definitions of resources provided in CEQA Guidelines § 15064.5, as follows:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 *et seq.*).
- A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:
 - Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - Is associated with the lives of persons important in our past;
 - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - Has yielded, or may be likely to yield, information important in prehistory or history.
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.



4.12.4 BASIS FOR DETERMINING SIGNIFICANCE

According to Section XVIII of Appendix G to the CEQA Guidelines, the proposed Project would result in a significant impact to tribal resources if the Project or any Project-related component would (OPR, 2018):

- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;
 - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Significance thresholds set forth in EA No. 34079 (the Riverside County's Environmental Assessment Checklist for the Project), are derived from Section V of Appendix G to the CEQA Guidelines (listed above), and state that the proposed Project would have a significant impact on tribal resources if construction and/or operation of the Project would: (OPR, 2018):

- a. *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
 1. *Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;*
 2. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*



4.12.5 IMPACT ANALYSIS

Threshold a: *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- 1. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or;*
- 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. (In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe).*

In compliance with Assembly Bill 52 (AB52), notices regarding the proposed Project were mailed to all the tribes within the project's vicinity on February 7, 2018. Riverside County staff received notification from the Morongo Band of Mission Indians, the San Manuel Band of Mission Indians, and the Soboba Band of Luiseño Indians within the 30-day period, requesting to initiate consultation. Letters were received by the County in response to the AB52 notifications by the tribes. The Rincon Band of Luiseño Indians responded requested consultation on March 7, 2018. The Pechanga Band of Luiseño Indians responded requesting consultation on February 8, 2018. Twenty-Nine Palms Band of Mission Indians and Soboba Band of Luiseño responded requesting consultation on March 8, 2018. Morongo Band of Mission Indians responded requesting consultation on February 12, 2018. Riverside County staff sent the Project's cultural resources assessment (*Technical Appendix F*) and Project exhibits to the Morongo Tribe on February 13, 2016. Riverside County staff met with the Morongo Tribe on February 14, 2016, and sent conditions of approval for the Project to the Morongo Tribe on April 26, 2018.

Riverside County staff met with the San Manuel Tribe on December 27, 2016 and sent conditions of approval for the Project. County staff sent conditions of approval to Soboba Band of Luiseño on April 26, 2018. County staff sent email asking if there were comments or concerns to the Soboba Band of Luiseño on April 26, 2018. The Twenty-Nine Palms Band of Mission Indians requested cultural reports and County staff sent the cultural report on March 14, 2018. County staff met with the tribe and sent conditions of approval to Twenty-Nine Palms Band of Mission Indians Tribe on November 19, 2018. On February 20, 2018, County staff sent conditions of approval to Rincon Band of Luiseño Indians. County staff sent email asking if there were comments or concerns to the Rincon Band of Luiseno Indians February 22, 2018. On February 21, 2018, County staff sent a cultural report to Pechanga Band of Luiseño Indians. On February 23, 2018, County staff sent the Project exhibits to Pechanga Band of Luiseño Indians. On March 13, 2018, staff resent the Project's cultural resources assessment (*Technical Appendix F*) and Project exhibits to Pechanga Band of Luiseño Indians. On March 28, 2018, County staff met with the tribe and the Pechangas agreed to submit language on sensitivity and the cultural significance of area. On November 8, 2018, County staff sent an email requesting information. On February 20, 2019 and June 17, 2019, County staff again sent emails re-requesting



information. County staff sent the cultural resources assessment (*Technical Appendix F*) and Project exhibits on February 13, 2018 to the Morongo Band of Mission Indians. County staff met with the tribe and sent conditions of approval to Morongo Band of Mission Indians Tribe on February 26, 2018. On June 18, 2018, County staff sent the cultural report and conditions of approval to the Twenty-Nine Palms Band of Mission Indians Tribe.

The Morongo Tribe consultation was formally concluded on November 7, 2018. The San Manuel Tribe consultation was formally concluded on February 12, 2018. The Soboba Tribe consultation was formally concluded on March 12, 2019. The Twenty-Nine Palms Band of Mission Indians consultation was formally concluded on December 5, 2018. The Rincon Band of Luiseno Indians consultation was formally concluded on February 20, 2019. The San Manuel Tribe consultation was formally concluded on February 12, 2018. The Ramona Band of Cahuilla Indians consultation was formally concluded on March 7, 2018. The Colorado River Indian Tribe consultation was formally concluded on March 7, 2018. The Fort Yuma Quechan Indian consultation was formally concluded on Tribe March 7, 2018. The Pala Band of Mission Indians consultation was formally concluded on Tribe March 7, 2018. The Agua Caliente Band of Cahuilla Indians consultation was formally concluded on Tribe August 7, 2018.

Based on the results of the tribal consultation efforts, there were no tribal cultural resources identified within the Project's proposed EDA. As such, Project impacts to tribal cultural resources would be less than significant.

4.12.6 CUMULATIVE IMPACT ANALYSIS

This cumulative impact analysis considers development of the proposed Project in conjunction with other development Projects and planned development within the vicinity of the Project site, including buildout of the Riverside County General Plan Land Use Plan and buildout of nearby portions of the City of Moreno Valley and the City of San Jacinto. This cumulative study area is appropriate because areas within western Riverside County are similar in terms of climate, plant and animal resources, geology, and topography.

As indicated in the discussion above, the County conducted consultation with local tribes in conformance with AB 52. No tribal cultural resources were identified on site as part of the consultation efforts. Other developments within the region would similarly be required to comply with the provisions of AB 52, and would be required to incorporate mitigation measures to reduce potential impacts to tribal cultural resources to less-than-significant levels. Accordingly, Project impacts to tribal cultural resources would be less-than-cumulatively considerable.

4.12.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Threshold a: Less-than-Significant Impact. The proposed Project was subject to consultation efforts between Riverside County and local tribes, as required by AB 52. As a result of this consultation effort, no tribal cultural resources were identified. Accordingly, Project impacts to tribal cultural resources would be less than significant.



4.12.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable City Regulations and Design Requirements

The following are applicable regulations and design requirements within the County of Riverside. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable City regulations and design requirements.

- Unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Mitigation

Although impacts to Tribal Cultural Resources would be less than significant, EIR Mitigation Measure MM 4.7-1, which is included in EIR Subsection 4.7, *Historical Archaeological Resources*, shall apply. Mitigation Measure MM 4.7-1 requires compliance with California Health and Safety Code § 7050.5 and Public Resources Code § 5097 et. seq. in the event that human remains are uncovered during site mining activities.



4.13 UTILITIES AND SERVICE SYSTEMS

This Subsection addresses the topics of water service and supply; wastewater collection and treatment; stormwater drainage management; solid waste collection and disposal; and utilities. The analysis contained in this Subsection is based in part on information obtained from the Eastern Municipal Water District (EMWD) *2015 Urban Water Management Plan (UWMP)* (EMWD, 2016a). A complete list of references can be found in EIR Section 7.0, *References*.

4.13.1 SCOPE OF REVIEW

As discussed in EIR Section 3.0, *Project Description*, the Project involves an expansion of permitted mining areas on site to encompass an additional 54.5 acres (“Expanded Disturbance Area” [EDA]), thereby increasing areas permitted for mining activities at the Mine from 150.4 acres to 204.9 acres. As shown on Figure 3-4, *Existing and Proposed Limits of Physical Disturbances*, areas subject to new disturbances as part of the Project would occur to the west and north of the northwestern portion of the areas approved for mining pursuant to the approved SMP 159R1. The Project would not affect mining activities within the 150.4 acres of the site that are already approved for mining activities by SMP 159R1, as these areas would be allowed to be mined and disturbed whether or not the proposed Project is approved. Additionally, as evaluated in this EIR and as explained in EIR subsections 3.3.2.A and 3.3.2.B, the Project would result in an increase in the amount of aggregate produced at the mine from 377,675 tons per year (tpy) to 1,000,000 tpy, with tonnage attributable to the Project comprising 622,235 tpy (or 62.2% of the total 1,000,000 tpy). Thus, it can be projected that approximately 62.2% of the estimated high-end daily tonnage of 4,000 tpd would be attributable to the Project, or approximately 2,489 tpd. Accordingly, for purposes of analysis within this Subsection, it is assumed that the Project would result in the production of a maximum of 2,489 tpd and result in an increase in areas subject to mining by 54.5 acres.

4.13.2 EXISTING CONDITIONS

A. Existing Water Use

Under existing conditions, all water used on-site consists of groundwater pumped from on-site wells. Water usage at the Project site (herein, “Mine”) primarily consist of dust control within disturbed portions of the Mine so as to reduce the generation of particulate matter and to prevent substantial erosion. As previously shown on Figure 3-5, *Dust Control Measures*, approximately 44.65 acres of the Project site are subject to watering for dust control under existing conditions.

B. Water Service and Supply

The EMWD service area includes 555 square miles of Riverside County, which includes seven (7) incorporated cities in addition to unincorporated areas in the County of Riverside. EMWD provides both water and sewer service to most of the areas it serves; however, in some places EMWD provides only sewer or water service or provides wholesale water to a purveyor agency. EMWD also sells recycled water to the Rancho California Water District (RCWD) and Elsinore Valley Municipal Water District (EVMWD) and has an emergency connection with the City of Perris’ North Perris Water System. (EMWD, 2016a, pp. 3-2 - 3-3)



There are four (4) sources of water supply to the EMWD: imported water from Metropolitan Water District of Southern California (MWD), local groundwater, desalinated groundwater, and recycled water. Potable imported water is treated and delivered to EMWD directly from MWD's two (2) large filtration plants: The Henry J. Mills (Mills) Water Treatment Plant and the Robert F. Skinner (Skinner) Water Treatment Plant. The Mills Water Treatment Plant treats water from Northern California and provides it to EMWD through two (2) connection points located in the northeast portion of EMWD's service area. The Skinner Water Treatment Plant treats a blend of Colorado River water and water from Northern California and provides it to EMWD through a connection point in the southwest portion of EMWD's service area. (EMWD, 2016a, p. 3-3)

EMWD owns and operates two (2) microfiltration plants (the Perris Water Filtration Plant and the Hemet Water Filtration Plant) that filter raw imported water delivered through MWD, removing particulate contaminants to achieve potable water standards. Raw water from MWD also is used for groundwater replenishment in the eastern part of EMWD. Untreated water from MWD used for agricultural purposes is delivered in the northeast for use by EMWD retail and wholesale accounts and in the south for RCWD agricultural accounts. (EMWD, 2016a, p. 3-3)

EMWD produces potable and brackish groundwater from two (2) management plan areas within the San Jacinto Groundwater Basin that underlie the EMWD service area: The West San Jacinto Groundwater Basin Management Plan area (West San Jacinto Basin) and the Hemet/San Jacinto Water Management Plan area (Hemet/San Jacinto Basin). The West San Jacinto Basin in which approximately half of the 1,021.4-acre Mine is located includes the Perris North, Perris South, San Jacinto Lower Pressure, and Menifee Management Zones, and the Lakeview portion of the Lakeview/Hemet North Management Zone (EMWD, 2016c, Figure 7-1). The Hemet/San Jacinto Basin in which a small portion of the Mine is located consists of the Hemet South, Canyon, and San Jacinto Upper Pressure Management Zones, as well as the Hemet North portion of the Lakeview/Hemet North Management Zone (EMWD, 2016d, Figure 9-1). EMWD produces water for potable use or blending in four (4) of the management zones: Perris North, Hemet South, San Jacinto Upper Pressure and Canyon. Groundwater wells are mostly located within the San Jacinto Watershed and serve the northern portion of the EMWD, with the largest amount of production taking place around the cities of Hemet and San Jacinto. (EMWD, 2016a, p. 3-3)

EMWD also maintains a regional recycled water system that provides tertiary-treated recycled water to customers for agricultural, landscape irrigation, environmental, and industrial use. EMWD's recycled water system consists of four (4) regional water reclamation facilities (RWRFs) that treat municipal sewage and produce water for recycling. The four RWRFs include: The San Jacinto Valley RWRf, the Moreno Valley RWRf, the Temecula Valley RWRf, and the Perris Valley RWRf. The four RWRFs are connected via a network of pipelines and several distribution storage ponds which manage the delivery of recycled water. (EMWD, 2016a, p. 3-3)

For a more detailed description of the EMWD's complex groundwater supply, please refer to Section 4.4, *Geology and Soils*, and Section 4.7, *Hydrology and Water Quality*, in this EIR, as well as the EMWD 2015 *UWMP* (EMWD, 2016a).



Table 4.13-1, *Historic Water Consumption within the EMWD Urban Water Service Area*, depicts the recent water deliveries within the EMWD Urban Water Service Area. As shown, although the population has increased from 292,123 to 500,589 between 1999 and 2008 (or an increase of 71.3%), total water usage only increased by 40.1% from 61,906,352 gallons per day (gpd) to 86,702,794 gpd, representing a reduction in the per-capita consumption rate from 212 gallons per capita per day (GPCD) in 1999 to 173 GPCD in 2008. As shown in Table 4.13-1, the average baseline GPCD during this 10-year period is 197 GPCD. Additionally, Table 4.13-2, *Total Demand Projections*, presents projected water demand within EMWD through year 2040.

Table 4.13-1 Historic Water Consumption within the EMWD Urban Water Service Area

Base Years	Service Area Population	Gross Water Use (AF)	Daily Per Capita Water Use (GPCD)
1999	292,123	69,390	212
2000	303,678	72,005	212
2001	317,457	70,059	197
2002	357,783	81,283	203
2003	364,893	86,289	211
2004	389,897	79,977	183
2005	430,314	94,677	196
2006	468,467	100,831	192
2007	486,901	104,378	191
2008	500,589	97,184	173
10-Year Average Baseline GPCD			197

(EMWD, 2016a, Table 5-4)

Table 4.13-2 Total Demand Projections

	2015	2020	2025	2030	2035	2040
Retail Potable and Raw Water Demand	78,937	100,500	111,500	122,900	134,000	144,500
Wholesale Potable and Raw Water Demand	21,768	50,500	54,100	57,700	61,200	64,800
Total Potable and Raw Water Demand	100,705	151,000	165,600	180,600	195,200	209,300
Retail Recycled Water Demand	44,150	45,245	48,334	50,017	51,800	53,300
Wholesale Recycled Water Demand	1,235	1,656	4,766	5,183	5,600	5,600
Total Recycled Water Demand	45,385	46,901	53,100	55,200	57,400	58,900
Total Water Demand	146,090	197,901	218,700	235,800	252,600	268,200

(EMWD, 2016a, Table ES-2)

Table 4.13-3, *Projected Water Supplies*, presents the projected water supply up to year 2040 for urban water use within the EMWD in daily per capita water use in acre feet. As shown, the EMWD forecasts being able



to meet water demands from its wholesale and retail customers through the year 2040, primarily through purchasing or importing water from MWD.

Table 4.13-3 Projected Water Supplies

Supply	2015	2020	2025	2030	2035	2040
Retail						
Imported Water	56,397	81,197	89,097	100,497	111,597	122,097
Groundwater	15,252	12,303	12,303	12,303	12,303	12,303
Desalinated Groundwater	7,288	7,000	10,100	10,100	10,100	10,100
Recycled Water	44,150	45,245	48,334	50,017	51,800	53,300
Total Retail Supply	123,087	145,745	159,834	172,917	185,800	197,800
Wholesale						
Imported Water	21,768	50,500	54,100	57,700	61,200	64,800
Recycled Water	1,235	1,656	4,766	5,183	5,600	5,600
Total Wholesale Supply	23,003	52,156	58,866	62,883	66,800	70,400
Total Water Supply	146,090	197,901	218,700	235,800	252,600	268,200

(EMWD, 2016a, Table ES-3)

C. Sewer Service and Treatment

EMWD provides wastewater collection, treatment, and recycled water services throughout the Project area. As mentioned in Subsection 4.13.2.B above, four (4) operational RWRFs are operated throughout EMWD, and include the San Jacinto Valley RWRf, the Moreno Valley RWRf, the Temecula Valley RWRf, and the Perris Valley RWRf. As shown below in Table 4.13-4, *Wastewater Treatment Capacity*, the four (4) RWRFs have a combined capacity of 72,977,944 gpd. In addition to treatment facilities, EMWD has several recycled water storage ponds throughout EMWD service area. (EMWD, 2016a, p. 6-6)

Table 4.13-4 Wastewater Treatment Capacity

Facility	Treatment Capacity (AFY)
San Jacinto Valley	15,700
Moreno Valley	17,900
Temecula Valley	20,200
Perris Valley	28,000
Total	81,800

(EMWD, 2016a, Table 6-7)

Collectively, the four (4) RWRFs within EMWD collect and treat approximately 46 million gpd of wastewater and have a capacity to treat approximately 56 million gpd (EMWD, 2017). Sewer flows from the Project site



collect at the Sun City RWRf and divert to the Perris Valley RWRf for treatment, which has a daily capacity of 22 million gpd and typical daily flows of 13.8 million gpd (EMWD, 2016b; EMWD, n.d.).

EMWD treats all of the wastewater collected in its service area to tertiary standards and disposes of its recycled water in one of three ways: 1) customer sales; 2) discharge to Temescal Creek; or, 3) through percolation and evaporation while stored in ponds throughout EMWD. In 2015, EMWD collected and treated a total of 48,665 acre-feet (AF) of wastewater at its four (4) RWRfs. All of the recycled water sold by EMWD originates from wastewater collected and treated within EMWD's retail service area. Therefore, these volumes are accounted for in the 48,655 AF. (EMWD, 2016a, p. 6-9)

D. Stormwater Drainage

Under existing conditions, and as previously shown on Figure 4.7-3, *Existing Conditions Hydrology*, the historical drainage patterns continue to exist on-site, except for areas subject to mining activities. Within the areas subject to mining activities are two separate drainage basins. The primary drainage basin conveys runoff from active mining areas in the north to a detention/siltation pond, where runoff is then conveyed off-site near the Mine's southern boundary. The second drainage area drains to a series of detention basins in the southeastern portion of the Mine and is then conveyed off-site to the south.

E. Solid Waste Collection and Disposal

The RCDWR is responsible for the landfill disposal of non-hazardous county waste within the County and operates six (6) active landfills in addition to holding a contract agreement to dispose of waste at the private El Sobrante Landfill (Riverside County, 2015, p. 4.17-36). Solid Waste from the Project site would be taken to the Moreno Valley Transfer Station before being loaded into larger trucks and transferred to the El Sobrante Landfill for disposal. The El Sobrante Landfill is located at 10910 Dawson Canyon Road in Riverside County, east of the Interstate 15 and south of the City of Corona. Solid waste could also be taken to the Lamb Canyon Landfill or the Badlands Landfill, which are both located within Riverside County. The following is a description of these facilities:

- **El Sobrante Landfill.** The El Sobrante Landfill is located in the southeast area of the City of Corona at 10910 Dawson Canyon Road and accessed from Interstate-15 (I-15) at Temescal Canyon Road. The landfill is operated and owned by USA Waste Services of California, Inc. The existing landfill encompasses 1,322 acres, of which 485 acres are permitted for refuse disposal. The landfill is currently permitted to receive 16,054 tpd. As of April 6, 2009, the landfill had a total remaining disposal capacity of 145,530 tons. The El Sobrante landfill is projected to reach capacity at the earliest in 2045. (CalRecycle, 2018a)
- **Lamb Canyon Landfill.** The Lamb Canyon Landfill is located between the City of Beaumont and the City of San Jacinto at 16411 Lamb Canyon Road (SR-79), south of Interstate 10 and north of SR-74. The landfill is owned and operated by Riverside County (approximately 1.2 miles east of the Mine). The Lamb Canyon Landfill is currently permitted to receive 5,500 tons of refuse per day (tpd) and had an estimated total remaining disposal capacity of approximately 19,242,950 tons as of January 8, 2015.



The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2029. (CalRecycle, 2018b)

- Badlands Landfill. The Badlands Landfill is located northeast of the City of Moreno Valley at 31125 Ironwood Avenue and accessed from State Highway 60 at Theodore Avenue. The landfill is owned and operated by Riverside County. The existing landfill encompasses 278 acres, of which 150 acres are permitted for refuse disposal. The landfill is currently permitted to receive 4,800 tpd. As of January 1, 2015, the landfill had a total remaining disposal capacity of approximately 15,748,799 cubic yards. The Badlands Landfill is projected to reach capacity at the earliest in 2022. (CalRecycle, 2018c)

4.13.3 APPLICABLE ENVIRONMENTAL REGULATIONS

A. Federal Regulations

1. Applicable Water Supply Regulations

Clean Water Act

The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. "Clean Water Act" became the Act's common name with amendments in 1972. Under the CWA, the Environmental Protection Agency (EPA) has implemented pollution control programs such as setting wastewater standards for industry, and also has set water quality standards for all contaminants in surface waters. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters, unless a permit was obtained. EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters. (EPA, 2017e)

Safe Drinking Water Act

The Safe Drinking Water Act (SDWA) was established to protect the quality of drinking water in the U.S. This law focuses on all waters actually or potentially designed for drinking use, whether from above ground or underground sources. The Act authorizes EPA to establish minimum standards to protect tap water and requires all owners or operators of public water systems to comply with these primary (health-related) standards. The 1996 amendments to SDWA require that EPA consider a detailed risk and cost assessment, and best available peer-reviewed science, when developing these standards. State governments, which can be approved to implement these rules for EPA, also encourage attainment of secondary standards (nuisance-related). Under the Act, EPA also establishes minimum standards for state programs to protect underground sources of drinking water from endangerment by underground injection of fluids. (EPA, 2017b)



B. State and Local Regulations

1. Applicable Water Supply Regulations

Water Conservation in Landscaping Act

The Water Conservation in Landscaping Act was established to ensure adequate water supplies are available for future uses. To promote the conservation and efficient use of water, the Act requires local agencies to adopt a water efficient landscape ordinance. When such an ordinance had not been adopted, a finding as to why (based on the climatic, geologic, or topographical conditions) such an ordinance is not necessary, must be adopted. In the absence of such an ordinance or findings, the policies and requirements contained in the “model” ordinance drafted by the State of California shall apply within the affected jurisdiction.

Water Recycling in Landscaping Act

In 2000, Senate Bill 2095 (Water Recycling in Landscaping Act) was approved by Governor Davis requiring any local public or private entity that produces recycled water and determines that within 10 years it will provide recycled water within the boundaries of a local agency, to notify the local agency of that fact. In turn, local agencies are required to adopt and enforce within 180 days a specified recycled water ordinance, unless the local agency adopted a recycled water ordinance or other regulation requiring the use of recycled water in its jurisdiction prior to January 1, 2001. (DWR, 2004)

Urban Water Management Planning Act

The Urban Water Management Planning Act (UWMP Act) was proposed and adopted to ensure that water planning is conducted at the local level, as the State of California recognized that two water agencies in the same region could have very different impacts from a drought. The UWMP Act requires water agencies to develop Urban Water Management Plans (UWMPs) over a 20-year planning horizon, and further required UWMPs to be updated every five years. UWMPs are exempt from compliance with CEQA. (DWR, 2016, p. 1-2)

The UWMPs provide a framework for long term water planning and inform the public of a supplier’s plans for long-term resource planning that ensures adequate water supplies for existing and future demands. This part of the California Water Code (CWC) requires urban water suppliers to report, describe, and evaluate:

- Water deliveries and uses;
- Water supply sources;
- Efficient water uses;
- Demand management measures; and
- Water shortage contingency planning. (DWR, 2016, p. 1-3)

The UWMP Act has been modified over the years in response to the State’s water shortages, droughts, and other factors. A significant amendment was made in 2009, after the drought of 2007-2009 and as a result of the governor’s call for a statewide 20 percent reduction in urban water use by the year 2020. This was the Water Conservation Act of 2009, also known as SB X7-7. This Act required agencies to establish water use



targets for 2015 and 2020 that would result in statewide savings of 20 percent by 2020. Beginning in 2016, retail water suppliers are required to comply with the water conservation requirements in SB X7-7 in order to be eligible for State water grants or loans. Retail water agencies are required to set targets and track progress toward decreasing daily per capita urban water use in their service area, which will assist the State in meeting its 20 percent reduction goal by 2020. (DWR, 2016, p. 1-2)

□ **Government Code § 66473.7(b)(2) (Senate Bill 221)**

Under Senate Bill (SB) 221, approval by a city or county of certain residential subdivisions requires an affirmative written verification of sufficient water supply. SB 221 is intended as a ‘fail safe’ mechanism to ensure that collaboration on finding the needed water supplies to serve a new large subdivision occurs before construction begins. SB 221 requires the legislative body of a city or county or the advisory agency, to the extent that it is authorized by local ordinance to approve, conditionally approve, or disapprove a tentative map, must include as a condition in any tentative map that includes a subdivision a requirement that a sufficient water supply shall be available. Proof of the availability of a sufficient water supply must be requested by the subdivision applicant or local agency, at the discretion of the local agency, and is based on written verification from the applicable public water system within 90 days of a request. SB 221 does not apply to any residential project proposed for a site that is within an urbanized area and has been previously developed for urban uses, or where the immediate contiguous properties surrounding the residential project site are, or previously have been, developed for urban uses, or housing projects that are exclusively for very low and low-income households. (DWR, 2003)

□ **California Senate Bill 610**

The California Water Code (Water Code) §§ 10910 through 10915 were amended by the enactment of SB 610 in 2002. SB 610 requires an assessment of whether available water supplies are sufficient to serve the demand generated by a proposed project, as well as the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single dry year, and multiple dry year conditions. Under SB 610, water assessments must be furnished to local governments for inclusion in any environmental documentation for certain projects (as defined in Water Code 10912 [a]) subject to CEQA. (DWR, 2003) For the purposes of SB 610, “project” means any of the following:

- (1) A proposed residential development of more than 500 dwelling units.
- (2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
- (3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
- (4) A proposed hotel or motel, or both, having more than 500 rooms.
- (5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
- (6) A mixed-use project that includes one or more of the projects specified in this subdivision.
- (7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project. (DWR, 2003)



As described previously in EIR subsection 3.3.2.H, implementation of the proposed Project would result in a net reduction of approximately 16.1% as compared to existing/baseline conditions. Thus, because the Project would result in a net reduction in water demand, a water supply assessment is not required for the proposed Project.

CA. Water Code § 10610 et seq. (Senate Bill 901)

Signed into law on October 16, 1995, Senate Bill (SB) 901 required every urban water supplier to identify as part of its urban water management plan, the existing and planned sources of water available to the supplier over a prescribed 5-year period. The code requires the water service purveyor to assess the projected water demand associated with a proposed project under environmental review. Later provisions of SB 901 required compliance in the event that the proposed Project involved the adoption of a specific plan, amendment to, or revision of the land use element of a general plan or specific plan that would result in a net increase in the state population density. Upon completion of the water assessment, cities and counties may agree or disagree with the conclusions of the water service purveyors but cannot approve projects in the face of documented water shortfalls without first making certain findings.

Executive Order B-29-15

Executive Order (EO) B-29-15 ordered the State Water Resources Control Board (SWRCB) to impose restrictions to achieve a 25-percent reduction in potable urban water usage through February 28, 2016; directed the California Department of Water Resources (DWR) to lead a statewide initiative, in partnership with local agencies, to collectively replace 50 million square feet of lawns and ornamental turf with drought tolerant landscapes; and directed the California Energy Commission to implement a statewide appliance rebate program to provide monetary incentives for the replacement of inefficient household devices. (DWR, 2017a)

Executive Order B-37-16

Signed on May 9, 2016, EO B-37-16 established a new water use efficiency framework for California. The order bolstered the state's drought resilience and preparedness by establishing longer-term water conservation measures that include permanent monthly water use reporting, new urban water use targets, reducing system leaks and eliminating clearly wasteful practices, strengthening urban drought contingency plans, and improving agricultural water management and drought plans. (DWR, 2017a)

Executive Order B-40-17

Signed on April 7, 2017, EO B-40-17 ended the drought state of emergency in all California counties except Fresno, Kings, Tulare, and Tuolumne, where emergency drinking water projects will continue to help address diminished groundwater supplies. It maintains water reporting requirements and prohibitions on wasteful practices. The order was built on actions taken in Executive Order B-37-16, which remains in effect. In a related action, state agencies, including the Department of Water Resources (DWR), released a plan to continue making water conservation a way of life. (DWR, 2017a)



Sustainable Groundwater Management Act (SGMA)

The Sustainable Groundwater Management Act (SGMA) established a new structure for managing California's groundwater resources at a local level by local agencies. SGMA required, by June 30, 2017, the formation of locally-controlled groundwater sustainability agencies (GSAs) in the State's high- and medium-priority groundwater basins and subbasins (basins). A GSA is responsible for developing and implementing a groundwater sustainability plan (GSP) to meet the sustainability goal of the basin to ensure that it is operated within its sustainable yield, without causing undesirable results. The GSP Emergency Regulations for evaluating GSPs, the implementation of GSPs, and coordination agreements were adopted by DWR and approved by the California Water Commission on May 18, 2016. (DWR, 2017b)

2. *Applicable Solid Waste Regulations*

California Solid Waste Integrated Waste Management Act (AB 939, 1989)

The Integrated Waste Management Act (IWMA) established an integrated waste management hierarchy to guide the California Integrated Waste Management Board (CIWMB) and local agencies in implementation, in order of priority: (1) source reduction, (2) recycling and composting, and (3) environmentally safe transformation and land disposal (it should be noted that the CIWMB no longer exists, and its duties have been assumed by CalRecycle). As part of the IWMA, the CIWMB was given a purpose to mandate the reduction of disposed waste. (CalRecycle, 1997a) The IWMA also required:

- the establishment of a task force to coordinate the development of city Source Reduction and Recycling Elements (SRREs) and a countywide siting element. (CalRecycle, 1997a)
- each city, by July 1, 1991, to prepare, adopt and submit a SRRE to the county which includes the following components: waste characterization; source reduction; recycling; composting; solid waste facility capacity; education and public information; funding; special waste (asbestos, sewage sludge, etc.); and household hazardous waste. (CalRecycle, 1997a)
- each county, by January 1, 1991, to prepare a SRRE for its unincorporated area, with the same components described above, and a countywide siting element, specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the jurisdiction which cannot be reduced or recycled for a 15-year period.
- each county to prepare, adopt, and submit to the Board an Integrated Waste Management Plan (IWMP), which includes all of the elements described above. (CalRecycle, 1997a)
- each city or county plan to include an implementation schedule which shows: diversion of 25 percent of all solid waste from landfill or transformation facilities by January 1, 1995 through source reduction, recycling, and composting activities; and, diversion of 50 percent of all solid waste by January 1, 2000 through source reduction, recycling, and composting activities. (CalRecycle, 1997a)



- the CIWMB to review the implementation of each SRRE at least once every two years. (CalRecycle, 1997a)
- the IWMA required the CIWMB, in conjunction with an inspection conducted by a Lead Enforcement Agency (LEA), to conduct at least one inspection per year of each solid waste facility in the state. (CalRecycle, 1997a)

Additionally, the IWMA established a comprehensive statewide system of permitting, inspections, enforcement, and maintenance for solid waste facilities. (CalRecycle, 1997a)

Waste Reuse and Recycling Act (AB 1327)

The Waste Reuse and Recycling Act (WRRRA) required the CIWMB to approve a model ordinance for adoption by any local government for the transfer, receipt, storage, and loading of recyclable materials in development projects by March 1, 1993. The WRRRA also required local agencies to adopt a local ordinance by September 1, 1993 or allow the model ordinance to take effect. The WRRRA requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected and loaded, to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued. (CalRecycle, 1997b)

Mandatory Commercial Recycling Program (AB 341)

Assembly Bill (AB) 341 (Chapter 476, Statutes of 2011 [Chesbro, AB 341]) directed CalRecycle to develop and adopt regulations for mandatory commercial recycling. CalRecycle initiated formal rulemaking with a 45-day comment period beginning Oct. 28, 2011. The final regulation was approved by the Office of Administrative Law on May 7, 2012. AB-341 was designed to help meet California's recycling goal of 75% by the year 2020. AB 341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, multi-family apartments with five or more units are also required to form a recycling program. (CalRecycle, 2017)

2016 California Green Building Standards Code (CAL Green; Part 11 of Title 24, California Code of Regulations)

CALGreen became effective January 1, 2017, and is applicable to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout the State of California (including residential structures and elementary schools). § 5.408.3 of CALGreen requires that 100 percent of trees, stumps, rocks, and associated vegetation and soils resulting from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on-site until the storage site is developed.

3. *Applicable Energy Conservation Regulations*

California Energy Efficiency Standards for Residential and Nonresidential Buildings (24 CA. Code Regs. 6)

The Building Energy Efficiency Standards were first adopted in 1976 and have been updated periodically since then as directed by statute. In 1975 the Department of Housing and Community Development adopted



rudimentary energy conservation standards under their State Housing Law authority that were a precursor to the first generation of the Standards. However, the Warren-Alquist Act was passed one year earlier with explicit direction to the Energy Commission (formally titled the State Energy Resources Conservation and Development Commission) to adopt and implement the Standards. The Energy Commission's statute created separate authority and specific direction regarding what the Standards are to address, what criteria are to be met in developing the Standards, and what implementation tools, aids, and technical assistance are to be provided. (CEC, 2015)

The Standards contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. Public Resources Code Sections 25402 subdivisions (a)-(b) and 25402.1 emphasize the importance of building design and construction flexibility by requiring the Energy Commission to establish performance standards, in the form of an "energy budget" in terms of the energy consumption per square foot of floor space. For this reason, the Standards include both a prescriptive option, allowing builders to comply by using methods known to be efficient, and a performance option, allowing builders complete freedom in their designs provided the building achieves the same overall efficiency as an equivalent building using the prescriptive option. Reference Appendices are adopted along with the Standards that contain data and other information that helps builders comply with the Standards. (CEC, 2015)

The 2016 update to the Building Energy Efficiency Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The most significant efficiency improvements to the residential Standards include improvements for attics, walls, water heating, and lighting. The most significant efficiency improvements to the nonresidential Standards include alignment with the ASHRAE 90.1 2013 national standards. New efficiency requirements for elevators and direct digital controls are included in the nonresidential Standards. The 2016 Standards also include changes made throughout all of its sections to improve the clarity, consistency, and readability of the regulatory language. (CEC, 2015)

Public Resources Code Section 25402.1 also requires the Energy Commission to support the performance standards with compliance tools for builders and building designers. The Alternative Calculation Method (ACM) Approval Manual adopted by regulation as an appendix of the Standards establishes requirements for input, output, and calculational uniformity in the computer programs used to demonstrate compliance with the Standards. From this, the Energy Commission develops and makes publicly available free, public domain building modeling software in order to enable compliance based on modeling of building efficiency and performance. The ACM Approval Manual also includes provisions for private firms seeking to develop compliance software for approval by the Energy Commission, which further encourages flexibility and innovation. (CEC, 2015)

California Solar Rights and Solar Shade Control Acts

The Solar Rights Act sets parameters for establishing solar easements, prohibits ordinances and private covenants which restrict solar systems, and requires communities to consider passive solar and natural heating and cooling opportunities in new construction. This Act is applicable to all California cities and counties.



California's solar access laws appear in the state's Civil, Government, Health and Safety, and Public Resources Codes. California Pub Res Code § 25980 sets forth the Solar Shade Control Act, which encourages the use of trees and other natural shading except in cases where the shading may interfere with the use of active and passive solar systems.

Alternative Fuels Plan

On September 24, 2009, the California Air Resources Board (CARB) adopted amendments to the "Pavley" regulations that reduce greenhouse gas (GHG) emissions in new passenger vehicles from 2009 through 2016. These amendments are part of California's commitment toward a nation-wide program to reduce new passenger vehicle GHGs from 2012 through 2016. CARB's September amendments will cement California's enforcement of the Pavley rule starting in 2009 while providing vehicle manufacturers with new compliance flexibility. The amendments will also prepare California to harmonize its rules with the federal rules for passenger vehicles. (CARB, 2017a)

The U.S. EPA granted California the authority to implement GHG emission reduction standards for new passenger cars, pickup trucks, and sport utility vehicles On June 30, 2009. The first California request to implement GHG standards for passenger vehicles, known as a waiver request, was made in December 2005, and was denied by the U.S. EPA in March 2008. That decision was based on a finding that California's request to reduce GHG emissions from passenger vehicles did not meet the Clean Air Act requirement of showing that the waiver was needed to meet "compelling and extraordinary conditions." (CARB, 2017a)

The ARB's Board originally approved regulations to reduce GHGs from passenger vehicles in September 2004, with the regulations to take effect in 2009. These regulations were authorized by the 2002 legislation Assembly Bill 1493 (Pavley). (CARB, 2017a)

The regulations had been threatened by automaker lawsuits and were stalled by the U.S. EPA's delay in reviewing and then initially denying California's waiver request. The parties involved entered a May 19, 2009 agreement to resolve these issues. With the granting of the waiver on June 30, 2009, it is expected that the Pavley regulations will reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016, all while improving fuel efficiency and reducing motorists' costs. (CARB, 2017a)

The CARB has adopted a new approach to passenger vehicles – cars and light trucks – by combining the control of smog-causing pollutants and greenhouse gas emissions into a single coordinated package of standards. The new approach also includes efforts to support and accelerate the numbers of plug-in hybrids and zero-emission vehicles in California. (CARB, 2017a)

4. Sewer & Stormwater Systems

Stormwater Discharges RWQCB Order No. R8-2010-0033

On January 29, 2010, the Santa Ana RWQCB adopted Order No. R8-2010-0033 (NPDES No. CAS618033), National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements for The Riverside County Flood Control and Water Conservation District, The County of Riverside, and The Incorporated Cities



of Riverside County Within the Santa Ana Region (Order No. R8-2010-0033, or “Regional MS4 Permit”). The Regional MS4 Permit applies to the County of Riverside and several incorporated cities in the Riverside County region. The Regional MS4 Permit was subsequently amended one time on June 7, 2013 to include the cities of Eastvale and Jurupa Valley. NPDES Permit Order No. R8-2010-0033 regulates discharge of urban runoff within the Project area, with the Regional MS4 Permit establishing an outcome-based approach with measurable results, and mandates compliance with its urban runoff principles and practices at the jurisdictional and at the watershed levels.

4.13.4 BASIS FOR DETERMINING SIGNIFICANCE

According to Section XIX of Appendix G to the CEQA Guidelines, the proposed Project would result in a significant impact to utilities and service systems if the Project or any Project-related component would (OPR, 2018):

- Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;
- Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments;
- Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals;
- Comply with federal, state, and local management and reduction statutes and regulation related to solid waste.

Additionally, the following thresholds are derived from EA No. 34079 (Riverside County’s Environmental Assessment Checklist, see *Technical Appendix A* to this EIR), and supplemented by the thresholds listed in Appendix G to the CEQA Guidelines, in order to evaluate the significance of the proposed Project’s impacts on utilities and service systems. The proposed Project would result in a significant impact to utilities and service systems if the Project or any Project-related component would:

- a. *Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects;*
- b. *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;*
- c. *Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects;*



- d. *Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;*
- e. *Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals;*
- f. *Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan);*
- g. *Impact the following facilities requiring the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects:*
 - *Electricity;*
 - *Natural gas;*
 - *Communications systems;*
 - *Street lighting;*
 - *Maintenance of public facilities, including roads; or*
 - *Other governmental services.*

4.13.5 IMPACT ANALYSIS

Threshold a: *Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?*

Threshold b: *Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

Water Facilities

Under existing conditions, water usage at the Mine is primarily associated with dust control and is used over approximately 44.65 acres of the site. All water used at the Mine under existing conditions comes from on-site groundwater wells. As explained in EIR Subsection 3.3.2.J and as shown previously on EIR Figure 3-5, under the proposed Project a portion of the Mine's access road (0.84 acre) would be paved and gravel stabilization would occur on approximately 10.59 acres of the site, while water would be used for dust control on approximately 4.22 acres that are planned for mining activities under the Project. In total, the Project would result in a reduction in areas subject to water for dust control by 7.21 acres, from 44.65 acres under existing conditions to 37.44 acres under proposed conditions. Thus, overall water demand at the Mine would be reduced approximately 16.1% under the Project as compared to existing/baseline conditions. Because the existing wells on-site provide adequate water supplies for dust control under existing conditions, and because less water would be needed for dust control under the Project as compared to existing conditions, it can therefore be concluded that the existing wells would adequately serve the proposed Project during normal, dry, and multiple dry years. Accordingly, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects, and impacts would be less than significant. Additionally, the Project would be adequately served by



existing water supplies from existing entitlements and resources, and impacts associated with new or expanded entitlements would be less than significant.

Wastewater Treatment Facilities

The Project does not propose the construction or expansion of any new wastewater treatment facilities, such as septic systems. Similar to existing conditions, all wastewater from the site would be handled via portable toilets that are regularly emptied by a rental service company. Although the Project would result in an increase in employees on-site from seven (7) to 15 employees, such an increase would not result in a substantial increase in demand for wastewater treatment. Waste from the portable toilets would be disposed of by a rental service company in accordance with all applicable regulatory requirements. Thus, the Project would not require or result in the construction or expansion of new wastewater treatment facilities, including septic systems, the construction of which could cause significant environmental effects, and no impact would occur.

In the event that the rental service company seeks to dispose of wastewater at a facility that is over capacity, the rental service company would be required to utilize a different wastewater treatment facility. Accordingly, the Project would not result in a determination by the wastewater treatment provider that it does not have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments, and impacts would be less than significant.

Storm Water Drainage Facilities

Under on-going mining operations, runoff from the disturbed portions of the Mine would be treated by existing sedimentation basins. Following site reclamation, runoff in the EDA would be fully detained on site, requiring no new storm water drainage systems. Remaining runoff from the site would be treated by sedimentation basins proposed in the southeastern portion of the site. All areas proposed for sedimentation basins as part of the Project would occur with areas currently permitted for mining activities, or in areas that would be permitted for mining and disturbance as part of the Project. There are no components of the proposed Project's drainage system that have not already been addressed throughout this EIR. Where physical impacts are determined to be significant, mitigation measures have been imposed on the Project to reduce impacts to below a level of significance. Accordingly, impacts due to the construction or expansion of new storm water drainage systems would be less than significant.

Threshold c: *Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?*

Threshold d: *Would the Project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The Project does not propose the construction or expansion of any new wastewater treatment facilities, such as septic systems. Similar to existing conditions, all wastewater from the site would be handled via portable toilets that are regularly emptied by a rental service company. Although the Project would result in an increase in employees on-site from seven (7) to 15 employees, such an increase would not result in a substantial increase



in demand for wastewater treatment. Waste from the portable toilets would be disposed of by the rental service company in accordance with all applicable regulatory requirements. Thus, the Project would not require or result in the construction or expansion of new wastewater treatment facilities, including septic systems, the construction of which could cause significant environmental effects, and no impact would occur.

In the event that the rental service company seeks to dispose of wastewater at a facility that is over capacity, the rental service company would be required to utilize a different wastewater treatment facility. Accordingly, the Project would not result in a determination by the wastewater treatment provider that it does not have adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments, and impacts would be less than significant.

Threshold e: Would the Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal, primarily due to the projected eight (8) additional workers on-site. The modest increase in the number of employees on-site would not result in an exceedance, on either a direct or cumulatively-considerable basis, of the capacity at any landfill. Furthermore, Project-generated solid waste would be conveyed to one of several landfills (El Sobrante, Badlands, or Lamb Canyon Landfills) operated or managed by the Riverside County Department of Waste Resources (RCDWR). These existing landfills are required to comply with federal, State, and local statutes and regulations related to solid waste. Landfills within RCDWR's jurisdiction adhere to State guidelines which specify that a minimum of 15 years of system-wide landfill capacity shall be provided (CalRecycle, 1997a). Accordingly, the Project would not generate solid waste in excess of State or Local standards, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant.

Threshold f: Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

The Project would be required to comply with County waste reduction programs pursuant to the State's Integrated Waste Management Act and Riverside County Ordinance No. 745, *Solid Waste Collection and Disposal*. Project-generated solid waste would be conveyed to one of several landfills operated or managed by the RCDWR. These existing landfills are required to comply with federal, State, and local statutes and regulations related to solid waste. The Project also would be required to comply with federal, State, and local statutes that would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.



Threshold g: *Would the project impact the following facilities requiring the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects:*

Electricity?

Natural gas?

Communications systems?

Street lighting?

Maintenance of public facilities, including roads?

Other governmental services?

The proposed Project would involve the continuation and expansion of an existing mining operation and would not result in a substantial increase in daily operational characteristics at the site. All utilities needed to serve the Mine are currently in place. Specifically, electricity would continue to be provided via existing connections to the existing mining processing equipment. No new natural gas would be required for the Project; thus, no new natural gas facilities would be constructed for the Project. There would be no need for new or expanded communication systems, as all such systems already are in place. The Project does not propose nor require installation of new street lighting, and thus no impacts would occur associated with street lighting. Accordingly, Project impacts due to the construction or expansion of electricity, natural gas, communication systems, and street lighting would be less than significant.

Although the Project does not propose any roadway improvements, implementation of the Project would extend the duration (i.e., years) over which mining activities would occur on site. As a result, traffic generated by the Mine would contribute to the need for road maintenance during mining operations within the EDA. Although the Project would contribute to the need for roadway maintenance in the area, the need for roadway maintenance is already accounted for as part of Riverside County's annual budget, and the Project's contribution to the need for roadway maintenance would not result in the County being unable to fund other measures or programs that protect the environment. Therefore, the Project's demand for roadway maintenance over a longer duration of time than would occur without the proposed Project would be less than significant.

There are no other governmental services or facilities that would be impacted by the Project, or that would require the construction or expansion of any facilities; thus, impacts would be less than significant.

As evaluated in this EIR, the Project would result in an increase in demand for electricity by approximately 55.98% as compared to baseline conditions (refer to EIR subsection 3.3.2.G). All of the increase in demand is associated with the mining processing equipment. However, there are no adopted energy conservation plans that are applicable to the proposed Project. Furthermore, and as discussed in EIR Subsection 4.4, *Energy*, the Project would not result in the wasteful or inefficient use of energy, as the increase in electricity demand is associated with the provision of additional aggregate resources within the local area. As noted in EIR Subsection 4.2 (refer to the analysis of Thresholds b. and c.), new or expanded mining operations do not significantly increase the demand for construction materials in the region, but rather reduce the distance that aggregate materials are transported. As such, if the proposed Project is not approved, then electricity



consumption would occur at a different aggregate mine site to meet the local area demand for aggregate resources. (Berck, 2005) Thus, because there is no adopted energy conservation plan and because the Project would not result in the inefficient or wasteful use of energy resources, Project impacts would be less than significant.

4.13.6 CUMULATIVE IMPACT ANALYSIS

This cumulative impact analysis considers development of the proposed Project in conjunction with other development projects and planned development in the vicinity of the Project site, including buildout of the Riverside County General Plan Land Use Plan. This study area was selected because utilities and service systems are provided to all the existing and planned developments in the surrounding areas by the same service providers.

Water Treatment Facilities

The proposed Project would result in a reduction in the demand for water at the Mine by approximately 16.1% as compared to baseline conditions. Water used at the Mine for dust control purposes is obtained from existing wells on site. Furthermore, the Project does not require treated (potable) water, as groundwater is sufficient for dust control purposes. While other developments in the cumulative study area have the potential to result in the need for relocating or constructing new or expanded water treatment facilities, the Project would not contribute to the need for such new or expanded facilities. Therefore, the Project would result in a less-than-cumulatively considerable impact to water treatment facilities.

Water Supplies

The proposed Project would result in a reduction in the demand for water at the Mine by approximately 16.1% as compared to baseline conditions. Although other development in the cumulative study area would result in a net increase in demand for water supplies from EMWD, the Project would not contribute to such a need because the Mine site already is adequately served by groundwater resources. The Project's impact to water supplies would therefore be less-than-cumulatively-considerable.

Wastewater Treatment Facilities

The Project would result in an increase in employees on-site from seven (7) to 15 employees, which would not result in a substantial increase in demand for wastewater treatment. All wastewater generated by the Project would be handled via portable toilets would be disposed of by the rental service company in accordance with all applicable regulatory requirements. The Project has no potential to result in or require the construction of new wastewater treatment facilities. Additionally, in the event that the rental service company seeks to dispose of wastewater at a facility that is over capacity, the rental service company would be required to utilize a different wastewater treatment facility. Thus, the Project would result in no cumulatively-considerable impacts to wastewater treatment facilities and wastewater treatment capacity.



Storm Water Drainage

Cumulative impacts associated with the provision of storm water drainage facilities are evaluated throughout the appropriate issue areas in this EIR. In all cases, where cumulatively-considerable impacts associated with any Project component are identified, mitigation measures have been imposed to reduce such impacts to the maximum feasible extent. Accordingly, impacts associated with the provision of stormwater drainage facilities to serve the proposed Project would be less-than-cumulatively considerable.

Landfill Capacity

As previously discussed in the analysis provided under Threshold e., solid waste generated by construction and operation of the Project would represent nominal proportions of the daily disposal capacity at the potential transfer station (MVTS) and landfills (El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill). The transfer station and landfills are currently projected to remain open until as far into the future as 2045 (El Sobrante Landfill) and have sufficient daily capacity to handle solid waste generated by the Project and other cumulative developments both during construction and long-term operation. The proposed Project would not directly result in the need for expanded solid waste disposal facilities, as the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill have sufficient existing capacity to handle solid waste generated by the proposed Project. Rather, the Project's incremental contribution to solid waste generation may contribute to an ultimate need for expanding the solid waste disposal facilities that would serve the Project and/or the construction of additional solid waste disposal facilities. Moreover, it is possible that as other developments in the region are proposed, the RCDWR and WMIE may opt to construct new solid waste disposal facilities to serve those developments, and such facilities may or may not receive solid waste generated by the proposed Project. Although the Project has the potential to cumulatively contribute to the demand for new/expanded solid waste disposal facilities, the construction of which could significantly impact the environment, it is too speculative for evaluation in the absence of a proposed expansion or development plan (CEQA Guidelines § 15145). Therefore, the Project's cumulative impacts to solid waste disposal facilities are evaluated as less than significant.

Solid Waste Regulations

The proposed Project would adhere to regulations set forth by local and State regulations (including AB 341 and AB 939) during both construction and long-term operations. Other cumulative developments would also be required to comply with such regulations. As such, the Project as well as other cumulative developments in the area would not result in cumulative impacts with respect to compliance with federal, State, and local statutes and regulations related to solid wastes. Impacts would be less-than-cumulatively-considerable.

Construction or Expansion of Facilities

The proposed Project would involve the continuation and expansion of an existing mining operation and would not result in a substantial increase in daily operational characteristics at the site. All utilities needed to serve the Mine are currently in place. Specifically, electricity would continue to be provided via existing connections to the existing mining processing equipment. No new natural gas would be required for the Project; thus, no new natural gas facilities would be constructed for the Project. There would be no need for new or expanded communication systems, as all such systems already are in place. The Project does not propose nor require



installation of new street lighting, and thus no impacts would occur associated with street lighting. Accordingly, Project impacts due to the construction or expansion of electricity, natural gas, communication systems, and street lighting would be less-than-cumulatively considerable.

The Project would extend the duration (i.e., years) over which mining activities would occur on site and would therefore cumulatively contribute to the need for road maintenance in the long term. However, the Project's incremental demand for roadway maintenance would not result in the County's inability to provide funding for programs or improvements needed to protect the environment. Thus, the Project's cumulative contribution to the need for roadway maintenance would be less than significant.

There are no other governmental services or facilities that would be impacted by the Project, and the Project would not result in or require the construction or expansion of any facilities; thus, impacts would be less-than-cumulatively considerable.

The Project would result in an increase in demand for electricity by approximately 55.98% as compared to baseline conditions (refer to EIR subsection 3.3.2.G). However, there are no adopted energy conservation plans that are applicable to the proposed Project. Nonetheless, the Project would not result in the wasteful or inefficient of electricity. As explained under the analysis of Threshold g., new or expanded mining operations do not significantly increase the demand for construction materials in the region, but rather reduce the distance that aggregate materials are transported. As such, if the proposed Project is not approved, then electricity consumption would occur at a different aggregate mine site to meet the local area demand for aggregate resources. If an increase in electricity consumption did not occur on site, it would occur off-site in another location to meet the local area's demand for aggregate resources. (Berck, 2005) Thus, because there is no adopted energy conservation plan and because the Project would not result in the inefficient or wasteful use of energy resources, Project impacts would be less-than-cumulatively considerable.

4.13.7 SIGNIFICANCE OF IMPACTS BEFORE MITIGATION

Thresholds a. and b.: Less-than-Significant Impact. Overall water demand at the Mine would be reduced approximately 16.1% under the Project as compared to existing/baseline conditions. The existing wells on-site provide adequate water supplies for dust control under existing conditions, and because less water would be needed for dust control under the Project as compared to existing conditions, it can therefore be concluded that the existing wells would adequately serve the proposed Project without the need for new or expanded water supply facilities. No new water facilities would be required to serve the proposed Project. Additionally, all wastewater generated by the Mine under existing and proposed conditions is handled via portable toilets that would regularly be emptied by a service company. As such, the Project would not result in impacts due to the need for new or expanded wastewater treatment facilities. Additionally, impacts associated with storm drainage facilities are evaluated throughout this EIR, and would be less than significant or reduced to less-than-significant levels with implementation of the mitigation measures identified in this EIR.

Thresholds c. and d.: No Impact. The Project would not require or result in the construction or expansion of new wastewater treatment facilities, including septic systems, the construction of which could cause significant environmental effects. Additionally, all wastewater from the site would be handled via portable toilets and



would be disposed of by the rental service company in accordance with all applicable regulatory requirements. The rental service company would be required to dispose of wastewater at a facility that has adequate capacity. Thus, no impact would occur.

Threshold e.: Less-than-Significant Impact. The Project would generate a nominal increase in the amount of solid waste produced on-site due to the addition of eight (8) new employees. This nominal increase in solid waste generation would not result in the generation of solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure. There are also no components of the Project that would impair the attainment of solid waste reduction goals. Impacts would be less than significant.

Threshold f.: Less-than-Significant Impact. The Project would comply with all applicable federal, State, and local statutes and regulations related to solid waste disposal, reduction, and recycling, and impacts would be less than significant.

Threshold g.: Less-than-Significant-Impact. The Project would not result in or require the construction or expansion of electrical, natural gas, or telecommunication facilities, and does not propose or require the installation of new street lighting. The Project would not affect other government facilities. Although the Project would result in an increased need for roadway maintenance in the long term, costs associated with such increased maintenance would not affect existing or future County plans or programs that protect the environment. Although the Project would result in an increase in demand for electricity by approximately 55.98% as compared to baseline conditions, the Project would not result in the inefficient or wasteful use of energy. Additionally, the Project would not result in or require the construction or expansion of new electrical facilities. Impacts would be less than significant.

4.13.8 APPLICABLE REGULATIONS, DESIGN REQUIREMENTS, AND MITIGATION

Applicable Regulations and Design Requirements

The following are applicable regulations and design requirements within the County of Riverside. Although these requirements technically do not meet CEQA's definition for mitigation, they are imposed herein to ensure Project compliance with applicable County regulations and design requirements.

- The Project is required to comply with the Riverside Countywide Integrated Waste Management Plan (CIWMP). The CIWMP requires up to 50 percent of its solid waste needs to be diverted from area landfills. In conformance with the CIWMP, the Project Applicant is required to work with future contract refuse haulers to implement recycling and waste reduction programs for solid wastes. The CIWMP outlines goals, policies, and programs that comply with the provisions of AB 939 and its diversion mandates.
- The Project is required to comply with the provisions of the California Solid Waste Integrated Waste Management Act, (AB 939, 1989) which mandates a reduction of disposed waste throughout California.



- The Project is required to comply with the provisions of the Mandatory Commercial Recycling Program (AB 341). AB 341 made a legislative declaration that it is the policy goal of the state that not less than 75% of solid waste generated be source reduced, recycled, or composted by the year 2020, and required the Department of Resources Recycling and Recovery, by January 1, 2014, to provide a report to the Legislature that provides strategies to achieve that policy goal and also includes other specified information and recommendations.

Mitigation

Impacts would be less than significant; therefore, no mitigation is required.



5.0 OTHER CEQA CONSIDERATIONS

5.1 SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

The CEQA Guidelines require that an EIR disclose the significant environmental effects of a project which cannot be avoided if the proposed project is implemented (CEQA Guidelines § 15126(b)). As described in detail in Section 4.0 of this EIR, the proposed Project is anticipated to result in impacts to the environment that cannot be reduced to below a level of significance after the implementation of relevant standard conditions of approval, compliance with applicable laws and regulations, and application of feasible mitigation measures. The significant environmental effects of the proposed Project that cannot be feasibly mitigated are as follows:

- Air Quality Threshold a: Significant Direct and Cumulatively-Considerable Unavoidable Impact. Operational-source emissions with implementation of Mitigation Measures MM 4.2-1 and MM 4.2-2 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and PM_{2.5}. Although the required mitigation would reduce the Project's impacts, it is important to note that more than 50 percent of the Project's NO_x emissions would be derived from vehicular activity and more than 95 percent of the Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. (Urban Crossroads, 2020a, pp. 2-3) Accordingly, because mitigation is not available to reduce the Project's operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the SCAQMD regional thresholds, the Project would result in a conflict with the SCAQMD AQMP. The Project's impacts due to a conflict with the AQMP would be significant and unavoidable on a direct and cumulatively-considerable basis.
- Air Quality Threshold b: Significant Direct and Cumulatively-Considerable Unavoidable Impact. Even with implementation of the recommended mitigation measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NO_x, PM₁₀, and PM_{2.5}. No feasible mitigation measures exist to reduce the Project's emissions of NO_x, PM₁₀, or PM_{2.5} to below a level of significance beyond the mitigation measures and regulatory requirements already identified in subsection 4.2.8. More than 50% of the Project's NO_x emissions are associated with on-site mobile operational equipment and haul truck trips (i.e., combustible engines), and the Project Applicant does not have the regulatory authority to control tailpipe emissions; thus, no additional feasible mitigation measures exist that would reduce the Project's NO_x emissions to levels that are less than significant. Additionally, more than 95 percent of the Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. (Urban Crossroads, 2020a, pp. 2-3) Accordingly, the Project's operational emissions of NO_x, PM₁₀, and PM_{2.5} represent a significant and unavoidable direct and cumulatively-considerable impact for which additional feasible mitigation is not available.



- Greenhouse Gas Emissions Threshold a: Significant and Unavoidable Cumulatively-Considerable Impact. The total amount of net new Project-related GHG emissions would total 4,975.49 MTCO₂e per year. Although the Project's level of GHG emissions would not exceed the SCAQMD's industrial screening threshold of 10,000 MTCO₂e per year, for purposes of analysis herein it is assumed that GHG emission impacts would be significant if the Project were to emit more than 3,000 MTCO₂e/yr, in accordance with the SCAQMD Tier 3 screening threshold for mixed-use developments. Therefore, and based on SCAQMD's mixed-use screening threshold of 3,000 MTCO₂e/yr, the Project's impacts associated with GHG emissions would be cumulatively considerable. EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.25, *Air Quality*, would apply and would help reduce the Project's GHG emissions but not to below a level of significance. However, more than 50 percent of the Project's GHG emissions are derived from vehicle usage. Since neither the Project Applicant nor the County have regulatory authority to control tailpipe emissions, no additional feasible mitigation measures exist that would reduce GHG emissions to levels that are less-than-significant. As such, Project impacts due to GHG emissions would be significant and unavoidable on a cumulatively-considerable basis.
- Greenhouse Gas Emissions Threshold b.: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. It is not possible to reduce the Project's level of GHG emissions to below the 3,000 MTCO₂e/yr screening threshold identified by the Riverside County CAP. Additionally, the County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. As such, it is not possible for the Project to achieve a minimum of 100 points pursuant to the County's CAP Screening Tables, and no feasible mitigation measures exist that would result in Project consistency with the CAP. Therefore, the Project would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the Riverside County CAP.
- Transportation and Traffic Threshold a.: Cumulatively-Considerable and Unavoidable Impact. Table 5-1, *Summary of Project Intersection Impacts by Study Scenario*, provides a summary of the Project's impacts to study area intersections under Existing Plus Ambient Plus Project (EAP) 2019 and Existing Plus Ambient Plus Project Plus Cumulative (2019) conditions. Table 5-2, *Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario*, provides a summary of the Project's impacts due to traffic signal warrants. Mitigation is proposed for Project impacts to study area intersections, including payment of Development Impact Fee (DIF) fees, Transportation Uniform Mitigation Fee (TUMF) fees, and fair-share monetary contributions for required improvements. However, because it cannot be assured that improvements needed to achieve an acceptable level of service at study area intersections and due to traffic signal warrants would be in place prior to commencement of expanded mining activities as proposed by the Project, the Project's impacts to the facilities identified in Table 5-1 and Table 5-2 would be significant and unavoidable in the near-term prior to construction of the required improvements.



Table 5-1 Summary of Project Intersection Impacts by Study Scenario

#	Intersection	EAP 2019	EAPC 2019
1	Gilman Springs Rd. / SR-60 EB Ramps	--	--
2	Gilman Springs Rd. / Alessandro Bl.	--	C*
3	Jack Rabbit Trail / Gilman Springs Rd.	--	C*
4	Bridge St. / Gilman Springs Rd.	C*	C*
5	Driveway / Gilman Springs Rd.	C*	C*
6	SR-79 SB Ramps / Gilman Springs Rd.	--	--
7	SR-79 NB Ramps / Gilman Springs Rd.	C*	C*

Notes: C = Cumulative Impact; EAP = Existing Plus Ambient Plus Project; EAPC = Existing Plus Ambient Plus Project Plus Cumulative.

* = Impact is significant and unavoidable following mitigation because it cannot be assured that required improvements would be in place prior to commencement of mining activities within the proposed EDA.

Table 5-2 Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario

#	Intersection	EAP 2019	EAPC 2019
1	Gilman Springs Rd. / SR-60 EB Ramps	--	--
2	Gilman Springs Rd. / Alessandro Bl.	C*	C*
3	Jack Rabbit Trail / Gilman Springs Rd.	--	--
4	Bridge St. / Gilman Springs Rd.	C*	C*
5	Driveway / Gilman Springs Rd.	--	--
6	SR-79 SB Ramps / Gilman Springs Rd.	--	--
7	SR-79 NB Ramps / Gilman Springs Rd.	C*	C*

Notes: C = Cumulative Impact; EAP = Existing Plus Ambient Plus Project; EAPC = Existing Plus Ambient Plus Project Plus Cumulative.

* = Impact is significant and unavoidable following mitigation because it cannot be assured that required improvements would be in place prior to commencement of mining activities within the proposed EDA.

5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL IMPACTS WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

The CEQA Guidelines require EIRs to address any significant irreversible environmental changes that would be involved in the proposed action should it be implemented (CEQA Guidelines § 15126.2(c)). An environmental change would fall into this category if: a) the project would involve a large commitment of non-renewable resources; b) the primary and secondary impacts of the project would generally commit future generations to similar uses; c) the project involves uses in which irreversible damage could result from any potential environmental accidents; or d) the proposed consumption of resources is not justified (e.g., the project results in the wasteful use of energy).

Determining whether the proposed Project may result in significant irreversible environmental changes requires a determination of whether key non-renewable resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. Natural resources in the form of energy resources would be used during the proposed Project, but mining of the Project site as proposed is not expected to negatively affect the availability of such resources, including resources that may be non-renewable (e.g., fossil fuels). The Project would allow continued use of the property’s aggregate resources, which are of value to the



State and the region. The proposed Project would not involve the use of large sums or sources of non-renewable energy.

The Project would be required to comply with federal, State, and local regulations related to hazardous materials, which would ensure that continued mining activities at the Mine as a result of the proposed Project would not have the potential to cause significant irreversible damage to the environment, including damage that may result from upset or accident conditions.

As evaluated in this EIR, the Project would result in an increase in demand for electricity by approximately 55.98% as compared to baseline conditions (refer to EIR subsection 3.3.2.G). All of the increase in demand is associated with the mining processing equipment. The Project also would result in an increase in demand for fossil fuels associated with employee vehicular trips, haul truck trips to and from the site, and on-site mobile mining equipment. However, as noted in EIR Subsection 4.2 (refer to the analysis of Thresholds b. and c.), new or expanded mining operations do not significantly increase the demand for construction materials in the region, but rather reduce the distance that aggregate materials are transported. As such, if the proposed Project is not approved, then electricity and fossil fuel consumption would occur in association with a different aggregate mine site to meet the local area demand for aggregate resources. (Berck, 2005) Therefore, the proposed Project would not result in the wasteful use of energy or the consumption of resources that are not justified based on the scale of the proposed Project.

5.3 GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

CEQA requires a discussion of the ways in which the proposed Project could be growth inducing. The CEQA Guidelines identify a project as growth inducing if it would foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment (CEQA Guidelines § 15126.2(d)). New employees and new residential populations represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area.

A project could indirectly induce growth at the local level by increasing the demand for additional goods and services associated with an increase in population or employment and thus reducing or removing the barriers to growth. This typically occurs in suburban or rural environs where population growth results in increased demand for service and commodity markets responding to the new population. Because the Project proposes to expand existing mining operations at the Gilman Springs Mine, the Project would not involve the expansion of existing utilities or facilities and would not entail the development of buildings or housing that could induce growth.

Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies such as the Southern California Association of Governments (SCAG). Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans



and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

The expansion of existing mining activities proposed would not directly promote growth or development on adjacent and surrounding properties. Because development on nearby parcels would be consistent with the County's General Plan, growth-inducing impacts of the Project would be less than significant.

Furthermore, continued aggregate processing would fill a market demand for aggregate materials within the region, and would not result in an increase in demand for aggregate materials. The fact is that aggregate will be consumed with or without the proposed Project. The Project would not have an effect on demand for aggregate but would have an effect on the distance that aggregates travel within the region. Project aggregate would replace materials hauled from farther distances and supply new demand for aggregate that will occur in the Riverside County region. This rationale is supported by Dr. Peter Berck's "Working Paper No. 994 – A Note on the Environmental Costs of Aggregate" (Department of Agricultural and Resource Economics and Policy, Division of Agricultural and Natural Resources, University of California Berkley, January 2005). Dr. Berck states that: (Berck, 2005, p. 3; Urban Crossroads, 2020a)

“The opening of a new quarry for aggregates will change the pattern of transportation of aggregates in the area served by the quarry. In this note, we will show that, so long as aggregate producers are cost minimizing, the new pattern of transportation requires less truck transport than the pattern of transportation that existed before the opening of the new quarry. Since the costs of providing aggregates falls, it is reasonable to assume that the price of delivered aggregates also will fall. This note also shows that the demand expansion effect is of very small magnitude. Since the demand increase from a new quarry is quite small, the dominant effect is that the quarries are on average closer to the users of aggregates and, as a result, the truck mileage for aggregate hauling decreases. To summarize the effects of a new quarry project:

- a) The project in itself will not significantly increase the demand for construction materials in the region through market forces, which include the downward pressure on pricing.*
- b) Truck traffic (i.e. vehicle miles traveled) in the region will not increase and may decrease as a result of the project.”* (Berck, 2005, p. 3; Urban Crossroads, 2020a)

Furthermore, a study prepared by the San Diego Association of Governments (SANDAG) found that when aggregate is transported by truck to the point of use, the price of the material increases about 15 cents per ton for every mile hauled, and concluded that "...the point of diminishing marginal benefit – that is, where the largest number of projects can be served with the least additional distance – occurs at the 20- to 25-mile driveshed" (SANDAG, 2011, pp. ES-4 and 3-9).



Thus, because the Project would not increase the demand for aggregate resources but would rather reduce the distance that such materials must travel, the Project would not result in growth-inducing impacts associated with the mining of aggregate resources.

Indirect growth-inducing impacts at the local level result from a demand for additional goods and services associated with the increase in people in the area, including employees. This occurs in suburban or rural environments where population growth results in increased demand for service and commodity markets responding to the new population. This type of growth is, however, a regional phenomenon resulting from introduction of a major employment center or regionally significant housing project. The implementation of the proposed Project would not result in indirect growth-inducing impacts of the region because the Project proposes expansion of existing mining activities and would only result in the introduction of eight new employees on-site. The introduction of eight new employees would not be growth inducing.

5.4 EFFECTS FOUND NOT TO BE SIGNIFICANT DURING THE INITIAL STUDY PROCESS

CEQA Guidelines § 15128 requires that an EIR:

“...contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR.”

An Initial Study was prepared for the proposed Project, which is included as *Technical Appendix A* to this EIR. Through the Initial Study process, Riverside County determined that the proposed Project could potentially cause adverse effects, thereby requiring preparation of an EIR. The Initial Study concluded that the Project would have no potential to cause significant effects to the following environmental issue areas: Agricultural and Forest Resources; Hazards and Hazardous Materials; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; and Recreation. Therefore, these issue areas are not required to be discussed in Section 4.0, *Environmental Analysis*, of this EIR. A brief summary of the seven issues found not to be significant is presented below, with a more detailed analysis provided in the Project’s Initial Study contained in *Technical Appendix A*.

5.4.1 AGRICULTURE AND FOREST RESOURCES

Threshold a: Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

According to mapping information available from the California Department of Conservation’s (CDC) Farmland Mapping and Monitoring Program (FMMP), the 1,021.4-acre Gilman Springs Mine site (including the proposed EDA) is identified as “Farmland of Local Importance” and “Other Lands.” There are no portions of the Mine or lands abutting the Mine that are classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). (CDC, 2017) Therefore, the Project does not have the potential to directly or indirectly convert Farmland to non-agricultural use, and no impact would occur.



Threshold b: Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

According to Riverside County GIS, the Project site is zoned “Mineral Resources & Related Manufacturing (M-R-A)” and “Controlled Development (W-2)” (RCIT, 2019). According to Riverside County Ordinance No. 625 (“Right-to-Farm Ordinance”), agricultural zones include “Light Agriculture (A-1),” “Light Agriculture with Poultry (A-P),” “Heavy Agriculture (A-2),” “Agriculture-Dairy (A-D),” and “Citrus/Vineyard (C/V).” Thus, the existing M-R-A and W-2 zoning designations that apply to the Mine are not agricultural zones. Accordingly, the Project has no potential to conflict with agricultural zoning on-site. The only areas surrounding the Mine that are agriculturally zones are areas to the south and west of the Mine, which are zoned for “Heavy Agriculture – 10-acre minimum (A-2-10).” However, the Project proposes to expand an existing mining operation to encompass an additional 54.5 acres. There are no components of the proposed Project or the existing characteristics at the Mine that would result in a conflict with the nearby agricultural properties. As such, impacts would be less than significant.

Existing agricultural operations occur south and west of the Mine site (Google Earth, 2016). However, the Project proposes to expand an existing mining operation to encompass an additional 54.5 acres. There are no components of the existing or proposed activities at the Mine that would result in a conflict with existing agricultural uses to the south and west. Accordingly, a less-than-significant impact would occur.

According to mapping information from the California Department of Conservation (CDC), no portions of the Mine are subject to Williamson Act Contracts. The nearest Williamson Act-contracted lands occur approximately 0.8 mile west of the Mine’s boundary (approximately 1.2 miles west of the proposed EDA). Additionally, according to Riverside County GIS, no portion of the Mine is located within a Riverside County Agricultural Preserve. The nearest County Agriculture Preserve is the Lakeview Agriculture Preserve No. 6, which is located approximately 0.8 mile west of the Mine boundary (approximately 1.2 miles west of the Project’s proposed EDA). Several additional County Agricultural Preserves exist further to the south of the Mine. Although there are existing Williamson Act-contracted lands and County Agricultural Preserves in the Mine’s vicinity, there are no components of the proposed Project that would conflict with existing agricultural uses within these off-site areas. Accordingly, a less-than-significant impact would occur. (CDC, 2016; RCIT, 2019)

Threshold c: Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?

Although the existing Mine encompasses approximately 1,021.4 acres in size and abuts several agricultural uses occurring to the south and west of the Mine, the Project proposes only an expansion in areas permitted for mining activities by approximately 54.5 acres located in the central portion of the 1,021.4-acre Mine. The 54.5-acre EDA is not located within 300 feet of the Mine boundaries and is not located within 300 feet of agriculturally zoned property. Furthermore, mining activities proposed by the Project would not be incompatible with agricultural uses in the surrounding area. Furthermore, the provisions of Ordinance No. 625 apply only to tentative land division proposals that occur within 300 feet of land zoned primarily for



agricultural purposes, and the Project does not propose any tentative land divisions; thus, the Project has no potential to conflict with Ordinance No. 625. Accordingly, no impact would occur.

Threshold e: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

As indicated in Threshold 5.4.1 (a), there are no “Farmland” designations within the Mine’s site. However, lands designated as Prime Farmland, Statewide Importance, and Unique Farmland occur south and west of the Mine’s existing and proposed mining limits. The Project proposes to expand mining activities on 54.5 acres, located in the central portions of the 1,021.4-acre Mine, and the 54.5-acre EDA is approximately 0.9 miles north of the nearest lands classified as containing Important Farmland (CDC, 2017; Google Earth, 2016). Furthermore, there are no components of the proposed Project that would affect, either directly or indirectly, existing agricultural uses in the area. Therefore, the Project has no potential to result in other changes to the existing environment that could result in the conversion of Farmland to non-agricultural use, and impacts would be less than significant.

Threshold f: Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

The Mine is not designated as forest land, timberland, or timberland zoned Timberland Production, nor is it surrounded by forest land, timberland, or timberland zoned Timberland Production land. The Mine and surrounding areas are zoned for manufacturing, agricultural, residential, landfill, and open space uses. Accordingly, the proposed Project would not have the potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). As such, no impact would occur.

Threshold g: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

The Mine and surrounding areas are not part of a forest. The Mine is used as an active aggregate quarry with undeveloped areas surrounding the active portions of the Mine, none of which contains dense stands of trees that would be considered forest resources. (Google Earth, 2016) Accordingly, the proposed Project would not have the potential to result in the loss of forest land or the conversion of forest land to non-forest use. As such, no impact would occur.



Threshold f: *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?*

As indicated in Threshold 5.4.1(g), the Mine and surrounding area are not part of a forest. Therefore, the proposed Project does not involve other changes in the existing environment, which due to their location or nature, could result in conversion of forest land to non-forest use. As such, no impact would occur.

5.4.2 HAZARDS AND HAZARDOUS MATERIALS

Threshold a: *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The only hazardous materials associated with existing and planned operations of the 1,021.4-acre Gilman Springs Mine are associated with oils and fuels for mining-related equipment. However, no such fuels or oils are stored on-site, as fuel is delivered to the Mine on an as-needed basis. The proposed Project would therefore result in an incremental increase in the need for fuel and oil deliveries to the Mine. However, it is not expected that the increased fuel deliveries to the Mine would substantially increase hazards to the public or the environment as compared to existing conditions.

In addition, the routine transport of aggregate materials would not result in any significant hazards to the public or the environment. Waste generated on-site is limited to non-hazardous waste piles and refuse from site workers. On-site waste piles ultimately would be graded in accordance with the SMP 159R2 reclamation plan, while refuse would be disposed of in accordance with County waste requirements. Accordingly, potential impacts due to the routine transport, use, and disposal of hazardous materials would be less than significant.

Threshold b: *Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Refer to the discussion under Threshold 5.4.2(a), above. The routine transport of aggregate materials and fuels to and from the Mine would not result in any significant hazards to the public or the environment. Accordingly, potential impacts due to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be less than significant.

Threshold c: *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

The 1,021.4-acre Gilman Springs Mine is not identified along an emergency access route on any local or regional plans. Although Gilman Springs Road could serve as an emergency access route in the Mine's vicinity, there are no components of the Project that would obstruct access along Gilman Springs Road. Accordingly, there would be no impact due to interference with an adopted emergency response plan or emergency evacuation plan.



Threshold d: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The nearest school to the Project site is the Wellwood Elementary School, located approximately 4.5 miles from the proposed EDA in Beaumont, CA. There are no planned schools within one-quarter mile of the Project site. Thus, the Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Moreover, the Project involves aggregate mining and processing activities, and the Mine does not store any petroleum products on-site that could pose a risk to Wellwood Elementary School. There are no components of the Project that would result in the emission or storage of acutely hazardous materials, substances, or waste within one-quarter mile of a school. Accordingly, hazardous materials impacts to nearby school facilities would be less than significant.

Threshold e: Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Subsection 4.13.2, *Existing Environmental Setting – Hazardous Materials and Safety*, of the General Plan Update EIR lists the Lockheed Propulsion site No. 1 and Site No. 2 as known Major Hazardous Material Sites in Riverside County. These sites are located immediately to the north of the Mine’s property, approximately 0.33 mile from the Project’s proposed EDA. However, no hazardous materials sites are identified on the 1,021.4-acre Gilman Springs Mine site, including within the proposed EDA. A site-specific Phase 1 Environmental Site Assessment (ESA) has been prepared for the property, which identifies the Lockheed property as a Recognized Environmental Concern (REC) but notes that a Remedial Action Plan (RAP) has been approved for implementation by the Department of Toxic Substances Control (DTSC). Due to remediation, the Phase 1 ESA concludes that magnitude of this REC is low. The Phase 1 ESA also notes that the storage of petroleum products on-site is considered a REC, the magnitude of which is considered “low” based on the relatively limited and localized aerial extent of observed impact and the low cost of remediation. (PEE, 2017, pp. 2-3) The Phase 1 ESA does not identify any hazardous materials sites on the property that have been identified on lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, impacts would be less than significant.

Threshold f: Would the Project result in an inconsistency with an Airport Master Plan?

The 1,021.4-acre Gilman Springs Mine is located in unincorporated areas of Riverside County along Gilman Springs Road. The Mine is not located within any Airport Master Plan. The nearest Airport Master Plan (March Air Reserve Base) is approximately 4.7 miles to the west of the proposed Project’s EDA. Additionally, according to Riverside County GIS, no portions of the Mine occur within any Airport Influence Area (AIA). Therefore, the Project would not result in an inconsistency with an Airport Master Plan and no impact would occur.



Threshold g: Would the Project require review by the Airport Land Use Commission?

According to Riverside County GIS, the Project site is not located within the AIA for any airports (RCIT, 2019). Thus, the Project would not require review by the Airport Land Use Commission (ALUC), and no impact would occur.

Threshold h: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

According to Riverside County GIS, the Project site is not located within the AIA for any airports (RCIT, 2019). Additionally, there are no public airports within two miles of the Mine boundaries (Google Earth, 2016). Thus, the Project would not result in airport-related safety hazards for people working in the Project area, and impacts would be less than significant.

Threshold i: For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

There are no private airport facilities within two miles of the Mine. Thus, the Project would not expose future site workers to hazards associated with private airport or heliport operations and no impact would occur. (Google Earth, 2016)

5.4.3 LAND USE AND PLANNING

Threshold a: Would the Project result in a substantial alteration of the present or planned land use of an area?

The Gilman Springs Mine comprises approximately 1,021.4 acres of land, of which approximately 150.4 acres are currently used for mining activities. Expansion of the site's disturbance limits to accommodate an additional 54.5 acres of mining area would not result in a substantial alteration of the present or planned land use of the area. Additionally, the Mine's property is designated by the Riverside County General Plan as "Open Space – Rural (OS-RUR)" and "Open Space – Mineral Resources (OS-MR)," which both allow for mineral extrication and processing facilities (Riverside County, 2019b). Therefore, no impact would occur.

Threshold b: Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

According to Riverside County GIS, the Mine is adjacent to, but outside of the City of Moreno Valley Sphere of Influence (SOI). The Mine also is located 0.8 mile southwest of the nearest portion of the City of Beaumont SOI and 1.1-mile northwest of the City of San Jacinto SOI. Accordingly, the Project has no potential to affect land use within a city SOI. The Riverside County General Plan designates properties abutting the Mine for "Open Space – Rural (OS-RUR)," "Rural Residential," "Open Space – Conservation Habitat (OS-CH)," and "Agriculture (AG)." Although the Mine abuts these off-site areas, the proposed EDA occurs within the central portions of the 1,021.4-acre Mine, approximately 0.4 mile east of the Mine's western boundary, 0.3 mile south



of the Mine’s northern boundary, 0.3 mile north of the southern Mine boundary, and 0.6 mile west of the Mine’s eastern boundary. Accordingly, the expansion of mining operations on-site as proposed by the Project would not adversely affect future land uses on adjacent properties. Thus, impacts due to a conflict with land use designations on adjacent lands would be less than significant.

Threshold c: Would the Project be consistent with the site’s existing or proposed zoning?

The 1,021.4-acre Gilman Springs Mine site is currently zoned “Controlled Development (W-2)” with small portions of the property to the south near Gilman Springs Road zoned as “Mineral Resources & Related Manufacturing (M-R-A).” The site’s existing and proposed mining activities are allowed uses under both the W-2 and M-R-A zones; thus, the Project would not conflict with the site’s existing zoning designations. Additionally, no change of zone is proposed as part of the Project. Therefore, no impact would occur.

Threshold d: Would the Project be compatible with existing surrounding zoning?

Existing surrounding zoning designations include “Controlled Development (W-2),” “Residential Agricultural – 2 ½-acre Minimum (R-A-2 ½),” and “Residential Agricultural – 20-acre Minimum (R-A-20)” to the west; “Manufacturing – Medium (M-M)” and “Manufacturing – Heavy (M-H)” to the north; W-2 to the east; and W-2 and “Heavy Agricultural – 10-acre Minimum (A-2-10)” to the south. As noted under the discussion of Threshold 5.4.3(a), mining activities are an allowed use within the W-2 zone, and mining operations on-site therefore would not conflict with lands to the west, south, and east that are zoned for W-2. Mining activities also are an allowed use within the A-2 zone; thus, the Project would not conflict with surrounding lands zoned for A-2 uses. The Project also would not conflict with the M-M and M-H zoning designations to the north, as mining activities and light and heavy industrial land uses are compatible land uses. Mining activities proposed by the Project have the potential to conflict with lands to the west that are zoned for R-A-2 ½ and R-A-20, as these zones permit residential uses and neither allow for mining operations. However, the proposed expansion areas occur approximately 0.4 mile from the western Mine boundary, and approximately 0.6 mile from the nearest existing residential home. Furthermore, the line-of-sight between the existing residence and the EDA is obstructed by intervening topography, and views of the EDA would further diminish as mining activities within the EDA progress. Based on the foregoing analysis, impacts due to a conflict with surrounding zoning would be less than significant.

Threshold e: Would the Project be compatible with existing and planned surrounding land uses?

General Plan land use designations surrounding the Project site include the following: “Open Space – Rural (OS-RUR),” “Rural Residential (RR),” and “Open Space – Recreation (OS-R)” to the west; OS-RUR to the north; “Open Space – Conservation Habitat (OS-CH)” and OS-RUR to the east; and “Agricultural (AG),” “Open Space – Conservation (OS-C),” OS-RUR, and OS-CH to the south. Although the Mine abuts these off-site areas, the proposed EDA occurs within the central portions of the 1,021.4-acre Mine, approximately 0.4 mile east of the Mine’s western boundary, 0.3 mile south of the Mine’s northern boundary, 0.3 mile north of the southern Mine boundary, and 0.6 mile west of the Mine’s eastern boundary. Thus, the Project’s proposed mining expansion areas would be sufficiently buffered from these off-site properties such that a conflict with the existing planned land uses would not occur.



With respect to existing surrounding land uses, areas to the north is open space that was historically used by Grand Central Rocket Company and Lockheed Propulsion Company for rocket motor testing operations and small rocket motor assembly; areas to the east consist of open space and the Lamb Canyon Landfill; areas to the south consist of open space and agricultural uses; and areas to the west consist of open space, a single-family residence, and agricultural uses. Mining activities proposed by the Project would be compatible with the surrounding open space and agricultural uses. With respect to the existing single-family residence to the west, the Project's proposed EDA is located 0.4 mile east of the Mine's western boundary, and the EDA is not currently visible from this off-site single-family residence due to intervening topography. Moreover, as mining activities within the EDA progress mining operations would further be obstructed from view. Thus, the Project as proposed would be compatible with surrounding uses, and a less-than-significant impact would occur.

Threshold f: Would the Project be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

The Project site is designated by the General Plan for OS-RUR and "Open Space – Mineral Resources (OS-MIN)" land uses, both of which explicitly allow for mineral extraction. Thus, the Project would be fully consistent with the site's existing General Plan land use designations. There are no specific plans that apply to the Project site. According to Figure 4 of the San Jacinto Valley Area Plan (SJVAP), the Project site is not located within any Policy Areas. Additionally, based on a review of the individual policies of the SJVAP and the General Plan, the Project would not conflict with any applicable policy of the General Plan that was adopted for the purpose of reducing or mitigating environmental effects. Accordingly, impacts would be less than significant.

Threshold g: Would the Project disrupt or divide the physical arrangement of an established community (including a low income or minority community)?

With respect to existing surrounding land uses, areas to the north consists of open space that was historically used by Grand Central Rocket Company and Lockheed Propulsion Company for rocket motor testing operations and small rocket motor assembly; areas to the east consist of open space and the Lamb Canyon Landfill; areas to the south consist of open space and agricultural uses; and areas to the west consist of open space, a single-family residence, and agricultural uses. Mining activities proposed by the Project would be compatible with the surrounding open space and agricultural uses. With respect to the existing single-family residence to the west, the Project's proposed EDA is located 0.4 mile east of the Mine's western boundary, and the EDA is not currently visible from this off-site single-family residence due to intervening topography. Moreover, as mining activities within the EDA progress, mining operations would further be obstructed from view. As such, the Project's proposed expansion of existing mining activities would not disrupt or divide the physical arrangement of an established community (including low-income or minority community). Therefore, no impact would occur.



5.4.4 MINERAL RESOURCES

Threshold a: Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

The Project seeks to expand access to available mineral resources on the site. As such, the project would not result in the loss of a mineral resources site important to the region or the residents of the State. Therefore, no impact would occur.

Threshold b: Would the Project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The eastern approximately half of the Project site, including the majority of the proposed EDA, is designated by the General Plan for “Open Space – Mineral Resources (OS-MR).” The Project seeks to expand access to available mineral resources on the site. As such, the project would not result in the loss of a mineral resources site recovery site delineated on a local general plan, specific plan, or other land use plan, and no impact would occur.

Threshold c: Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

According to mapping information available from the California Department of Conservation, the areas surrounding the Project site are not a State-classified or designated area for mineral resources. Additionally, under existing conditions the only mining activities in the Project’s vicinity occur on-site. If mining operations were to be established in the future on surrounding properties, the Project would inherently be compatible with such uses. Accordingly, no impact would occur.

Threshold d: Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?

The Gilman Springs Mine comprises approximately 1,021.4 acres of land, of which approximately 150.4 acres are currently permitted for mining activities. The Project proposes to expand existing mining activities by 54.5 acres, for a total of 204.9 acres of areas permitted for mining activities. In compliance with SMARA, SMP 159R2 includes a reclamation plan and standards. Additionally, the Project Applicant would be required to post financial assurances as required by SMARA in order to ensure that reclamation activities occur. Because the Project would be required by SMP 159R2 and SMARA to assure the Mine is ultimately reclaimed in a manner that does not present hazards to the public or the environment, impacts would be less than significant.



5.4.5 POPULATION AND HOUSING

Threshold a: Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

The 1,021.4-acre Gilman Springs Mine does not contain any residential structures under existing conditions and contains no residents (Google Earth, 2016). As such, the expansion of mining operations on-site would not result in the displacement of substantial numbers of existing housing, which could necessitate the construction of replacement housing elsewhere. Accordingly, no impact would occur.

Threshold b: Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

The proposed Project would expand an existing mining operation and would result in up to eight (8) new employees on-site. Although increased employment opportunities would occur on-site, the relatively minor increase in employment on-site would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Accordingly, no impact would occur.

Threshold c: Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Refer to the discussion in Threshold 5.4.5(a), above. No impact would occur.

Threshold d: Would the Project affect a County Redevelopment Project Area?

According to Riverside County GIS, the Project site is not located within or near a County Redevelopment Area (RCIT, 2019). Thus, no impact would occur.

Threshold e: Would the Project cumulatively exceed official regional or local population projections?

The 1,021.4-acre Gilman Springs Mine does not contain any residential structures under existing conditions (Google Earth, 2016). Additionally, the Project does not propose to build any residential structures on-site. Although the proposed Project would expand an existing mining operation and would result in up to eight (8) new employees on-site, the relatively minor increase in employment likely would be accommodated by the County's existing workforce. As such, the expansion of mining operations on-site would not cumulatively exceed official regional or local population projections. Accordingly, no impact would occur.

Threshold f: Would the Project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed Project would expand an existing mining operation and would result in up to eight (8) new employees on-site. Although increased employment opportunities would occur on-site, the relatively minor



increase in employment on-site would not induce substantial population growth. In addition, the Project does not involve the construction of any infrastructure that could otherwise induce substantial population growth. Accordingly, no impact would occur.

5.4.6 PUBLIC SERVICES

Threshold a: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?*

The proposed Project involves the continuation and expansion of an existing mining operation, which is provided fire protection services under existing conditions by the Riverside County Fire Department. The closest fire station to the 1,021.4-acre Gilman Springs Mine is Station 78, which is located approximately 6.7 roadway miles to the south (RCIT, 2019; RCFD, 2018). The Project would result in a net increase of eight (8) employees at the site. The existing 1,021.4-acre Gilman Springs Mine site already generates a demand for fire protection services. The Project would extend the Mine's operating hours (as discussed in EIR Section 3.0, *Project Description*); however, the increased hours of mining and processing activities would not result in nor require new or physically altered fire protection facilities, nor the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection. There are no components of the proposed Project that would require an expansion of fire protection services or facilities that could result in adverse environmental effects. Furthermore, the Project Applicant would be required to adhere to Riverside County Ordinance No. 659, which requires payment of a Development Impact Fee (DIF) to assist the County in providing for fire protection facilities, including fire stations. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and fire station construction. Accordingly, with payment of DIF fees there would be a less-than-significant impact to fire protection services.

Threshold b: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff protection services?*

Sheriff services to the Project area would be provided by the Moreno Valley Sheriff's Station, located at 22850 Calle San Juan De Los Lagos, Moreno Valley, CA 92552. The proposed Project involves the continuation and expansion of an existing mining operation, which is provided law enforcement services under existing conditions by the Riverside Sheriff's Department. The Project would potentially result in a net increase of eight (8) employees at the site, and also would extend the Mine's operating hours (as discussed in EIR Section 3.0, *Project Description*). However, the existing 1,021.4-acre Gilman Springs Mine site already generates a demand for police protection services, and the Project would not substantially increase the existing demand on



this public service. In addition, the Project does not propose any change in the scope of operations or hours of operation that would require an expansion of law enforcement facilities. Furthermore, the Project Applicant would be required to comply with Riverside County Ordinance No. 659, which requires a DIF payment to the County for impacts to public services and facilities, including sheriff facilities and services. Payment of the DIF fee would ensure that funds are available for either the purchase of new equipment and/or the hiring of additional sheriff personnel to maintain the County's desired level of service for sheriff protection. Accordingly, there would be a less-than-significant impact to police protection services and no need for physical alterations of police stations to service the Project.

Threshold c: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services?*

The proposed Project does not involve the construction of any new homes and would result in only up to eight (8) new employees on-site. As such, there would be no discernible increase or decrease in demand for school services resulting from Project implementation and no need for physical alterations to school facilities. No impact would occur.

Threshold d: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services?*

The proposed Project does not involve the construction of any new homes and would potentially result in only up to eight (8) new employees on-site. As such, there would be no discernible increase or decrease in demand for health services resulting from Project implementation and no need for physical alterations to health facilities. Additionally, the Project Applicant would be required to comply with County Ordinance No. 659, which requires a DIF fee payment to the County that is partially allocated to public health services and facilities. No impact would occur.

5.4.7 RECREATION

Threshold a: *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The Project does not involve or propose any recreational facilities. Additionally, the Project does not propose to construct any residential structures on-site, and therefore would not generate a demand for recreational facilities. Furthermore, the Mine is located within the Valley-Wide Recreation & Parks District, which does not identify any the need for parkland resources or in-lieu fees associated with non-residential development. Therefore, the Project would not include recreational facilities or require the construction or expansion of



recreational facilities which might have an adverse physical effect on the environment, and no impact would occur.

Threshold b: Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The Project does not involve or propose any recreational facilities. Additionally, the Project does not propose to construct any residential structures on-site. The Project would result in an increase in the number of employees on-site by up to eight employees, but it is not expected that workers associated with the Project would result in parkland demand such that substantial physical deterioration of parkland facilities in the area would occur or be accelerated. Accordingly, no impact would occur.

Threshold c: Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

According to Riverside County GIS, the Gilman Springs Mine is not located within or near any Community Service Area (CSA). The Project site is, however, located within the Valley Wide Recreation & Park District (VWRPD). However, the Project does not propose any residential uses. According to the VWRPD Master Plan (2010), parkland dedication or in-lieu fees only are required for residential uses. As such, the Project would not conflict with the VWRPD Master Plan and would not be required to contribute Quimby fees. Therefore, no impact would occur.

Threshold d: Would the Project interfere with recreational trails that connect to regional and local trails or the project splits or eliminates an existing recreational trail?

The Project proposes to expand existing mining activities on-site by 54.5 acres, for a total of 204.9 acres of mining activities. The proposed Project does not involve or propose to construct any trail facilities. According to the SJVAP, Figure 8, *San Jacinto Valley Area Plan Trails and Bikeway System*, an “Open Space Trail” is planned to traverse the northern portions of the Mine site, and outside all of the areas currently subject to or proposed for mining activities. Although the expansion of mining activities on-site would be visible from these proposed trail segments, the Project involves an expansion of an existing mining operation, and views from these trails already are impacted by the existing mining activities on-site. Accordingly, the Project would not conflict with the County’s recreational trails designations for the site, and impacts would be less than significant.

5.4.8 WILDFIRE

Subsequent to distribution of the Project’s NOP or public review on May 16, 2018, on December 27, 2018 the State of California adopted updates to the CEQA Guidelines, including Appendix G to the CEQA Guidelines. As part of the revisions to Appendix G, the issue of Wildfire was added as a new topic, whereas wildfire hazards had previously been evaluated under the analysis of impacts due to Hazards and Hazardous Materials. As part of the Initial Study that was included in the NOP, the topic of Hazards and Hazardous Materials,



including wildfire hazards, was scoped out of the list of topics requiring detailed evaluation in this EIR. Provided below is a summary of potential wildfire impacts that could result from the Project.

Threshold j: *If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project:*

- Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*
- Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

According to Figure 4.13.7, *Wildland Fire Hazard Severity Zones*, of the EIR prepared for the General Plan Update, the 1,021.4-acre Gilman Springs Mine is located in an area with “Very High” susceptibility to wildfires (Riverside County, 2015, p. 4.13-47). However, the Project would not involve the construction of any structures that could result in significant risk of loss, injury, or death involving wildland fire hazards. Although the Project would involve new employees on-site, it is expected that the existing access roads to the Mine would allow for evacuation of employees during any wildfire events. Additionally, there are no components of the proposed Project that would impair an adopted emergency response plan or emergency evacuation plan, as no such plans apply to the Project site. There are no components of the Project that, due to slope, prevailing winds, or other factors, would exacerbate wildfire risks. In fact, mining activities proposed by the Project would result in the elimination of natural vegetation that poses a wildfire hazard under existing conditions. Although under ultimate site reclamation conditions the site would be revegetated, the relatively steep slopes that would be created by the Project would support scant amounts of vegetation that would reduce fire hazards as compared to the existing, natural conditions. No additional infrastructure would be required to reduce fire hazards as part of the Project. Accordingly, a less-than-significant impact due to fire hazards would occur.



6.0 ALTERNATIVES

CEQA Guidelines § 15126.6(a) describes the scope of analysis that is required when evaluating alternatives to proposed projects, as follows:

“An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selection of a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.”

As discussed in EIR Section 4.0, *Environmental Analysis*, the proposed Project would result in significant adverse environmental effects that cannot be mitigated to below levels of significance after the implementation of Project design features, mandatory regulatory requirements, and feasible mitigation measures. The unavoidable significant impacts are:

- Air Quality Threshold a: Significant Direct and Cumulatively-Considerable Unavoidable Impact. Operational-source emissions with implementation of Mitigation Measures MM 4.2-1 and MM 4.2-2 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and PM_{2.5}. Although the required mitigation would reduce the Project’s impacts, it is important to note that more than 50 percent of the Project’s NO_x emissions would be derived from vehicular activity and more than 95 percent of the Project’s PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. (Urban Crossroads, 2020a, pp. 2-3) Accordingly, because mitigation is not available to reduce the Project’s operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the SCAQMD regional thresholds, the Project would result in a conflict with the SCAQMD AQMP. The Project’s impacts due to a conflict with the AQMP would be significant and unavoidable on a direct and cumulatively-considerable basis.
- Air Quality Threshold b: Significant Direct and Cumulatively-Considerable Unavoidable Impact. Even with implementation of the recommended mitigation measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NO_x, PM₁₀, and PM_{2.5}. No feasible mitigation measures exist to reduce the Project’s emissions of NO_x, PM₁₀, or PM_{2.5} to below a level of significance beyond the mitigation measures and regulatory requirements already identified in subsection 4.2.8. More than 50% of the Project’s NO_x emissions are associated with on-site mobile operational equipment and haul truck trips (i.e., combustible engines), and the Project Applicant does not have the regulatory authority



to control tailpipe emissions; thus, no additional feasible mitigation measures exist that would reduce the Project's NO_x emissions to levels that are less than significant. Additionally, more than 95 percent of the Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. (Urban Crossroads, 2020a, pp. 2-3) Accordingly, the Project's operational emissions of NO_x, PM₁₀, and PM_{2.5} represent a significant and unavoidable direct and cumulatively-considerable impact for which additional feasible mitigation is not available.

- Greenhouse Gas Emissions Threshold a: Significant and Unavoidable Cumulatively-Considerable Impact. The total amount of net new Project-related GHG emissions would total 4,975.49 MTCO_{2e} per year. Although the Project's level of GHG emissions would not exceed the SCAQMD's industrial screening threshold of 10,000 MTCO_{2e} per year, for purposes of analysis herein it is assumed that GHG emission impacts would be significant if the Project were to emit more than 3,000 MTCO_{2e}/yr, in accordance with the SCAQMD Tier 3 screening threshold for mixed-use developments. Therefore, and based on SCAQMD's mixed-use screening threshold of 3,000 MTCO_{2e}/yr, the Project's impacts associated with GHG emissions would be cumulatively considerable. EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.25, *Air Quality*, would apply and would help reduce the Project's GHG emissions but not to below a level of significance. However, more than 50 percent of the Project's GHG emissions are derived from vehicle usage. Since neither the Project Applicant nor the County have regulatory authority to control tailpipe emissions, no additional feasible mitigation measures exist that would reduce GHG emissions to levels that are less-than-significant. As such, Project impacts due to GHG emissions would be significant and unavoidable on a cumulatively-considerable basis.
- Greenhouse Gas Emissions Threshold b.: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. It is not possible to reduce the Project's level of GHG emissions to below the 3,000 MTCO_{2e}/yr screening threshold identified by the Riverside County CAP. Additionally, the County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. As such, it is not possible for the Project to achieve a minimum of 100 points pursuant to the County's CAP Screening Tables, and no feasible mitigation measures exist that would result in Project consistency with the CAP. Therefore, the Project would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the Riverside County CAP.
- Transportation and Traffic Threshold a.: Cumulatively-Considerable and Unavoidable Impact. Table 6-1, *Summary of Project Intersection Impacts by Study Scenario*, provides a summary of the Project's impacts to study area intersections under Existing Plus Ambient Plus Project (EAP) 2019 and Existing Plus Ambient Plus Project Plus Cumulative (2019) conditions. Table 6-2, *Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario*, provides a summary of the Project's impacts due to traffic signal warrants. Mitigation is proposed for Project impacts to study area intersections, including



payment of Development Impact Fee (DIF) fees, Transportation Uniform Mitigation Fee (TUMF) fees, and fair-share monetary contributions for required improvements. However, because it cannot be assured that improvements needed to achieve an acceptable level of service at study area intersections and due to traffic signal warrants would be in place prior to commencement of expanded mining activities as proposed by the Project, the Project’s impacts to the facilities identified in Table 6-1 and Table 6-2 would be significant and unavoidable in the near-term prior to construction of the required improvements.

Table 6-1 Summary of Project Intersection Impacts by Study Scenario

#	Intersection	EAP 2019	EAPC 2019
1	Gilman Springs Rd. / SR-60 EB Ramps	--	--
2	Gilman Springs Rd. / Alessandro Bl.	--	C*
3	Jack Rabbit Trail / Gilman Springs Rd.	--	C*
4	Bridge St. / Gilman Springs Rd.	C*	C*
5	Driveway / Gilman Springs Rd.	C*	C*
6	SR-79 SB Ramps / Gilman Springs Rd.	--	--
7	SR-79 NB Ramps / Gilman Springs Rd.	C*	C*

Notes: C = Cumulative Impact; EAP = Existing Plus Ambient Plus Project; EAPC = Existing Plus Ambient Plus Project Plus Cumulative.

* = Impact is significant and unavoidable following mitigation because it cannot be assured that required improvements would be in place prior to commencement of mining activities within the proposed EDA.

Table 6-2 Summary of Project Impacts Due to Traffic Signal Warrants by Study Scenario

#	Intersection	EAP 2019	EAPC 2019
1	Gilman Springs Rd. / SR-60 EB Ramps	--	--
2	Gilman Springs Rd. / Alessandro Bl.	C*	C*
3	Jack Rabbit Trail / Gilman Springs Rd.	--	--
4	Bridge St. / Gilman Springs Rd.	C*	C*
5	Driveway / Gilman Springs Rd.	--	--
6	SR-79 SB Ramps / Gilman Springs Rd.	--	--
7	SR-79 NB Ramps / Gilman Springs Rd.	C*	C*

Notes: C = Cumulative Impact; EAP = Existing Plus Ambient Plus Project; EAPC = Existing Plus Ambient Plus Project Plus Cumulative.

* = Impact is significant and unavoidable following mitigation because it cannot be assured that required improvements would be in place prior to commencement of mining activities within the proposed EDA.

6.1 ALTERNATIVES UNDER CONSIDERATION

CEQA Guidelines § 15126.6(e) requires that an alternative be included that describes what would reasonably be expected to occur on the property in the foreseeable future if the Project were not approved, based on current plans and consistent with available infrastructure and community services (i.e., “no project” alternative). For development projects that include a revision to an existing land use plan, the “no project” alternative is considered to be the continuation of the existing land use plan into the future. For projects other than a land use plan (for example, a development project on an identifiable property), the “no project” alternative is considered to be a circumstance under which the project does not proceed (CEQA Guidelines



§ 15126.6(e)(3)(A-B). For the alternatives analysis in this EIR, the potential scenario where the Project does not proceed is considered to be the “No Project Alternative”

The following scenarios are identified by the County of Riverside as potential alternatives to implementation of the proposed Project. The Historical Baseline Alternative (HBA) is considered the Environmentally Superior Alternative pursuant to CEQA Guidelines § 15126.6.

6.1.1 NO PROJECT ALTERNATIVE

The No Project Alternative (herein, “NPA”) considers no mining activities within the Expanded Disturbance Area (EDA). Mining would be allowed to continue within the approximately 150.4 acres of the approximately 1,021.4-acre Mine property that are permitted for mining activities under the existing Amendment No. 1 to Surface Mining Permit No. 159 (SMP 159R1). This alternative was selected by the Lead Agency for the purpose of conducting a comparative analysis of the environmental effects of the proposed Project to the environmental effects of the NPA which would leave the EDA in its existing condition. If the Project were not approved, it is reasonable to expect that the EDA’s undeveloped property would remain vacant and no mining would occur within the EDA.

6.1.2 HISTORICAL BASELINE ALTERNATIVE (HBA)

The Historical Baseline Alternative (HBA) considers a scenario where the approved mining limits would be expanded by 54.5 acres, consistent with the proposed Project, but with a reduced limit on annual tonnage that is commensurate with the historical baseline average tonnage produced at the Mine. As indicated in EIR Table 2-1, between 2003 and 2017 the Mine produced an average of 377,675 tons per year (tpy). Thus, under the HBA, while the mining limits would increase by 54.5 acres, the annual tonnage would be capped at 377,675 tpy, rather than the 1,000,000 tpy proposed by the Project. All other components of the HBA would be identical to the proposed Project. This alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would not result in any new air quality emissions or traffic as compared to existing conditions. This alternative also serves as the Environmentally Superior Alternative for the Project, pursuant to CEQA Guidelines § 15126.6(e)(2).

6.1.3 REDUCED MINING ALTERNATIVE (RMA)

The Reduced Mining Alternative (RMA) considers an expansion of mining activities similar to the proposed Project, but with a reduced annual tonnage limit that still exceeds the historical baseline average for aggregate material produced at the site but that is less than the annual tonnage proposed as part of the Project. Specifically, under the RMA a maximum of 688,838 tpy would be allowed to be mined at the site, or approximately half of the increase in annual tonnage proposed by the Project. Thus, under the RMA there would be an increase of 311,163 tpy as compared to the historical baseline average of 377,765 tpy. As with the proposed Project, the areas subject to mining would be increased under the RMA by 54.5 acres. All other components of the RMA would be similar to the proposed Project. This alternative was selected for consideration to compare the environmental effects of the proposed Project with an alternative that would result in reduced tonnage, and thus reduced operational impacts to air quality or traffic.



6.2 ALTERNATIVES CONSIDERED AND REJECTED

An EIR is required to identify any alternatives that were considered by the Lead Agency but were rejected as infeasible. Among the factors described by CEQA Guidelines § 15126.6 in determining whether to exclude alternatives from detailed consideration in the EIR are: a) failure to meet most of the basic project objectives, b) infeasibility, or c) inability to avoid significant environmental impacts. With respect to the feasibility of potential alternatives to the proposed Project, CEQA Guidelines § 15126.6(f)(1) notes:

“Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries...and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site...”

In determining an appropriate range of alternatives to be evaluated in this EIR, a number of possible alternatives were initially considered and, for a variety of reasons, rejected. Alternatives were rejected because either: 1) they could not accomplish the basic objectives of the Project, 2) they would not have resulted in a reduction of significant adverse environmental impacts, or 3) they were considered infeasible to construct or operate. A summary of the alternatives that were considered but rejected are described below.

6.2.1 ALTERNATIVE SITES

CEQA does not require that an analysis of alternative sites always be included in an EIR. However, if the surrounding circumstances make it reasonable to consider an alternative site then this alternative should be considered and analyzed in the EIR. In making the decision to include or exclude analysis of an alternative site, the *“key question and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need to be considered for inclusion in the EIR”* (CEQA Guidelines § 15126.6(f)(2)).

Based on a review of aerial photography, the County of Riverside General Plan Land Use Map, and a list of approved/pending development proposals within nearby portions of the County of Riverside, City of Beaumont, the City of San Jacinto, and the City of Moreno Valley that are included in the Project’s Traffic Impact Analysis (EIR *Technical Appendix J1*; refer to EIR Table 4.0-1 for a list of cumulative developments), there are no other available properties under the control of the Project Applicant that are designated for surface mining operations that have the potential for expansion to encompass areas that would provide for an additional approximately 30,000,000 tons of aggregate material. All lands within the Project vicinity that are already being mined are under ownership of other parties and are being mined in accordance with existing vested and/or approved mining operations.

If alternative sites located within the Project vicinity not zoned for mining are considered, it is unlikely that the impacts of such a new mining operation on lands not previously subject to mining activities would reduce or avoid any of the Project’s significant environmental effects. The Project’s significant air quality impacts are associated with regional emissions of NO_x, and mining on another property likely would have similar daily



emissions of NO_x as compared to the proposed Project because it would require similar mining equipment and haul trucks. With respect to traffic impacts, all of the Project's significant and unavoidable impacts are due to the fact that the timing of regionally-funded improvements cannot be assured and required improvements may not be in place at the time mining activities under the Project commence. Development of a new mine on an alternative site location is likely to have similar if not more severe cumulatively-considerable traffic impacts because it would not be possible to establish a new mine that contains approximately 30,000,000 tons of available aggregate material reserves without resulting in cumulatively-considerable traffic impacts that would similarly be significant and unavoidable.

For these reasons, an alternative sites analysis is not required for the proposed Project pursuant to CEQA Guidelines § 15126.6(f).

6.3 ALTERNATIVES ANALYSIS

The following discussion compares the impacts of each alternative considered by the Lead Agency with the impacts of the proposed Project, as detailed in EIR Subsection 4.0, Environmental Analysis. A conclusion is provided for each impact as to whether the alternative results in one of the following (1) reduction or elimination of the proposed Project's impact, (2) greater impact(s) than would occur under the proposed Project, (3) the same impact as the proposed Project, or (4) a new impact in addition to the proposed Project's impacts. Table 6-3, *Alternatives to the Proposed Project – Comparison of Environmental Impacts*, compares the environmental hazard and resource impacts of the alternatives with those of the proposed Project and identifies the ability of the alternative to meet the basic objectives of the Project. As described in EIR Subsection 3.1, the proposed Project's basic objectives are:

- A. To increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine's aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities.
- B. To facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary.
- C. To establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity.
- D. To reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County.
- E. To assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).
- F. To establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands.



6.3.1 NO PROJECT ALTERNATIVE (NPA)

The No Project Alternative (NPA) allows decision-makers to compare the environmental impacts of approving the proposed Project to the environmental impacts that would occur if the Mine were to continue operating under approved SMP 159R1. Under this alternative, no mining would occur within the EDA. Under SMP 159R1, approximately 150.4 acres of the 1,021.4-acre Mine are currently subject to mining, processing, and reclamation activities and would continue to be mined until the final grades established by the SMP 159R1 reclamation plan are achieved on site. Under this alternative, there would be no change in the Mine's annual tonnage limit of 1,000,000 tons per year (tpy), and mining, processing, and export activities within 300 feet of the Mine's boundaries would continue to be limited to between from between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holidays. For purposes of analysis herein, it is assumed that under the No Project Alternative, a maximum of 1,512 tons per day (tpd) would be mined (as 2,489 tpd are assumed by this EIR to be attributable to SMP 159R2 out of a maximum daily production average of 4,000 tpd).

A. Aesthetics

Mining activities under the proposed Project and the NPA would not be prominently visible from any officially-designated scenic highways, nor would such activities be visible from State- or County-eligible scenic highways. Nonetheless, because the NPA would result in less physical disturbance than the proposed Project, impacts to scenic highways would be slightly reduced under the NPA, although such impacts would not be significant under either the Project or NPA.

Neither the proposed Project nor the NPA would substantially damage a scenic vista or scenic resource, including trees, rock outcroppings, or unique or landmark features. Although impacts would be less than significant under both the Project and NPA, impacts would be slightly reduced under the NPA because fewer areas would be subject to mining activities under the NPA.

Lighting at the Mine would be similar under both the proposed Project and the NPA. Thus, impacts due to interference with use of the Mt. Palomar Observatory as protected through Riverside County Ordinance No. 655 would be less than significant under both the proposed Project and NPA, and impacts would be similar. Additionally, impacts associated with new sources of substantial light or glare which adversely affects day or nighttime views in the area would be similar under both the Project and NPA and such impacts would be less than significant. In addition, neither the NPA or the proposed Project would expose residential properties to unacceptable light levels, and impacts would be similar and less than significant.

B. Air Quality

As evaluated herein, the NPA would result in the production of approximately 1,512 tpd while the Project would result in the production of up to 4,000 tpd.

Neither the proposed Project nor the NPA would result in a conflict with the growth assumptions made by the South Coast Air Quality Management District (SCAQMD) 2016 Air Quality Management Plan (AQMP). However, the proposed Project would exceed the AQMP Regional Thresholds for emissions of NO_x, PM₁₀, and PM_{2.5}; thus, the Project would conflict with the AQMP. The NPA would result in emissions that are



approximately 37.8% of the Project's level of emissions. With such a reduction in emissions of NO_x, PM₁₀, and PM_{2.5}, emissions under the NPA would be below the SCAQMD Regional Thresholds, as discussed below. Therefore, implementation of the NPA would avoid the Project's significant and unavoidable impact due to a conflict with the SCAQMD 2016 AQMP.

Both the proposed Project and the NPA would result in operational emissions of NO_x, VOC, PM₁₀, PM_{2.5}, SO_x, and CO. However, daily emissions under the NPA would be approximately 37.8% of the emissions that would occur under the proposed Project. Under the NPA, emissions of NO_x, PM₁₀, and PM_{2.5} would be reduced to below the SCAQMD Regional Thresholds for these pollutants. Specifically, during summer, the NPA would generate 39.9 pounds per day (lbs/day) of NO_x emissions, 111.9 lbs/day of PM₁₀ emissions, and 31.6 lbs/day of PM_{2.5} emissions, all of which would be below the SCAQMD Regional Thresholds for these pollutants. Similarly, during winter the NPA would generate 40.2 lbs/day of NO_x, 111.9 lbs/day of PM₁₀, and 31.6 lbs/day of PM_{2.5} emissions, all of which would be below the SCAQMD Regional Thresholds for these pollutants. (Urban Crossroads, 2020a, Table 3-3) Thus, implementation of the NPA would eliminate the Project's significant and unavoidable impact due to regional NO_x, PM₁₀, and PM_{2.5} emissions, while also reducing the Project's less-than-significant impacts due to emissions of VOCs, SO_x, and CO.

With respect to localized emissions, the NPA also would result in reduced emissions in comparison to the proposed Project. Although the Project's localized impacts associated with CO, NO₂, PM₁₀, and PM_{2.5} would be less than significant; localized emissions of these pollutants would be reduced under the NPA due to the reduction in daily mining tonnage. Neither the proposed Project nor the NPA have the potential to cause or contribute to CO "hot spots," and impacts would be similar and less than significant.

Neither the proposed Project nor the NPA would introduce sensitive receptors within one mile of an existing substantial point source emitter. No impacts would occur under either the NPA or the proposed Project.

Neither the proposed Project nor the NPA would create objectionable odors affecting a substantial number of people. However, because under the proposed Project areas subject to mining would be closer to existing homes than would occur under the NPA, the Project's less-than-significant odor impacts associated with mining equipment exhaust would be slightly reduced under the NPA.

C. Biological Resources

With mitigation, the proposed Project would result in less-than-significant impacts due to a conflict with the Multiple Species Habitat Conservation Plan (MSHCP); however, the NPA would not involve any new mining activities within the 54.5-acre EDA. Under the NPA there would be no dedication of approximately 430.1 acres of the Mine as part of MSHCP Conservation Area in Proposed Core 3. However, implementation of the NPA would provide more habitat and therefore would more effectively achieve the MSHCP conservation objectives for the Mine area. The NPA also would avoid the Project's impacts to 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM (Ordinary High Water Mark) that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat, which represent Riparian Riverine habitats pursuant MSHCP Section 6.1.2; thus, impacts due to a conflict with MSHCP Section 6.1.2 would be reduced under the NPA. The NPA would result in a reduction in MSHCP conservation



areas that could be affected by indirect effects; thus, the Project's impacts due to a conflict with MSHCP Section 6.1.4 would be reduced under the NPA. Focused surveys for the burrowing owl would be required to mitigate the Project's impacts due to a conflict with MSHCP Section 6.3.2; thus, with implementation of mitigation, neither the Project nor the NPA would significantly impact burrowing owls. Neither the Project nor the NPA would impact Narrow Endemic Plant Species because no such species are expected to occur and the Mine is not within a Narrow Endemic Plant Species Survey Area (NPSSA) pursuant to MSHCP Section 6.1.3. Neither the proposed Project nor the NPA would involve fuel management, and therefore no impacts due to a conflict with MSHCP Section 6.4 would occur under the Project or NPA. Based on the foregoing, both the NPA and proposed Project would result in less-than-significant impacts (after mitigation) due to a conflict with the MSHCP, but impacts would be reduced under the NPA because no new mining would be allowed within the 54.5-acre EDA.

The Survey Area, including the EDA, contains habitat for Plummer's mariposa lily and this species has a moderate potential to occur. No other sensitive plant species are expected to occur. Although Plummer's mariposa lily is a covered species under the MSHCP and impacts would be less than significant under both the Project and NPA, impacts to this species would be reduced under the NPA because the 54.5-acre EDA would not be subject to mining activities. Similarly, the only sensitive animal species observed within the Study Area are coast horned lizard, coastal whiptail, red-diamond rattlesnake, southern California rufous-crowned sparrow, Bell's sage sparrow, northern harrier, California horned lark, loggerhead shrike, coastal California gnatcatcher, San Diego black-tailed jackrabbit, and San Diego desert woodrat. All of these animal species are covered species under the MSHCP and do not require species-specific mitigation; thus, impacts would be less than significant under both the Project and NPA. Nonetheless, because no new mining would occur within the 54.5-acre EDA under the NPA, impacts to sensitive animal species would be reduced under the NPA. Impacts due to habitat modification would be less than significant under both the Project and NPA with mandatory compliance to the biological requirements of the MSHCP, although impacts would be reduced under the NPA due to the reduction in areas subject to mining.

Neither the proposed Project nor the NPA would result in impacts due to a substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, and neither would impede the use of native wildlife nursery sites. However, under the NPA the 54.5-acre EDA would not be subject to new impacts due to mining, and therefore would result in reduced impacts to wildlife movement.

Implementation of the NPA would avoid the Project's impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland WUS and impacts to 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as impacts to 0.15 acre of tamarisk scrub riparian habitat. Although impacts to sensitive natural plant communities would be mitigated to less-than-significant levels under the proposed Project, impacts would be reduced under the NPA because the 54.5-acre EDA (and associated streambeds) would not be subject to impacts from mining activities.



Neither the Project nor the NPA has the potential to conflict with Riverside County Ordinance No. 559, which applies only to sites above an elevation of 5,000 feet. Neither the Project nor the NPA would conflict with the Stephen's Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) because the Mine is not located in an area targeted for conservation under the SKR HCP, and because the Project would be subject to payment of fees pursuant to Riverside County Ordinance No. 663. The Survey Area does not contain any oak trees; thus, no impacts would occur under either the Project or NPA due to a conflict with the County's Oak Tree Management Guidelines. Therefore, neither the NPA nor the proposed Project would conflict with local policies or ordinances protecting biological resource, and impacts would be similar.

D. Energy

Neither the Project nor the NPA would result in the inefficient, wasteful or unnecessary consumption of energy, and neither would cause or result in the need for additional energy producing or transmission facilities. As such, impacts due to wasteful, inefficient, or unnecessary consumption of energy resources would be less than significant for both the Project and NPA, although the NPA would have reduced impacts due to increase in the amount of energy that would be consumed as part of the Project.

E. Geology and Soils

The EDA is not located within an Alquist Priolo Earthquake Fault Zone and there are no known faults traversing the EDA. Both the Project and the NPA would be subject to strong seismic ground shaking, although both the NPA and Project have been designed to ensure that all slopes are stable and could resist collapse in the event of an earthquake. As such, impacts due to earthquake faults would be less than significant and similar under both the NPA and proposed Project.

Based on the presence of non-liquefiable bedrock as well as the depth to groundwater, that the potential for liquefaction and other shallow groundwater-related hazards at the site is considered to be very low. Thus, impacts due to liquefaction hazards would be less than significant under both the proposed Project and the NPA, and impacts would be similar.

The proposed Project and NPA would have less-than-significant and similar impacts associated with landslide, lateral spreading, collapse, rockfall hazards and ground subsidence. Moreover, neither the Project nor the NPA would involve the introduction of any permanent structures that could be subject to such hazards. The Project would be subject to compliance the recommendations of the site-specific slope stability investigation (*Technical Appendix D*) as a standard condition of Project approval, while mining under the NPA would occur pursuant to the approved mining plan included as part of SMP 159R1. Thus, impacts associated with landslide, lateral spreading, collapse, rockfall hazards or ground subsidence would be less than significant under both the NPA and proposed Project, and impacts would be similar.

F. Greenhouse Gas Emissions

As evaluated herein, the NPA would result in the production of approximately 1,512 tpd while the Project would result in the production of up to 4,000 tpd.



Although the Project's greenhouse gas (GHG) emissions would be below the SCAQMD interim industrial screening threshold of 10,000 Metric Tons of Carbon Dioxide equivalents (MTCO_{2e}), the analysis in EIR Subsection 4.6, *Greenhouse Gas Emissions*, conservatively utilizes SCAQMD's Tier 3 mixed-use screening threshold of 3,000 MTCO_{2e}/yr. The Project would emit 4,975.49 MMTCO_{2e} per year, resulting in a significant and unavoidable impact on a cumulatively-considerable basis. GHG emissions under the NPA would comprise only 37.8% of the emissions that would occur under the proposed Project. Thus, implementation of the NPA would result in emissions of 1,881 MTCO_{2e}/yr, which would be below the SCAQMD's Tier 3 mixed-use screening threshold of 3,000 MTCO_{2e}/yr. Thus, implementation of the NPA would avoid the Project's significant and unavoidable cumulatively-considerable impacts due to emissions of GHGs.

The Project would emit more than 3,000 MTCO_{2e} of GHGs, which exceeds the screening threshold identified by the Riverside County CAP. Additionally, because the Project does not consist of a traditional residential or non-residential development, it is not feasible for the Project to achieve a minimum of 100 points pursuant to the CAP Screening Tables. As such, the Project would result in a significant and unavoidable impact due to a conflict with the County's CAP. As discussed above, under the NPA emissions would be reduced to approximately 1,881 MTCO_{2e}/yr, which would be below the CAP's screening threshold of 3,000 MTCO_{2e} of GHGs. As such, the NPA would avoid the Project's significant and unavoidable impact due to a conflict with the County's CAP.

G. Historic and Archaeological Resources

There are no historical resources within the 54.5-acre EDA. Thus, no impacts to historical resources or sites would occur under the Project or the NPA, and impacts would be similar.

Although there is little potential for cultural resources to be present or disturbed by the proposed Project, there is a low to moderate potential for prehistoric archeological resources to exist within the Project's proposed EDA. Thus, although both the Project and NPA have the potential to impact previously undiscovered archaeological resources or sites, the potential for uncovering such resources would be increased under the proposed Project as compared to the NPA due to proposed mining impacts within the 54.5-acre EDA under the proposed Project.

There are no known human remains within the Mine site. If human remains were uncovered under either the proposed Project or NPA, the Mine Operator would be required to comply with California Health and Safety Code, § 7050.5 and California Public Resources Code § 5097 et. seq., which would reduce such impacts to less-than-significant levels. Nonetheless, although the Project's impacts would be less than significant with mitigation requiring compliance with California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq., impacts would be slightly increased under the Project as compared to the NPA because there is greater potential to uncover human remains within the 54.5-acre EDA, which would not be subject to mining activities under the NPA.

The Mine is not located on Tribal Lands and does not contain any existing religious or sacred uses. However, according to County Draft EIR No. 521, Figure 4.9.1, *Southern California Traditional Tribal Areas*, the Project site is located in proximity to the Cahuilla Traditional Tribal Area (Riverside County, 2015, Figure 4.9.1).



Accordingly, the potential does exist that buried or masked elements of Tribal Land uses could be present beneath the site's surface. The Project's archaeologist requested a review of the Sacred Lands Files (SLF) by the Native American Heritage Commission (NAHC) in May 2016, and an update in December 2016, to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the Project. The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius (BFSa, 2018a, p. 3.0-5). Therefore, impacts to religious or sacred features would not occur under the proposed Project or the NPA, and impacts would be similar.

H. Hydrology and Water Quality

During on-going mining operations under the proposed Project, the site's hydrology would be similar to existing conditions, with runoff from the northern portions of areas planned for mining activities would be conveyed to a detention/siltation basin, prior to being discharged off site along the Mine's southern boundary (west of the Mine's access road). Impacts due to drainage patterns and the rates and amounts of runoff would therefore be similar under both the Project and NPA. Both the NPA and the proposed Project would be required to ensure that drainage from the site following reclamation activities does not result in a substantial change to the existing drainage pattern that could result in substantial erosion or exceed the capacity of existing or planned stormwater drainage systems. Measures also would be required to ensure runoff from the site is treated for water quality prior to discharge in order to prevent polluted runoff from leaving the site. Thus, impacts due to erosion and siltation, exceeding the capacity of storm drainage systems, and polluted runoff would be less than significant under the proposed Project and the NPA, and impacts would be similar.

Similarly, impacts due to a violation of water quality standards or waste discharge requirements, and impacts due to substantial degradation of water quality, would be less than significant under the proposed Project and the NPA, and impacts would be similar.

Under the proposed Project, areas subject to watering for dust control would be reduced by 16.1% as compared to baseline conditions. Because the NPA would continue the existing operations on site, the NPA would therefore have a greater potential to affect groundwater supplies. Although impacts to groundwater supplies would be less than significant under the NPA, impacts would be increased in comparison to the proposed Project. Neither the Project nor the NPA would result in significant impacts due to interference with groundwater recharge, as no impervious surfaces are proposed under either alternative; thus, impacts to groundwater recharge would be less than significant and similar under both the Project and NPA.

Neither the Project nor the NPA would involve the placement of housing or structures within a 100-year flood hazard area. No impact would occur under either alternative, and impacts would be the same.

Under both the Project and NPA, under on-going mining activities under the Project the total amount of runoff from the Project site would be similar to existing conditions, and there would be no change in the total amount of surface runoff from the Mine or in the absorption rates. Under reclaimed conditions, both the Project and the NPA would result in a slight decrease in the peak rate and total volume of runoff, although such impacts would be less than significant and would be similar under both the Project and NPA.



Both the Project and NPA would require retention/sedimentation basins during on-going mining activities and under post-reclamation activities, which could result in adverse effects associated with vectors or odors. However, these basins are not located near any sensitive receptors that could be affected by vectors or odors. Nonetheless, because the EDA is located in closer proximity to residential uses than the existing approved mining limits, the Project's less-than-significant impacts would be slightly reduced under the NPA.

I. Noise

As evaluated herein, the NPA would result in the production of approximately 1,512 tpd while the Project would result in the production of up to 4,000 tpd.

The closest potential private airstrip is the Gilman Springs Flyers airstrip located roughly 1.5 miles west of the Mine, south of Gilman Springs Road. However, this airstrip is limited to remote controlled model airplanes and does not represent a major aircraft-related noise source capable of exposing people within the Mine to excessive noise levels. The Mine is not located within the Airport Influence Area (AIA) for any airports. Furthermore, the mining uses proposed by the Project and the NPA would not be considered noise sensitive receivers. Thus, impacts due to public or private airport-related noise would be less than significant under both the Project and NPA, and impacts would be similar.

Although the Project would result in less-than-significant transportation-related noise impacts, traffic generated by the NPA would comprise only approximately 37.8% of the traffic that would be generated by the Project ($1,512 \text{ tpd} \div 4,000 \text{ tpd} \times 100 = 37.8\%$). Thus, implementation of the NPA would reduce the Project's less-than-significant traffic-related noise impacts.

There are no other sources of noise not otherwise analyzed herein associated with the NPA or the proposed Project. No other noise impacts would occur, and impacts would be similar under both the Project and NPA.

Although operational noise impacts associated with the Project would be less than significant, the Project would involve mining within the 54.5-acre EDA, which occurs closer to a nearby residence to the west. Furthermore, the Project would allow for mining activities to occur over a longer duration (i.e., years) as compared to the NPA. Thus, implementation of the NPA would reduce the Project's less-than-significant operational noise impacts.

Although blasting activities associated with the Project would result in airblast and vibration levels at the closest receiver location that would remain below the airblast and vibration level thresholds, the Project proposes a slight increase in the frequency of blasting events. Thus, implementation of the NPA would reduce the Project's less-than-significant impacts due to blasting-related periodic increased noise increases.

Neither the Project nor the NPA would cause or contribute to the exposure of persons to or generation of noise levels in excess of standards established in the Riverside County General Plan, Riverside County ordinances, or applicable standards of other agencies. However, because the intensity of mining operations would be reduced under the NPA, the Project's less-than-significant impacts also would be reduced under the NPA.



Although the Project would result in less-than-significant impacts due to vibration impacts from truck haul trips, the NPA would result in only 37.8% of the traffic that would be generated by the Project. Thus, the NPA would reduce the Project's less-than-significant impacts due to excessive ground-borne vibration or ground-borne noise levels.

J. Paleontological Resources

There are no known paleontological resources present at the Mine. However, portions of the Mine, including portions of the EDA, are underlain by sedimentary rocks of the Mount Eden formation, which has a well-documented record of yielding terrestrial mammal and plant fossils in the San Timoteo Badlands, and is assigned a "High" paleontological sensitivity. The Project would be subject to a Paleontological Resource Impact Mitigation Program (PRIMP), while the NPA would be required to comply with conditions of approval related to paleontological resources that are imposed pursuant to SMP 159R1. Nonetheless, because the Project would result in an increase in areas subject to mining by 54.5 acres, and because the 54.5-acre EDA contains sediments that have a "High" paleontological sensitivity, the Project's less-than-significant impacts (with mitigation) to paleontological resources would be reduced under the NPA.

K. Transportation and Traffic

As evaluated herein, the NPA would result in the production of approximately 1,512 tpd while the Project would result in the production of up to 4,000 tpd.

Implementation of the NPA would result in approximately 37.8% of the traffic that would be generated by the Project. While it is likely that the NPA would cumulatively contribute to existing and projected congestion at study area intersections, implementation of the NPA would result in a substantial decrease in impacts to study area facilities. Additionally, the NPA would not result in an increase in traffic as compared to historic baseline conditions. Thus, all of the Project's cumulatively-considerable and unavoidable impacts to intersections and due to traffic signal warrants would be avoided under the NPA as compared to the proposed Project.

The Riverside County Transportation Commission (RCTC) adopted its current Congestion Management Program (CMP) in December 2011. There are two Congestion Management Program (CMP) facilities in the Project's study area: SR-60 and SR-79. However, both the Project and the NPA would contribute fewer than 25 peak hour trips to these facilities, which is below the threshold at which Caltrans normally requires analysis of potential impacts to Caltrans' facilities. Thus, the Project and the NPA have no potential to result in direct or cumulatively-considerable impacts to CMP facilities within the Project's study area. Nonetheless, because traffic would be reduced under the NPA, the Project's less-than-significant impacts to study area facilities would be reduced under the NPA.

Under both the NPA and proposed Project, there would be no improvements to roadways or intersections; thus, impacts due to an increase in hazards due to a design feature would be less than significant and similar under both alternatives. Additionally, traffic generated by the NPA and proposed Project would consist primarily of haul truck trips, which would not conflict with existing traffic along Gilman Springs Road, including traffic associated with existing agricultural uses. Accordingly, neither the Project nor the NPA would substantially



increase hazards due to a design feature or incompatible uses, and impacts would be less than significant and would be similar.

Both the Project and the NPA would result in the generation of haul truck traffic that would incrementally increase the County's need to fund maintenance of study area facilities. However, traffic generated under the NPA would be substantially reduced in comparison to the Project. Moreover, implementation of the Project would extend the duration (i.e., years) over which mining activities would occur, and would therefore result in the need for roadway maintenance over a longer period of time. Accordingly, implementation of the NPA would reduce the Project's less-than-significant impacts due to the need for road maintenance.

Neither the Project nor the NPA propose roadway or intersection improvements. As such, impacts to circulation as a result of construction would not occur under either the Project or NPA, and impacts would be similar.

Under both the Project and NPA, adequate emergency access routes would be maintained on site to allow for appropriate ingress and egress for emergency vehicles. Thus, impacts due to inadequate emergency access would be less than significant under both the Project and NPA, and impacts would be similar.

Neither the proposed Project nor the NPA would conflict with adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Impacts would be less than significant and would be similar under either alternative.

L. Tribal Cultural Resources

Under the NPA, there would be no expansion in areas subject to mining activities. As such, no impact to tribal cultural resources would occur. Although impacts would be less than significant under both the Project and NPA, impacts would be reduced under the NPA as compared to the Project.

M. Utilities and Service Systems

Implementation of the Project would result in a reduction in water consumption associated with dust control by 16.1% as compared to baseline conditions. Thus, less water would be utilized under the Project than under the NPA. However, neither the Project nor the NPA would require or result in the construction of new water treatment facilities or expansion of existing facilities, and the Project and the NPA would be served based on existing entitlements and resources. Nonetheless, impacts to water supply would be slightly reduced under the Project as compared to the NPA.

Under both the NPA and proposed Project, wastewater generated at the Mine would be handled via portable toilets that are regularly emptied by a rental service company. There are no components of the NPA or proposed Project that would require the construction of new wastewater treatment facilities, and neither the NPA nor the Project would result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the



provider's existing commitments. Impacts would be less than significant and would be similar under the NPA and proposed Project.

The Project would result in an increase of eight (8) workers on site, while there would be no increase in employees under the NPA. Thus, the Project would result in a nominal increase in the generation of solid waste as compared to the NPA. Although impacts to landfill capacity would be less than significant under either alternative, impacts would be nominally reduced under the NPA.

Both the Project and NPA would be required to comply with County waste reduction programs pursuant to the State's Integrated Waste Management Act and Riverside County Ordinance No. 745, *Solid Waste Collection and Disposal*. Solid waste generated at the Mine would be conveyed to one of several landfills operated or managed by the Riverside County Department of Waste Resources (RCDWR). These existing landfills are required to comply with federal, State, and local statutes and regulations related to solid waste. The Project and NPA also would be required to comply with federal, State, and local statutes that would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. Accordingly, impacts due to a conflict with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan) would be less than significant under both the Project and NPA, and impacts would be similar.

The Project and NPA would not result in or require the construction or expansion of electricity, natural gas, communication systems, or other government services, and the Project and NPA would not conflict with any adopted energy conservation plans. Both the Project and NPA would result in the need for new retention/detention basins as part of site reclamation activities, although impacts associated with the construction of such facilities is evaluated throughout this subsection and determined to be less than significant with implementation of mitigation. Nonetheless, the Project would result in a larger mining footprint, and detention facilities associated with the Project would result in an increase in physical impacts as compared to the NPA. Additionally, because the Project would extend the duration (i.e., years) over which mining activities would occur and would generate traffic, impacts due to roadway maintenance would slightly increase under the proposed Project but would remain below a level of significance.

N. Conclusion

Implementation of the NPA would not result in any new impacts to the 54.5-acre EDA, and as evaluated herein would result in a substantial reduction in the amount of resources that are extracted and exported from the site. Almost all of the Project's impacts would be reduced or would be similar under this alternative, with exception of water supply which would slightly increase under the NPA. Because this Alternative would avoid almost all of the Project's impacts, it warrants consideration as the "environmentally superior alternative." However, pursuant to CEQA Guidelines § 15126.6(e)(2), if a no project alternative is identified at the "environmentally superior alternative" then the EIR shall also identify an environmentally superior alternative among the other alternatives. Accordingly, the Historical Baseline Alternative (HBA), as described in Subsection 6.1.2, is identified as the environmentally superior alternative.



The NPA would fail to meet most of the Project's objectives. The NPA would not increase the availability of high-quality aggregate resources within the local area and would not facilitate more efficient export processing by altering the days and hours of operation within 300 feet of the Mine site's boundary. The NPA also would not establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity. The NPA would effectively meet the Project's objectives to reclaim the site in conformance with SMARA and the requirements of Riverside County. However, the NPA would not meet the Project's objective to assist Riverside County in achieving the conservation objectives of the Western Riverside County MSHCP, as no land would be dedicated towards the MSHCP reserve system. The NPA also would not establish updated standards for operational mining activities at the Gilman Springs Mine site in a manner that provides flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands.

6.3.2 HISTORICAL BASELINE ALTERNATIVE (HBA)

The Historical Baseline Alternative (HBA) considers a scenario where the approved mining limits would be expanded by 54.5 acres, consistent with the proposed Project, but with a reduced limit on annual tonnage that is commensurate with the historical baseline average tonnage produced at the Mine. As indicated in EIR Table 2-1, between 2003 and 2017 the Mine produced an average of 377,675 tons per year (tpy). Thus, under the HBA, while the mining limits would increase by 54.5 acres, the annual tonnage would be capped at 377,675 tpy, rather than the 1,000,000 tpy that is proposed by the Project and allowed under the current permits for the Mine. All other components of the HBA would be identical to the proposed Project. This alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would not result in any new air quality emissions or traffic as compared to existing conditions.

A. Aesthetics

The Project site, including the proposed EDA, are not prominently visible from any state scenic highways. Additionally, areas proposed for disturbance under the HBA would be identical to the proposed Project. Thus, impacts to scenic resources visible from State scenic highways would be less than significant under both the Project and HBA, and impacts would be similar.

Under the HBA, areas subject to mining and disturbance would be identical to the proposed Project. As with the proposed Project, the HBA would not substantially damage scenic resources, obstruct any prominent scenic vistas or views open to the public, or result in the creation of an aesthetically offensive site open to public view. However, due to the reduction in annual tonnage that can be produced at the Mine under the HBA, mining and reclamation activities would occur over a longer period of time as compared to the proposed Project. While impacts to scenic vistas would be less than significant under both the Project and HBA, reclamation activities would take longer under the HBA as compared to the proposed Project; thus, due to the extended lifetime of the Mine under the HBA, impacts to scenic resources, scenic vistas or views, and due to aesthetically offensive site conditions would slightly increase under the HBA as compared to the proposed Project.



Under the HBA, areas subject to mining and disturbance would be identical to the proposed Project. As with the proposed Project, from public viewing areas surrounding the Mine the EDA would not be prominently visible, particularly as mining progresses in the EDA and is obscured from view by the existing hillsides that surround the Mine. Furthermore, following reclamation, the site would be revegetated. However, and as noted above, mining and reclamation activities would occur over a longer period of time under the HBA as compared to the Project. As such, impacts to the existing visual character or quality of public views of the site and its surroundings would be increased under the HBA as compared to the proposed Project, although impacts still would be less than significant.

Both the Project and HBA would be subject to compliance with Riverside County Ordinance No. 655. As such, impacts under the Project and HBA would be less than significant and would be similar.

Both the Project and HBA would be subject to compliance with Riverside County Ordinances No. 655 and 915, which regulate lighting within the County. With mandatory compliance with these ordinances, the Project and HBA would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Impacts would be less than significant, and the level of impact would be similar under the Project and HBA.

As noted above, both the Project and HBA would be subject to County ordinances related to lighting. As such, impacts due to the exposure of residential property to unacceptable light levels would be less than significant under the Project and HBA, and the level of impact would be similar.

B. Air Quality

Under the HBA, there would be no increase in annual or daily mining tonnage as compared to existing (baseline) conditions. As such, the HBA would not result in increased operations on site, nor would it result in an increase in traffic as compared to existing conditions. Accordingly, the HBA would avoid the Project's significant and unavoidable impacts due to a conflict with the SCAQMD 2016 AQMP.

Additionally, because there would be no increase in traffic or operations on site, the HBA would not exceed any of the SCAQMD regional thresholds of significance. As such, the HBA would avoid the Project's significant and unavoidable impacts due to emissions of NO_x, PM₁₀, and PM_{2.5} that exceed the SCAQMD's Regional Thresholds for these pollutants.

Similarly, because there would be no increase in traffic or site operations under the HBA, the HBA would result in reduced localized emissions as compared to the proposed Project. Although both the Project and the HBA would result in less-than-significant localized air quality impacts, impacts would be reduced under the HBA. Neither the HBA nor the Project would result in or contribute to a CO hot spot, and impacts would be similar and less than significant.

Although the Project would result in less-than-significant impacts due to odors, because operations under the HBA would be less intense and there would be less traffic, impacts due to odors would be reduced under the HBA as compared to the proposed Project.



C. Biological Resources

Areas planned for physical impacts would be identical under the HBA and proposed Project. Both the Project and the HBA would result in impacts to MSHCP Riparian/Riverine resources, which would represent a conflict with MSHCP Section 6.1.2 prior to mitigation. Additionally, both the Project and HBA have the potential to result in indirect impacts to lands targeted for conservation by the MSHCP, which represents a significant impact due to a conflict with MSHCP Section 6.1.4. Additionally, the proposed EDA could be occupied by the burrowing owl prior to initial ground-disturbing activities, which could result in impacts to burrowing owls in conflict with MSHCP Section 6.3.2; thus, impacts would be significant prior to mitigation. Following mitigation, impacts due to a conflict with the MSHCP would be reduced to less-than-significant levels, and the level of impact would be similar for the Project and HBA.

Similarly, both the Project and the HBA would result in less-than significant impacts to sensitive plant species and animals. The Project and HBA would result in similar less-than-significant impacts to vegetation communities, including impacts to 0.15 acre of impact to tamarisk scrub, 19.5 acres of impacts to chamise chaparral, 1.4 acres of impact to Riversidean sage scrub, *Artemisia californica*-dominated, 20.3 acres of impact to Riversidean sage scrub, *Encelia farinosa*-dominated, 0.8 acre of impact to Riversidean sage scrub, *Encelia farinosa*-dominated-disturbed, 8.9 acres of impact to non-native grassland, and 3.4 acres of impact to disturbed land. However, both the Project and the HBA have the potential to result in impacts to migratory bird nests including eggs and young, although mitigation would be required that would reduce these impacts to less-than-significant levels.

Additionally, neither the proposed Project nor the HBA would result in impacts to wildlife movement corridors or native wildlife nursery sites.

Both the Project and the HBA would result in impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland WUS; 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats; as well as 0.15 acre of tamarisk scrub riparian habitat. Impacts to jurisdictional drainages would be reduced to less-than-significant levels with mitigation under both the Project and HBA, and the level of impact would be identical. Additionally, the proposed Project and the HBA would result in less-than-significant impacts to sensitive natural communities.

Neither the Project nor the HBA would conflict with policies or ordinances protecting biological resources, including Riverside County Ordinance No. 559; the SKR HCP and Riverside County Ordinance No. 663; and the Riverside County Oak Tree Management Guidelines. No impact would occur under either the Project or HBA, and the level of impact would be the same.

D. Energy

Under the HBA, mining operations would be less intense on a daily and annual basis as compared to operations that would be associated with the Project. Because mining activities would occur over a longer duration, it is likely that the total energy demand under the HBA would be reduced in comparison to the Project over the lifetime of mining activities, as it is anticipated that there would be more fuel-efficient and energy-efficient



equipment and vehicles in the long term. As such, impacts due to energy consumption would be reduced under the HBA as compared to the Project, although impacts would be less than significant under the Project and HBA.

Neither the Project nor the HBA would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant, and would be similar under both the Project and HBA.

E. Geology and Soils

Areas planned for mining and disturbance would be identical under the Project and HBA. Both the Project and the HBA would be required to comply with the Project's Slope Stability Investigation (*Technical Appendix D*), which would address slope stability hazards associated with proposed mining operations. As such, impacts due to earthquake faults, liquefaction, strong seismic ground shaking, unstable geologic units, seiches, mudflow, volcanic hazards, topographic changes, steep slopes, negation of subsurface sewage disposal systems, loss of topsoil, expansive soils, soils incapable of accommodating septic systems, and wind erosion would be identical under the Project and HBA. Impacts would be less than significant under both the Project and HBA.

F. Greenhouse Gas Emissions

Under the HBA, there would be no increase in site operations or vehicular traffic as compared to existing conditions. As such, the HBA would not result in any increase in GHG emissions from the site as compared to existing conditions, while the Project would result in an increase of 4,975.49 MMTCO₂e per year. As such, the HBA would avoid the Project's significant and unavoidable cumulatively-considerable impacts due to GHG emissions.

Both the Project and HBA would be subject to all applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs. However, because the Project would emit more than 3,000 MTCO₂e (the screening threshold identified in the CAP), and because the Project would be unable to achieve the required 100 points as required by the CAP Screening Tables, the Project would not comply with the Riverside County CAP. The HBA, by contrast, would not result in a net increase in emissions on an annual basis, and therefore would be below the CAP screening threshold of 3,000 MTCO₂e/yr. As such, the HBA would avoid the Project's significant and unavoidable impacts due to a conflict with the CAP.

G. Historic and Archaeological Resources

Areas planned for mining and disturbance would be identical under the Project and HBA. No historical sites, features, or artifacts were identified during the field reconnaissance or records search conducted by BFSAs. As such, neither the Project nor the HBA would result in impacts to historical resources. Impacts would be less than significant, and the level of impact would be the same under the proposed Project and HBA.

Based on the results of the records search and field survey, and due to the inhospitable terrain, disturbance from the cutting and clearing of dirt roads and turnouts, and the absence of recorded cultural resources within



the Mine's boundaries, there is little potential for cultural resources to be present. As such, neither the Project nor the HBA would result in impacts to archaeological resources, and the level of impact would be the same.

No human remains are known to occur within the Mine boundaries. Notwithstanding, in the event human remains are uncovered during mining activities under either the Project or HBA, the provisions of California Health and Safety Code § 7050.5 and Public Resources Code § 5097.98 would apply (as required by EIR Mitigation Measure MM 4.7-1) and would reduce potential impacts to less-than-significant levels. Impacts would be the same under the proposed Project and HBA.

H. Hydrology and Water Quality

Neither the Project nor the HBA would violate water quality standards or waste discharge requirements. Impacts would be less than significant, and the level of impact would be the same.

Under both the proposed Project and the HBA, the amount of water used for dust control would be reduced in comparison to existing conditions; thus, both the Project and the HBA would result in similar less-than-significant impacts to groundwater supplies.

Areas planned for mining and disturbance would be identical under the proposed Project and HBA. Neither the Project nor the HBA would substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, and would not introduce substantial amounts of new impervious surfaces. Additionally, under both interim and post-reclamation conditions, the total amount of runoff leaving the site would be similar to existing conditions, and would therefore not result in increased flood hazards on- or off-site under either the Project or HBA. Additionally, because the rate and amount of runoff would be similar to existing conditions, the Project and the HBA would not exceed the capacity of existing or planned stormwater drainage systems. Furthermore, because all runoff from disturbed portions of the site would be detained on site or treated by sedimentation basins prior to discharge from the site, the Project and the HBA would not provide substantial additional sources of polluted runoff. Impacts would be less than significant under both the proposed Project and the HBA, and the level of impact would be the same.

Under both the Project and the HBA, all runoff in the disturbed portions of the site would either be fully detained on site or would be treated by sedimentation basins prior to discharge from the site. Additionally, dust control measures, including watering and the use of gravel stabilization, would reduce the amount of dust generated in the actively mined portions of the site. As such, neither the Project nor the HBA would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant, and the level of impact would be the same.

The proposed EDA is not located within a mapped flood zone and would not impede or redirect flood flows. Impacts under both the Project and HBA would be less than significant, and the level of impact would be the same.

The EDA is not located in an area that is subject to inundation due to tsunamis, flood hazards, or seiches. No impact would occur under either the Project or the HBA.



Both the Project and the HBA would be fully consistent with the Santa Ana River Basin Plan and the West San Jacinto GMP. As such, impacts due to a conflict with a water quality control plan or sustainable groundwater management plan would be less than significant under both the Project and HBA, and the level of impact would be the same.

I. Noise

The EDA is not located within two miles of a public airport or within an airport land use plan. Thus, the Project and HBA would not expose people residing or working in the area to excessive noise levels associated with public or private airports. Impacts would be less than significant, and the level of impact would be similar.

Under the HBA, there would be no increase in the intensity of site operations or in the amount of traffic as compared to existing conditions. However, the HBA would result in the expansion of mining limits in the same manner as proposed for the Project, which would bring mining areas closer to nearby sensitive receptors. Based on the analysis prepared for the Project, neither the Project nor the HBA would result in significant noise impacts affecting nearby sensitive receptors due to a substantial temporary or permanent increase in ambient noise levels in the Project vicinity. However, due to the reduced intensity of site operations associated with the HBA, impacts to nearby sensitive receptors would be decreased in comparison to the Project.

According to the FTA Transit Noise Impact and Vibration Assessment, trucks rarely create vibration that exceeds 70 VdB or 0.003 in/sec RMS unless there are bumps due to frequent potholes in the road. As such, there would be less-than-significant impacts under the proposed Project and HBA regarding generation of excessive ground-borne vibration or ground-borne noise levels. However, because the HBA would not result in increases in truck trips as compared to existing conditions, impacts would be slightly reduced under the HBA as compared to the proposed Project.

J. Paleontological Resources

Areas planned for mining and disturbance would be identical under the Project and HBA. As with the proposed Project, implementation of the HBA has the potential to result in significant impacts to previously undiscovered paleontological resources that may exist beneath the site's surface. Both the Project and the HBA would be subject to Mitigation Measures MM 4.10-1 through MM 4.10-4, which would reduce impacts to paleontological resources to less-than-significant levels. Impacts to paleontological resources under the Project and HBA would be the same.

K. Transportation and Traffic

Under the HBA, there would be no increase in truck or passenger vehicle traffic as compared to existing conditions. As such, the HBA would avoid the Project's cumulatively-considerable and unavoidable impacts to transportation, resulting in no need for mitigation.

Neither the Project nor the HBA would conflict with the Riverside County Congestion Management Program, and impacts would be less than significant and similar.



No roadway improvements would occur under the Project or the HBA. As such, neither the Project nor the HBA has the potential to substantially increase hazards due to a design feature. Additionally, Mine-related traffic would not be incompatible with traffic from surrounding land uses. Impacts would be less than significant, but would be slightly reduced under the HBA due to the reduction in traffic associated with the HBA as compared to the proposed Project.

Because the HBA would not increase traffic relative to existing conditions, the HBA would not result in any increased need for roadway maintenance by Riverside County. Although impacts due to roadway maintenance would be less than significant under the Project, impacts would be reduced under the HBA as compared to the Project due to the reduction in traffic.

Neither the HBA nor the Project would have a construction phase, and no traffic impacts would occur related to construction activities under either alternative.

Neither the Project nor the HBA would result in inadequate emergency access. Impacts would be less than significant and similar under the Project and HBA.

Neither the Project nor the HBA would involve construction or expansion of a bike system or bike lanes, and no impact would occur.

L. Tribal Cultural Resources

Based on the AB 52 consultation process conducted between Riverside County staff and local tribes, no tribal cultural resources were identified within the proposed EDA. As such, neither the Project nor the HBA would result in impacts to tribal cultural resources, and the level of impact would be the same because areas proposed for physical impact are the same between both alternatives.

M. Utilities and Service Systems

Under both the Project and the HBA, overall water demand for dust control would be reduced by approximately 16.1% as compared to existing conditions, and there would only be a nominal increase in generation of wastewater. As such, the Project and HBA would not require or result in the relocation or construction of new or expanded water or wastewater treatment, whereby the construction or relocation would cause significant environmental effects. Additionally, there would be sufficient water supplies available to serve the Project and HBA in addition to reasonably foreseeable future development. Impacts associated with proposed drainage facilities would be the same, and would be less than significant based on the analysis of impacts as presented throughout this EIR. The level of impact would be similar.

Both the Project and HBA would be served by portable toilets, and thus would have no potential to require or result in the construction or expansion of new wastewater treatment facilities, including septic systems, the construction of which could cause significant environmental effects. Additionally, wastewater generated on-site would be collected by a wastewater disposal company, and would be conveyed to a wastewater treatment facility with adequate capacity. Although impacts would be less than significant under the Project and HBA,



impacts would be slightly reduced under the HBA as compared to the Project due to the slight increase in on-site employees associated with the proposed Project.

Neither the Project nor the HBA would generate solid waste in excess of State or local standards, or otherwise impair the attainment of solid waste reduction goals, and impacts would be less than significant. Impacts would be slightly reduced under the HBA due to reduction in the number of employees as compared to the Project.

The Project and the HBA would be required to comply with County waste reduction programs pursuant to the State's Integrated Waste Management Act and Riverside County Ordinance No. 745. Solid waste would be conveyed to one of several landfills operated or managed by the RCDWR. These existing landfills are required to comply with federal, State, and local statutes and regulations related to solid waste. The Project and HBA also would be required to comply with federal, State, and local statutes that would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project and the HBA would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant. However, impacts would be slightly reduced under the HBA due to the reduction in the number of employees as compared to the proposed Project.

Neither the Project nor the HBA would result in or require the construction or expansion of electrical, natural gas, or telecommunication facilities, and do not propose or require the installation of new street lighting. The Project and the HBA would not affect other government facilities. However, the Project would result in increased need for roadway maintenance as compared to the HBA due to the increase in traffic. Additionally, the Project would result in an increase in demand for electricity by approximately 55.98% as compared to baseline conditions, while there would be no increase in electricity demand under the HBA. Impacts under the HBA and Project would be less than significant, but would be slightly reduced under the HBA due to the reduction in traffic and energy demand.

N. Conclusion

As compared to the proposed Project, the HBA would result in reduced impacts to air quality, energy, greenhouse gas emissions, noise, transportation/traffic, and utilities/service systems. The HBA would result in increased impacts to aesthetics due to the extended period of mining that would occur under the HBA as compared to the Project. The Project and the HBA would result in the same or similar impacts to biological resources, geology/soils, historic/archaeological resources, hydrology/water quality, paleontological resources, and tribal cultural resources. Notably, the HBA would avoid the Project's significant and unavoidable impacts to air quality, due to greenhouse gas emissions, and to transportation/traffic.

The HBA generally would meet the Project's objectives, but less effectively than the proposed Project due to the reduction in annual (and daily) tonnage limits. The HBA would meet the objective to increase the availability of high-quality aggregate reserves within the local area, however, less aggregate material would be produced on an annual basis. The HBA would meet the Project's objective to facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary. The HBA would not meet the objective to establish an annual tonnage limit



on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity, as annual tonnage limits would be restricted under the HBA as compared to the proposed Project. The HBA would meet the Project's objective to reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County. The HBA would meet the Project's objective to assist Riverside County in achieving the conservation objectives of the Western Riverside County MSHCP. The HBA would not be as effective as the proposed Project, however, in providing flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands, as the annual tonnage limit would restrict the Mine operator's ability to meet market demands in the local area.

6.3.3 REDUCED MINING ALTERNATIVE (RMA)

The Reduced Mining Alternative (RMA) considers an expansion of mining activities similar to the proposed Project, but with a reduced annual tonnage limit that still exceeds the historical baseline average for aggregate material produced at the site but that is less than the annual tonnage proposed as part of the Project. Specifically, under the RMA a maximum of 688,838 tpy would be allowed to be mined at the site, or approximately half of the increase in annual tonnage proposed by the Project. Thus, under the RMA there would be an increase of 311,163 tpy as compared to the historical baseline average of 377,765 tpy. As with the proposed Project, the areas subject to mining would be increased under the RMA by 54.5 acres. All other components of the RMA would be similar to the proposed Project. This alternative was selected for consideration to compare the environmental effects of the proposed Project with an alternative that would result in reduced tonnage, and thus reduced operational impacts to air quality or traffic.

A. Aesthetics

The Project site, including the proposed EDA, are not prominently visible from any state scenic highways. Additionally, areas proposed for disturbance under the RMA would be identical to the proposed Project. Thus, impacts to scenic resources visible from State scenic highways would be less than significant under both the Project and RMA, and impacts would be similar.

Under the RMA, areas subject to mining and disturbance would be identical to the proposed Project. As with the proposed Project, the RMA would not substantially damage scenic resources, obstruct any prominent scenic vistas or views open to the public, or result in the creation of an aesthetically offensive site open to public view. However, due to the reduction in annual tonnage that can be produced at the Mine under the RMA, mining and reclamation activities would occur over a longer period of time as compared to the proposed Project. While impacts to scenic vistas would be less than significant under both the Project and RMA, reclamation activities would take longer under the RMA as compared to the proposed Project; thus, due to the extended lifetime of the Mine under the RMA, impacts to scenic resources, scenic vistas or views, and due to aesthetically offensive site conditions would slightly increase under the RMA as compared to the proposed Project.

Under the RMA, areas subject to mining and disturbance would be identical to the proposed Project. As with the proposed Project, from public viewing areas surrounding the Mine the EDA would not be prominently



visible, particularly as mining progresses in the EDA and is obscured from view by the existing hillsides that surround the Mine. Furthermore, following reclamation, the site would be revegetated. However, and as noted above, mining and reclamation activities would occur over a longer period of time under the RMA as compared to the Project. As such, impacts to the existing visual character or quality of public views of the site and its surroundings would be increased under the RMA as compared to the proposed Project, although impacts still would be less than significant.

Both the Project and RMA would be subject to compliance with Riverside County Ordinance No. 655. As such, impacts under the Project and RMA would be less than significant and would be similar.

Both the Project and RMA would be subject to compliance with Riverside County Ordinances No. 655 and 915, which regulate lighting within the County. With mandatory compliance with these ordinances, the Project and RMA would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Impacts would be less than significant, and the level of impact would be similar under the Project and RMA.

As noted above, both the Project and RMA would be subject to County ordinances related to lighting. As such, impacts due to the exposure of residential property to unacceptable light levels would be less than significant under the Project and RMA, and the level of impact would be similar.

B. Air Quality

Under the RMA, air quality emissions would be roughly half of what would be generated by the proposed Project. As such, and based on the Project's air quality emissions as presented in EIR Table 4.2-13, emissions of NO_x, PM₁₀, and PM_{2.5} would be reduced to below the SCAQMD regional thresholds. Accordingly, the RMA would avoid the Project's significant and unavoidable impacts due to a conflict with the SCAQMD 2016 AQMP. Additionally, the RMA would avoid the Project's significant and unavoidable impacts due to emissions of NO_x, PM₁₀, and PM_{2.5} that exceed the SCAQMD's Regional Thresholds for these pollutants.

Similarly, the RMA would produce approximately half of the amount of traffic as compared to the proposed Project, the RMA would result in reduced localized emissions as compared to the proposed Project. Although both the Project and the RMA would result in less-than-significant localized air quality impacts, impacts would be reduced under the RMA. Neither the RMA nor the Project would result in or contribute to a CO hot spot, and impacts would be similar and less than significant.

Although the Project would result in less-than-significant impacts due to odors, because operations under the RMA would be less intense and there would be less traffic, impacts due to odors would be reduced under the RMA as compared to the proposed Project.

C. Biological Resources

Areas planned for physical impacts would be identical under the RMA and proposed Project. Both the Project and the RMA would result in impacts to MSHCP Riparian/Riverine resources, which would represent a



conflict with MSHCP Section 6.1.2 prior to mitigation. Additionally, both the Project and RMA have the potential to result in indirect impacts to lands targeted for conservation by the MSHCP, which represents a significant impact due to a conflict with MSHCP Section 6.1.4. Additionally, the proposed EDA could be occupied by the burrowing owl prior to initial ground-disturbing activities, which could result in impacts to burrowing owls in conflict with MSHCP Section 6.3.2; thus, impacts would be significant prior to mitigation. Following mitigation, impacts due to a conflict with the MSHCP would be reduced to less-than-significant levels, and the level of impact would be similar for the Project and RMA.

Similarly, both the Project and the RMA would result in less-than significant impacts to sensitive plant species and animals. The Project and RMA would result in similar less-than-significant impacts to vegetation communities, including impacts to 0.15 acre of impact to tamarisk scrub, 19.5 acres of impacts to chamise chaparral, 1.4 acres of impact to Riversidean sage scrub, *Artemisia californica*-dominated, 20.3 acres of impact to Riversidean sage scrub, *Encelia farinosa*-dominated, 0.8 acre of impact to Riversidean sage scrub, *Encelia farinosa*-dominated-disturbed, 8.9 acres of impact to non-native grassland, and 3.4 acres of impact to disturbed land. However, both the Project and the RMA have the potential to result in impacts to migratory bird nests including eggs and young, although mitigation would be required that would reduce these impacts to less-than-significant levels.

Additionally, neither the proposed Project nor the RMA would result in impacts to wildlife movement corridors or native wildlife nursery sites.

Both the Project and the RMA would result in impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland WUS; 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats; as well as 0.15 acre of tamarisk scrub riparian habitat. Impacts to jurisdictional drainages would be reduced to less-than-significant levels with mitigation under both the Project and RMA, and the level of impact would be identical. Additionally, the proposed Project and the RMA would result in less-than-significant impacts to sensitive natural communities.

Neither the Project nor the RMA would conflict with policies or ordinances protecting biological resources, including Riverside County Ordinance No. 559; the SKR HCP and Riverside County Ordinance No. 663; and the Riverside County Oak Tree Management Guidelines. No impact would occur under either the Project or RMA, and the level of impact would be the same.

D. Energy

Under the RMA, mining operations would be less intense on a daily and annual basis as compared to operations that would be associated with the Project. Because mining activities would occur over a longer duration, it is likely that the total energy demand under the RMA would be reduced in comparison to the Project over the lifetime of mining activities, as it is anticipated that there would be more fuel-efficient and energy-efficient equipment and vehicles in the long term. As such, impacts due to energy consumption would be reduced under the RMA as compared to the Project, although impacts would be less than significant under the Project and RMA.



Neither the Project nor the RMA would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant, and would be similar under both the Project and RMA.

E. Geology and Soils

Areas planned for mining and disturbance would be identical under the Project and RMA. Both the Project and the RMA would be required to comply with the Project's Slope Stability Investigation (*Technical Appendix D*), which would address slope stability hazards associated with proposed mining operations. As such, impacts due to earthquake faults, liquefaction, strong seismic ground shaking, unstable geologic units, seiches, mudflow, volcanic hazards, topographic changes, steep slopes, negation of subsurface sewage disposal systems, loss of topsoil, expansive soils, soils incapable of accommodating septic systems, and wind erosion would be identical under the Project and RMA. Impacts would be less than significant under both the Project and RMA.

F. Greenhouse Gas Emissions

Under the RMA, operational activities, including traffic, would be approximately half of the increase associated with the proposed Project. Thus, while the Project would result in an increase of 4,975.49 MMTCO_{2e} per year, the RMA would result in an increase of only 2,487.75 MTCO_{2e} per year. While the proposed Project would not meet the SCAQMD Tier 3 threshold for mixed-use developments of 3,000 MTCO_{2e}/yr, emissions under the RMA would be less-than 3,000 MTCO_{2e}/yr. Thus, implementation of the RMA would avoid the Project's significant and unavoidable cumulatively-considerable impact due to GHG emissions.

Both the Project and RMA would be subject to all applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs. However, because the Project would emit more than 3,000 MTCO_{2e} (the screening threshold identified in the CAP), and because the Project would be unable to achieve the required 100 points as required by the CAP Screening Tables, the Project would not comply with the Riverside County CAP. The RMA would result in an increase of approximately 2,487.75 MTCO_{2e}/yr of GHG emissions, which would be below the CAP screening threshold of 3,000 MTCO_{2e}. As such, implementation of the RMA would avoid the Project's significant and unavoidable impacts due to a conflict with the CAP.

G. Historic and Archaeological Resources

Areas planned for mining and disturbance would be identical under the Project and RMA. No historical sites, features, or artifacts were identified during the field reconnaissance or records search conducted by BFSa. As such, neither the Project nor the RMA would result in impacts to historical resources. Impacts would be less than significant, and the level of impact would be the same under the proposed Project and RMA.

Based on the results of the records search and field survey, and due to the inhospitable terrain, disturbance from the cutting and clearing of dirt roads and turnouts, and the absence of recorded cultural resources within the Mine's boundaries, there is little potential for cultural resources to be present. As such, neither the Project nor the RMA would result in impacts to archaeological resources, and the level of impact would be the same.



No human remains are known to occur within the Mine boundaries. Notwithstanding, in the event human remains are uncovered during mining activities under either the Project or RMA, the provisions of California Health and Safety Code § 7050.5 and Public Resources Code § 5097.98 would apply (as required by EIR Mitigation Measure MM 4.7-1) and would reduce potential impacts to less-than-significant levels. Impacts would be the same under the proposed Project and RMA.

H. Hydrology and Water Quality

Neither the Project nor the RMA would violate water quality standards or waste discharge requirements. Impacts would be less than significant, and the level of impact would be the same.

Under both the proposed Project and the RMA, the amount of water used for dust control would be reduced in comparison to existing conditions; thus, both the Project and the RMA would result in similar less-than-significant impacts to groundwater supplies.

Areas planned for mining and disturbance would be identical under the proposed Project and RMA. Neither the Project nor the RMA would substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, and would not introduce substantial amounts of new impervious surfaces. Additionally, under both interim and post-reclamation conditions, the total amount of runoff leaving the site would be similar to existing conditions, and would therefore not result in increased flood hazards on- or off-site under either the Project or RMA. Additionally, because the rate and amount of runoff would be similar to existing conditions, the Project and the RMA would not exceed the capacity of existing or planned stormwater drainage systems. Furthermore, because all runoff from disturbed portions of the site would be detained on site or treated by sedimentation basins prior to discharge from the site, the Project and the RMA would not provide substantial additional sources of polluted runoff. Impacts would be less than significant under both the proposed Project and the RMA, and the level of impact would be the same.

Under both the Project and the RMA, all runoff in the disturbed portions of the site would either be fully detained on site or would be treated by sedimentation basins prior to discharge from the site. Additionally, dust control measures, including watering and the use of gravel stabilization, would reduce the amount of dust generated in the actively mined portions of the site. As such, neither the Project nor the RMA would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant, and the level of impact would be the same.

The proposed EDA is not located within a mapped flood zone and would not impede or redirect flood flows. Impacts under both the Project and RMA would be less than significant, and the level of impact would be the same.

The EDA is not located in an area that is subject to inundation due to tsunamis, flood hazards, or seiches. No impact would occur under either the Project or the RMA.

Both the Project and the RMA would be fully consistent with the Santa Ana River Basin Plan and the West San Jacinto GMP. As such, impacts due to a conflict with a water quality control plan or sustainable



groundwater management plan would be less than significant under both the Project and RMA, and the level of impact would be the same.

I. Noise

The EDA is not located within two miles of a public airport or within an airport land use plan. Thus, the Project and RMA would not expose people residing or working in the area to excessive noise levels associated with public or private airports. Impacts would be less than significant, and the level of impact would be similar.

Under the RMA, the increase operational activities would be approximately half of what would occur under the proposed Project. As such, the amount of traffic generated under the RMA would be approximately half of what would be generated by the Project. However, the RMA would result in the expansion of mining limits in the same manner as proposed for the Project, which would bring mining areas closer to nearby sensitive receptors. Based on the analysis prepared for the Project, neither the Project nor the RMA would result in significant noise impacts affecting nearby sensitive receptors due to a substantial temporary or permanent increase in ambient noise levels in the Project vicinity. However, due to the reduced intensity of site operations associated with the RMA, impacts to nearby sensitive receptors would be decreased in comparison to the Project.

According to the FTA Transit Noise Impact and Vibration Assessment, trucks rarely create vibration that exceeds 70 VdB or 0.003 in/sec RMS unless there are bumps due to frequent potholes in the road. As such, there would be less-than-significant impacts under the proposed Project and RMA regarding generation of excessive ground-borne vibration or ground-borne noise levels. However, because the RMA would result in approximately half of the increase in traffic that would be associated with the Project, impacts would be slightly reduced under the RMA as compared to the proposed Project.

J. Paleontological Resources

Areas planned for mining and disturbance would be identical under the Project and RMA. As with the proposed Project, implementation of the RMA has the potential to result in significant impacts to previously undiscovered paleontological resources that may exist beneath the site's surface. Both the Project and the RMA would be subject to Mitigation Measures MM 4.10-1 through MM 4.10-4, which would reduce impacts to paleontological resources to less-than-significant levels. Impacts to paleontological resources under the Project and RMA would be the same.

K. Transportation and Traffic

Under the RMA, the amount of increased traffic would be approximately half of what would be produced under the proposed Project. As such, the RMA would result in reduced impacts to study area transportation facilities as compared to the proposed Project. Notwithstanding, the RMA would contribute traffic to study area facilities that are projected to operate at a deficient LOS. As with the Project, mitigation in the form of fair share contributions and payment of DIF and TUMF fees would be required; however, it cannot be assured that the required improvements would be in place by the time expanded mining activities within the EDA commence. As such, both the Project and the RMA would result in cumulatively-considerable and unavoidable



impacts to study area facilities, although the level of impact under the RMA would be reduced as compared to the proposed Project.

Neither the Project nor the RMA would conflict with the Riverside County Congestion Management Program, and impacts would be less than significant and similar.

No roadway improvements would occur under the Project or the RMA. As such, neither the Project nor the RMA has the potential to substantially increase hazards due to a design feature. Additionally, Mine-related traffic would not be incompatible with traffic from surrounding land uses. Impacts would be less than significant, but would be slightly reduced under the RMA due to the reduction in traffic associated with the RMA as compared to the proposed Project.

The RMA would result in approximately half of the traffic increase as compared to the proposed Project. Both the Project and the RMA would result in the need for increased roadway maintenance by Riverside County, although the RMA would result in less need for such maintenance. Although impacts due to roadway maintenance would be less than significant under the Project, impacts would be reduced under the RMA as compared to the Project due to the reduction in traffic.

Neither the RMA nor the Project would have a construction phase, and no traffic impacts would occur related to construction activities under either alternative.

Neither the Project nor the RMA would result in inadequate emergency access. Impacts would be less than significant and similar under the Project and RMA.

Neither the Project nor the RMA would involve construction or expansion of a bike system or bike lanes, and no impact would occur.

L. Tribal Cultural Resources

Based on the AB 52 consultation process conducted between Riverside County staff and local tribes, no tribal cultural resources were identified within the proposed EDA. As such, neither the Project nor the RMA would result in impacts to tribal cultural resources, and the level of impact would be the same because areas proposed for physical impact are the same between both alternatives.

M. Utilities and Service Systems

Under both the Project and the RMA, overall water demand for dust control would be reduced by approximately 16.1% as compared to existing conditions, and there would only be a nominal increase in generation of wastewater. As such, the Project and RMA would not require or result in the relocation or construction of new or expanded water or wastewater treatment, whereby the construction or relocation would cause significant environmental effects. Additionally, there would be sufficient water supplies available to serve the Project and RMA in addition to reasonably foreseeable future development. Impacts associated with proposed drainage facilities would be the same, and would be less than significant based on the analysis of



impacts as presented throughout this EIR. Impacts would be less than significant, and the level of impact would be similar.

Both the Project and RMA would be served by portable toilets, and thus would have no potential to require or result in the construction or expansion of new wastewater treatment facilities, including septic systems, the construction of which could cause significant environmental effects. Additionally, wastewater generated on-site would be collected by a wastewater disposal company, and would be conveyed to a wastewater treatment facility with adequate capacity. Although impacts would be less than significant under the Project and RMA, impacts would be slightly reduced under the RMA as compared to the Project because the RMA would produce a smaller increase in the number of Mine employees as compared to the proposed Project.

Neither the Project nor the RMA would generate solid waste in excess of State or Local standards, or otherwise impair the attainment of solid waste reduction goals, and impacts would be less than significant. Impacts would be slightly reduced under the RMA due to reduction in the number of employees as compared to the Project.

The Project and the RMA would be required to comply with County waste reduction programs pursuant to the State's Integrated Waste Management Act and Riverside County Ordinance No. 745. Solid waste would be conveyed to one of several landfills operated or managed by the RCDWR. These existing landfills are required to comply with federal, State, and local statutes and regulations related to solid waste. The Project and RMA also would be required to comply with federal, State, and local statutes that would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project and the RMA would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant. However, impacts would be slightly reduced under the RMA due to the reduction in the number of new employees as compared to the proposed Project.

Neither the Project nor the RMA would result in or require the construction or expansion of electrical, natural gas, or telecommunication facilities, and do not propose or require the installation of new street lighting. The Project and the RMA would not affect other government facilities. However, the Project would result in increased need for roadway maintenance as compared to the RMA due to the increase in traffic. Additionally, the Project would result in an increase in demand for electricity by approximately 55.98% as compared to baseline conditions, while the RMA would result in an increase of approximately 27.99% in demand for electricity. Impacts under the RMA and Project would be less than significant, but would be slightly reduced under the RMA due to the reduction in traffic and energy demand.

N. Conclusion

As compared to the proposed Project, the RMA would result in reduced impacts to air quality, energy, greenhouse gas emissions, noise, transportation/traffic, and utilities/service systems. The RMA would result in increased impacts to aesthetics due to the extended period of mining that would occur under the RMA as compared to the Project. The Project and the RMA would result in the same or similar impacts to biological resources, geology/soils, historic/archaeological resources, hydrology/water quality, paleontological resources, and tribal cultural resources. Notably, the RMA would avoid the Project's significant and



unavoidable impacts to air quality and due to greenhouse gas emissions, although cumulatively-considerable impacts to transportation/traffic would remain significant and unavoidable under the RMA.

The RMA generally would meet the Project's objectives, but less effectively than the proposed Project due to the reduction in annual (and daily) tonnage limits. The RMA would meet the objective to increase the availability of high-quality aggregate reserves within the local area, however, less aggregate material would be produced on an annual basis. The RMA would meet the Project's objective to facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary. The RMA would not meet the objective to establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity, as annual tonnage limits would be restricted under the RMA as compared to the proposed Project. The RMA would meet the Project's objective to reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County. The RMA would meet the Project's objective to assist Riverside County in achieving the conservation objectives of the Western Riverside County MSHCP. However, the RMA would be less effective in meeting the Project's objective to provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands, as the annual tonnage limit would restrict the Mine operator's ability to meet market demands in the local area.



Table 6-3 Alternatives to the Proposed Project – Comparison of Environmental Impacts

ENVIRONMENTAL TOPIC/OBJECTIVE	PROPOSED PROJECT SIGNIFICANCE OF IMPACTS AFTER MITIGATION	LEVEL OF IMPACT COMPARED TO THE PROPOSED PROJECT/DEGREE TO WHICH ALTERNATIVE MEETS PROJECT OBJECTIVES		
		NO PROJECT ALTERNATIVE (NPA)	HISTORICAL BASELINE ALTERNATIVE (HBA)	REDUCED MINING ALTERNATIVE (RMA)
Aesthetics	Less than Significant	Reduced	Increased	Increased
Air Quality	Significant and Unavoidable Direct and Cumulatively-Considerable Impacts	Reduced to Less-Than-Significant Levels	Reduced to Less-Than-Significant Levels	Reduced to Less-Than-Significant Levels
Biological Resources	Less than Significant	Reduced	Similar	Similar
Energy	Less than Significant	Reduced	Reduced	Reduced
Geology and Soils	Less than Significant	Similar	Similar	Similar
Greenhouse Gas Emissions	Significant and Unavoidable Direct and Cumulatively-Considerable Impacts	Reduced to Less-Than-Significant Levels	Reduced to Less-Than-Significant Levels	Reduced to Less-Than-Significant Levels
Historic and Archaeological Resources	Less than Significant	Reduced	Similar	Similar
Hydrology and Water Quality	Less than Significant	Most Issues: Reduced Water Supplies: Increased	Similar	Similar
Noise	Less than Significant	Reduced	Reduced	Reduced
Paleontological Resources	Less than Significant	Reduced	Similar	Similar
Transportation and Traffic	Significant and Unavoidable Cumulatively-Considerable Impacts	Reduced to Less-Than-Significant Levels	Reduced to Less-Than-Significant Levels	Reduced, but not to Less-Than-Significant Levels
Tribal Cultural Resources	Less than Significant	Reduced	Similar	Similar
Utilities and Service Systems	Less than Significant	Most Issues: Similar Water Supply: Increased	Reduced	Reduced
Objective A: To increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities.		No	Yes, but to a lesser extent	Yes, but to a lesser extent
Objective B: To facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary.		No	Yes	Yes
Objective C: To establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity.		No	No	No
Objective D: To reclaim the 204.8 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County.		Yes	Yes	Yes



ENVIRONMENTAL TOPIC/OBJECTIVE	PROPOSED PROJECT SIGNIFICANCE OF IMPACTS AFTER MITIGATION	LEVEL OF IMPACT COMPARED TO THE PROPOSED PROJECT/DEGREE TO WHICH ALTERNATIVE MEETS PROJECT OBJECTIVES		
		NO PROJECT ALTERNATIVE (NPA)	HISTORICAL BASELINE ALTERNATIVE (HBA)	REDUCED MINING ALTERNATIVE (RMA)
Objective E: To assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).		No	Yes	Yes
Objective F: To establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands.		No	Yes, but to a lesser extent	Yes, but to a lesser extent



7.0 REFERENCES

7.1 PERSONS CONTRIBUTING TO EIR PREPARATION

7.1.1 COUNTY OF RIVERSIDE PLANNING DIVISION

Dionne Harris, Urban Regional Planner II

7.1.2 T&B PLANNING, INC.

Tracy Zinn, AICP, AICP, Principal

Degrees: B.S. in Urban and Regional Planning

Certifications: American Institute of Certified Planners (AICP)

Jerrica Harding, AICP, Senior Associate

Degrees: B.S. Natural Resources Planning; Masters of Urban and Regional Planning

Certifications: American Institute of Certified Planners (AICP)

Eric Horowitz, GIS Manager

Degrees: B.A. Urban and Regional Planning; M.S. Geographic Information Systems

Certifications: Geographic Information Systems Professional (GISP)

Steven Lusk, GIS/Graphics Specialist

Degree: B.A. Geography; M.S. Geography

7.2 DOCUMENTS APPENDED TO THIS EIR

The following reports, studies, and supporting documentation were used in preparing this EIR and are bound separately as Technical Appendices. A copy of the Technical Appendices is available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, Riverside, California 92502-1629.

- Appendix A: Initial Study for Gilman Springs Mine Expansion EIR, Notice of Preparation (NOP), and Written Comments on the NOP.
- Appendix B1: Urban Crossroads, 2020. *Gilman Springs Mine Air Quality Impact Analysis*. January 7, 2020.
- Appendix B2: Urban Crossroads, 2019. *Gilman Springs Mine Supplemental Air Quality and Green House Gas Assessment*. April 22, 2019
- Appendix C1: Alden Environmental, Inc. 2019. *General Biological Resources Assessment Gilman Springs Mine*. April 5, 2019



- Appendix C2: Alden Environmental, Inc. 2019. *Jurisdictional Delineation Report for the Gilman Springs Mine* April 5,2019.
- Appendix C3: Alden Environmental, Inc 2019. *Determination of Biologically Superior or Equivalent Preservation Gilman Springs Mine*. April 5, 2019.
- Appendix D: Terracon Consultants, Inc. 2019. *Revised Slope Stability Investigation, Chandler Gilman Springs Pit- Proposed Expansion Area*. April 19,2019
- Appendix E: Urban Crossroad, Inc. 2020. *Gilman Springs Mine Greenhouse Gas Analysis*. January 7, 2020.
- Appendix F: Brian F. Smith and Associates, Inc. 2019. *A Phase I Cultural Resources Assessment for The Surface Mining Permit No. 159, Amendment No. 2. Project, SMP00159R2, Riverside County, California*. April 23, 2019.
- Appendix G1: Joseph E. Bonadiman & Associates, Inc. 2019. *Preliminary Hydrology &Hydraulics Report*. August 2019.
- Appendix G2: Chandler Aggregates Gilman Springs, Inc. 2019. *Storm Water Pollution Prevention Plan (SWPPP)*. January 31, 2018.
- Appendix H1: Urban Crossroads. 2019. *Gilman Springs Mine Noise Impact Analysis*. September 24, 2019.
- Appendix H2: Urban Crossroads. 2020. *Gilman Springs Supplemental Noise Assessment*. January 9, 2020.
- Appendix I: Brian F. Smith and Associates, Inc. 2019 *Revised Paleontological Resource Impact Mitigation Program (PRIMP), Surface Mining Permit No. 159, Amendment No. 2, San Timoteo Badlands, unincorporated Riverside County, California (Case No. SMP00159R2)*. April 30, 2019.
- Appendix J1: Urban Crossroads. 2018. *Gilman Springs Mine Traffic Impact Analysis*. April 5, 2018.
- Appendix J2: Urban Crossroads. 2019. *Gilman Springs Mine Supplemental Traffic Assessment*. March 29, 2019.
- Appendix J3: Urban Crossroads, Inc. 2019. *Gilman Springs Mine Queuing Assessment*. August 27, 2019.
- Appendix K: Urban Crossroads. 2019. *Gilman Springs Mine Energy Analysis*. May 15, 2019.



7.3 DOCUMENTS INCORPORATED BY REFERENCE

The following reports, studies, and supporting documentation were used in the preparation of this EIR and are incorporated by reference within this EIR. A copy of the following reports, studies, and supporting documentation is a matter of public record and is generally available to the public at the location listed.

<i>Cited As:</i>	<i>Citation:</i>
(Riverside County, 2015)	Riverside County, 2015. <i>Riverside County General Plan Draft Environmental Impact Report No. 521</i> . February 2015. Available online: http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/DraftEnvironmentalImpactReportNo521.aspx
(Riverside County, 2019a)	Riverside County, 2019. <i>Riverside County General Plan</i> . April 16, 2019. Available online: http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/GeneralPlanAmendmentNo960.aspx .
(Riverside County, 2019b)	Riverside County, 2019. <i>San Jacinto Valley Area Plan</i> . April 16, 2019. Available online: http://planning.rctlma.org/Portals/0/genplan/general_Plan_2017/areaplans/SJVAP_120616.pdf?ver=2017-10-06-094252-663

7.4 DOCUMENTS AND WEBSITES CONSULTED

<i>Cited As:</i>	<i>Citation:</i>
(ACHP, 2002)	Advisory Council on Historic Preservation, 2002. <i>The National Historic Preservation Program: Overview</i> (web page). April 26, 2002. Accessed May 22, 2019. Available online: https://www.achp.gov/preserve-america
(AEP, 2016)	Association of Environmental Professionals, 2016. <i>White Paper, Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California</i> . October 18, 2016. Accessed: May 22, 2019. Available online https://www.califaep.org/images/climate-change/AEP_2016_Final_White_Paper.pdf
(Berck, 2005)	Berk, Peter, 2005. <i>Working Paper No. 994 A Note on the Environmental Costs of Aggregates</i> . January 2005. Accessed: June 6, 2018. Available online: https://escholarship.org/uc/item/4mf0x4ch
(CalRecycle, 1997a)	California Department of Resources Recycling and Recovery, 1997a. <i>History of California Solid Waste Law, 1985-1989</i> . January 1, 1997. Accessed: May 16, 2018. Available online:



- Cited As:** **Citation:**
- (CalRecycle, 1997b) California Department of Resources Recycling and Recovery, 1997b. *History of California Solid Waste Law, 1990-1994*. January 1, 1997. Accessed: May 16, 2018. Available online: <http://www.calrecycle.ca.gov/laws/legislation/calhist/1985to1989.htm>
- (CalRecycle, 2017) California Department of Resources Recycling and Recovery, 2017. *Mandatory Commercial Recycling*. March 20, 2017. Accessed: August 4, 2017. Available online: <http://www.calrecycle.ca.gov/Recycle/Commercial/>
- (CalRecycle, 2018a) California Department of Resources Recycling and Recovery, 2018a. *Facility/Site Summary Details: El Sobrante Landfill*. Accessed: May 22, 2019. Available online: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0217/Detail/>
- (CalRecycle, 2018b) California Department of Resources Recycling and Recovery, 2018b. *Facility/Site Summary Details: Lamb Canyon Sanitary Landfill*. Accessed: May 16, 2018. Available online: <https://www2.calrecycle.ca.gov/Search/?q=lamb+canyon>
- (CalRecycle, 2018c) California Department of Resources Recycling and Recovery, 2018c. *Facility/Site Summary Details: Badlands Sanitary Landfill*. Accessed: May 16, 2018. Available online: <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0006/Detail/>
- (Caltrans 2002) California Department of Transportation (Caltrans), 2002. *Guide for the Preparation of Traffic Impact Studies*. 2002 Accessed May 22, 2019. Available online: http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
- (Caltrans, 2011) California Department of Transportation (Caltrans), 2011. *Scenic Highway Map* (web page). September 07, 2011. Accessed: April 24, 2018. Available online: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm
- (CAB, n.d) California Architects Board, 2018. *Essential Services Buildings Seismic Safety Act (ESBSSA)* (web site). Accessed May 22, 2019. Available online: http://www.cab.ca.gov/general_information/esbssa/
- (CARB, 2007) California Air Resources Board, 2007. *Staff Report: California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit*. November 16, 2007. Accessed: May 22, 2019. Available online: https://www.arb.ca.gov/cc/inventory/pubs/reports/staff_report_1990_level.pdf
-



- Cited As:** (CARB,2011) **Citation:** California Air Resources Board, 2011. *Appendix D – Tables for Emission Reduction and Cost-Effectiveness Calculations*. April 28, 2011. Accessed: June 06, 2018. Available online:
https://www.arb.ca.gov/msprog/moyer/guidelines/2011gl/2011cmp_appd_4_28_11.pdf
- (CARB, 2012) California Air Resources Board, 2012. *Air Quality and Transportation Planning* (web page). June 27, 2012. Accessed: May 20, 2019. Available online:
<https://www.arb.ca.gov/planning/planning.htm>
- (CARB, 2014) California Air Resources Board, 2014. *Assembly Bill 32 Overview* (web site). August 5, 2014. Accessed July 31, 2017. Available online:
<https://www.arb.ca.gov/cc/ab32/ab32.htm>
- (CARB, 2017a) California Air Resources Board, 2017a. *Area Designation Maps* (web page). October 18,2017. Accessed: April 24, 2018. Available online:
<http://www.arb.ca.gov/desig/adm/adm.htm>
- (CARB, 2017b) California Air Resources Board, 2017b. *Clean Car Standards – Pavley, Assembly Bill 1493*. Accessed: May 16, 2018. Available online:
<https://www.arb.ca.gov/cc/ccms/ccms.htm>
- (CBSC, 2010) California Building Standards Commission, 2018. *Guide to Title 24 California Building Standards Code*. 2018. Accessed: May 22, 2019. Available online:
<https://www.documents.dgs.ca.gov/bsc/GuidesAndHelpDocs/2016GuideToTitle24-v01.24.2018.pdf>
- (CCC, n.d.) California Climate Change, n.d. *California Climate Change Executive Orders* (web site). Accessed May 22, 2019. Available online:
http://www.climatechange.ca.gov/state/executive_orders.html
- (CCC, n.d.) California Climate Change, n.d. *California Climate Change Legislation* (web site). Accessed May 22, 2019. Available online:
<http://www.climatechange.ca.gov/state/legislation.html>
- (CEC, n.d) California Energy Commission, n.d. *SB 1368 Emission Performance Standards* (web site). Accessed May 22, 2019. Available online:
http://www.energy.ca.gov/emission_standards/



- Cited As:*** (CDC, 2016) ***Citation:*** California Department of Conservation, 2016. *Riverside County Williamson Act FY 2015/2016*. 2016. Accessed: June 06, 2018. Available online: ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf
- (CDC, 2017a) California Department of Conservation, 2017. *Riverside County Important Farmland 2016*. July 2017. Accessed: June 06, 2018. Available online: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf
- (CDC, 2017b) California Department of Conservation, 2017. *FMMP Map*. Accessed: May 23, 2019. Available online: <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Maps-and-Data.aspx>
- (CDFW, 2017b) California Department of Fish and Wildlife, 2017. *California Endangered Species Act (CESA) Permits* (web site). Accessed May 22, 2019. Available online: <https://www.wildlife.ca.gov/Conservation/CESA>
- (CDFW, 2017c) California Department of Fish and Wildlife, 2018. *Natural Community Conservation Planning (NCCP)* (web site). Accessed May 21, 2019. Available online: <https://www.wildlife.ca.gov/conservation/planning/nccp>
- (CDFW, 2017d) California Department of Fish and Wildlife, 2018. *California Laws Protecting Native Plants* (web site). Accessed July 31, 2018. Available online: <https://www.wildlife.ca.gov/Conservation/Plants/Laws>
- (CDFW, 2018) California Department of Fish and Wildlife, 2018. *California Department of Fish and Wildlife* (web page). Accessed: April 24, 2018. Available online: <https://www.wildlife.ca.gov/Explore>
- (CDFW. n.d). California Department of Fish and Wildlife, *Lake and Streambed Alteration Program*. (web page); Accessed: May 21, 2019. Available online: https://water.ca.gov/LegacyFiles/groundwater/docs/GWMP/SC4_EasternMunicipalWD-WestSanJacinto_GWBMP_1995.pdf
- (CEC, 2015) California Energy Commission, 2015. *2016 Building Energy Efficiency Standards for Residential and Nonresidential Buildings*. June 2015. Accessed: May 16, 2018. Available online: <http://www.energy.ca.gov/2015publications/CEC-400-2015-037/CEC-400-2015-037-CMF.pdf>
- (CGS, 2014) California Geological Survey, 2014. *Updated of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the Temescal Valley Production Area, Riverside County, California*. Accessed: April 24, 2018. Available online:



- Cited As:** **Citation:**
- (CGS, n.d) ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/sr_231/Temescal_Valley_Rpt%20Final_11-04-14-a.pdf
- (CGS, n.d) California Geological Survey, n.d. *Natural Hazards Disclosure - Seismic Hazards Zones* (web site). Accessed May 22, 2019. Available online: <http://www.conservation.ca.gov/cgs/shzp/Pages/SHMPrealdis.aspx>
- (CGS, n.d) California Geological Survey, n.d. *Seismic Hazards Zonation Program*. Accessed May 22, 2019. Available online: http://www.conservation.ca.gov/cgs/shzp/Documents/SHZ_FactSheet.pdf
- (DWR, 2003) Department of Water Resources, 2003. *Guidebook for Implementation of Senate Bill 6510 and Senate Bill 221 of 2001*. October 8, 2003. Accessed: May 22, 2019. Available online: http://www.water.ca.gov/pubs/use/sb_610_sb_221_guidebook/guidebook.pdf
- (DWR, 2004) Department of Water Resources, 2004. *Water Facts – Water Recycling*. October 2004. Accessed: May 16, 2018. Available online: http://www.water.ca.gov/pubs/conservation/water_facts_no._23_water_recycling/waterfact23.pdf
- (DWR, 2016) Department of Water Resources, 2016. *2015 Urban Water Management Plans – guidebook for Urban Water Suppliers*. March 2016. Accessed: May 22, 2019. Available online: http://www.water.ca.gov/urbanwatermanagement/docs/2015/UWMP_Guidebook_Mar_2016_FINAL.pdf
- (DWR, 2017a) Department of Water Resources, 2017a. *Drought Information – Governor’s Drought Declaration*. April 12, 2017. Accessed May 16, 2018. Available online: <http://www.water.ca.gov/waterconditions/declaration.cfm>
- (DWR, 2017b) Department of Water Resources, 2017b. *Sustainable Groundwater Management – Groundwater Sustainability Agencies*. February 23, 2017. Accessed May 16, 2018. Available online: <http://www.water.ca.gov/groundwater/sgm/gsa.cfm>
- (EMWD, 1995) Eastern Municipal Water District, 1995. *Groundwater Management Plan West San Jacinto Groundwater Basin*. June 8, 1995. Accessed: May 21, 2019. Available online: https://water.ca.gov/LegacyFiles/groundwater/docs/GWMP/SC-4_EasternMunicipalWD-WestSanJacinto_GWBMP_1995.pdf



- Cited As:** (EMWD, 2016a) **Citation:** Eastern Municipal Water District, 2016a. *2015 Urban Water Management Plan*. June 2016. Accessed: April 24, 2018. Available online: https://www.emwd.org/sites/main/files/file-attachments/urbanwatermanagementplan_0.pdf
- (EMWD, 2016b) Eastern Municipal Water District, 2016b. *Perris Valley Regional Water Reclamation Facility*. October 2016. Accessed: May 22, 2019. Available online: https://board.emwd.org/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=1270&MediaPosition=&ID=2050&CssClass=
- (EMWD, 2017) Eastern Municipal Water District, 2017. *Treatment Process*. Accessed: May 16, 2018. Available online: <https://www.emwd.org/services/wastewater-service/treatment-process>
- (EMWD, 2018) Eastern Municipal Water District, 2017. *Annual Report - San Jacinto Groundwater Management Area*. Accessed: May 21, 2019. Available online: <https://www.emwd.org/sites/main/files/file-attachments/westsanjacinto2017annualre.pdf>
- (EMWD, n.d.) Eastern Municipal Water District. *Sun City Regional Water Reclamation Facility*. Accessed: May 22, 2019. Available online: <https://www.emwd.org/sites/main/files/file-attachments/suncityrwrffactsheet.pdf>
- (EPA, 2010) Environmental Protection Agency, 2010. *Clean Water Act Section 401 Water Quality Certification: A Water Quality Protection Tool for States and Tribes*. April 2010. Accessed: July 20, 2018. Available online: https://www.epa.gov/sites/production/files/2016-11/documents/cwa_401_handbook_2010.pdf
- (EPA, 2017a) Environmental Protection Agency, 2017a *Summary of the Clean Air Act, 1970*. August, 2017. Accessed: May 22, 2019. Available online: <https://www.epa.gov/laws-regulations/summary-clean-air-act>
- (EPA, 2017b) United States Environmental Protection Agency, 2017. *1990 Clean Air Act Amendment Summary - Title I* (web site). January 4, 2017. Accessed July 28, 2017. Available online: <https://www.epa.gov/clean-air-act-overview/1990-clean-air-act-amendment-summary-title-i>



- Cited As:** (EPA, 2017c.) **Citation:** United States Environmental Protection Agency, 2017. *1990 Clean Air Act Amendment Summary: Title II* (web site). January 4, 2017. Accessed May, 22 2019. Available online:
<https://www.epa.gov/clean-air-act-overview/1990-clean-air-act-amendment-summary-title-ii>
- (EPA, 2017d) Environmental Protection Agency, 2017b. *Summary of the Safe Drinking Water Act*. February 7, 2017. Accessed May 16, 2018. Available online:
<https://www.epa.gov/laws-regulations/summary-safe-drinking-water-act>
- (EPA, 2017e) Environmental Protection Agency, 2017e. *Summary of the Clean Water Act*. February 7, 2017. Accessed May 21, 2018. Available online: <https://www.epa.gov/laws-regulations/summary-clean-water-act>
- (EPA, 2017f) Environmental Protection Agency, 2017. *Summary of the Noise Control Act* (web site). December 2, 2017. Accessed May 22, 2019. Available online:
<https://www.epa.gov/laws-regulations/summary-noise-control-act>
- (FHWA, 2017) Federal Highway Administration. *Highway Traffic Noise* (website) June, 2017. Accessed May 22, 2019. Available online:
<https://www.fhwa.dot.gov/environment/noise/>
- (EPA, n.d.) Environmental Protection Agency, n.d. *Wetland Regulatory Authority*. Accessed: May 22, 2019. Available online:
https://www.epa.gov/sites/production/files/2015-03/documents/404_reg_authority_fact_sheet.pdf
- (FAA 2016a) Federal Aviation Administration, 2016. *Details on FAA Noise Levels, Stages, and Phaseouts* (web site). November 29, 2016. Accessed August 2, 2017. Available online:
https://www.faa.gov/about/office_org/headquarters_offices/apl/noise_emissions/airport_aircraft_noise_issues/levels/
- (FAA 2018) Federal Aviation Administration, 2018. *Aircraft Noise Issues* (web site). January 9, 2018. Accessed May 22, 2019. Available online:
https://www.faa.gov/about/office_org/headquarters_offices/apl/noise_emissions/airport_aircraft_noise_issues/
- (FEMA. 2002) Federal Emergency Management Agency 2002. *National Flood Insurance Plan*. Accessed May 21, 2019. Available online



Cited As:

Citation:

https://www.fema.gov/media-library-data/20130726-1447-20490-2156/nfipdescrip_1_.pdf

- (FEMA 2014a) Federal Emergency Management Agency 2019. *Flood Insurance Rate Maps*. Accessed May 21, 2019. Available online: <https://www.fema.gov/flood-insurance-rate-map-firm>
- (FEMA 2015) Federal Emergency Management Agency, 2015. Executive Order 11988: Floodplain Management (web site). April 23, 2015. Accessed May 21, 2019. Available online: <https://www.fema.gov/executive-order-11988-floodplain-management>
- (FEMA, 2017) Federal Emergency Management Agency, 2017. *Letter of Map Revision* (web site). December 13, 2017. Accessed: May 22, 2019. Available online: <https://www.fema.gov/letter-map-revision>
- (FTA 2006) Federal Transit Administration, 2006. *Transit Noise and Vibration Impact Assessment*. May 2006. Accessed: May 22 2019. Available online: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibrati_on_Manual.pdf
- (Google Earth, 2016) Google Earth, 2016. *Google Earth Pro*. Available online: <https://www.google.com/earth/> .
- (Google Earth, 2018) Google Earth, 2018. *Google Earth Pro*. Available online: <https://www.google.com/earth/>
- (NPS, n.d.) National Park Service, n.d. *National Register of Historic Places Program: Fundamentals* (web page). Accessed July 31, 2017. Available online: https://www.nps.gov/nr/national_register_fundamentals.htm
- (NPS, n.d.) National Park Service, n.d. *Fossils and Paleontology Laws, Regulations, and Policies* (web site). Accessed August 4, 2017. Available online: <https://www.nps.gov/subjects/fossils/fossil-protection.htm>
- (NPS, 2016a) National Park Service, 2016. *The Native American Graves Protection and Repatriation Act* (web site). March 15, 2016. Accessed July 31, 2017. Available online: <https://www.nps.gov/archeology/tools/laws/nagpra.htm>
- (NPS, 2016b) National Park Service, 2016. *About the Antiquities Act* (web page). March 15, 2016. Accessed May 22, 2019. Available online:



- Cited As:** **Citation:**
<https://www.nps.gov/archeology/sites/antiquities/about.htm>
- (NPS, 2017) National Park Service, 2017. *National Historic Landmarks Program* (web page). July 28, 2017. Accessed May 22, 2019. Available online: <https://www.nps.gov/nhl/>
- (OHP, n.d.) Office of Historic Preservation, n.d. *California Register of Historical Resources* (web page). Accessed May 22, 2019. Available online: http://ohp.parks.ca.gov/?page_id=21238
- (OPR, n.d.) Office of Planning and Research, n.d. *CEQA and Climate Change* (web site). Accessed May 22, 2019. Available online: https://www.opr.ca.gov/s_ceqaandclimatechange.php
- (OPR, 2005) Office of Planning and Research, 2005. *Tribal Consultation Guidelines – Supplement to General Plan Guidelines*. April 15, 2005. Available online: https://www.parks.ca.gov/pages/22491/files/tribal_consultation_guidelines_vol-4.pdf
- (OPR, 2015) Office of Planning and Research, 2015. *Discussion Draft Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA*. May 2015. Accessed: July 20, 2018. Available online: https://www.opr.ca.gov/docs/DRAFT_AB_52_Technical_Advisory.pdf
- (OPR, 2016) Office of Planning and Research, 2016. *Environmental Checklist Form*. 2016. Web. Available: https://www.opr.ca.gov/docs/Inital_Study_Checklist_Form.pdf.
- (OPR, 2017) Office of Planning and Research, 2017. *General Plan Guidelines*. July 31, 2017. Available online: http://www.opr.ca.gov/docs/OPR_COMPLETE_7.31.17.pdf
- (OSHA 2002) Occupational Safety and Health Administration, 2002. *Hearing Conservation, OSHA 3074*. 2002. Available online: <https://www.osha.gov/Publications/osha3074.pdf>
- (RCFD, 2018) Riverside County Fire Department. ,2018. *Station Location Map*. 2018. Web. Available: <http://www.rvcfire.org/stationsAndFunctions/FireStations/Pages/Fire-Stations-Map.aspx>
- (RCHCA, n.d.) Riverside County Habitat Conservation Plan, n.d. *Stephen’s Kangaroo Rat*. Available online: <http://www.skrplan.org/skr.html>. Accessed: May 22, 2019.



- Cited As:*** (RCIT, 2018) ***Citation:*** Riverside County Information Technology, 2018. *Riverside County Geographic Information Systems – Map My County (on-line website)*. 2018. Accessed: May 22, 2019. Web. Available: http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public.
- (RCTC, 2011) Riverside County Transportation Commission, 2011. *2011 Riverside County Congestion Management Program*. December 14, 2011. Accessed: May 22, 2019. Available online: http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf
- (Riverside County, 1977) Riverside County, 1997. *Ordinance No. 559 (as Amended through 559.7)*. Adopted January 1, 1977. Amended September 10, 1997. Available online: <http://www.rivcocob.org/ords/500/559.7.pdf>
- (Riverside County, 1988) Riverside County, 1988. *Ordinance No. 655 Regulating Light Pollution*. Adopted 1988. Accessed: May 22, 2019. Available online: <http://www.rivcocob.org/ords/600/655.htm>
- (Riverside County, 1995) Riverside County, 1995. *Ordinance No. 555: An Ordinance of the County of Riverside Amending Ordinance No. 555 Implementing the Surface Mining and Reclamation Act of 1975*. Adopted 1995. Accessed: January 8, 2020. Available online: <http://www.rivcocob.org/ords/500/555.18.pdf>
- (Riverside County 2011) Riverside County, 2011. *Ordinance No. 915: Outdoor Lighting*. Adopted: 2011. Accessed: January 8, 2020. Available online: <http://www.rivcocob.org/ords/900/915.pdf>
- (Riverside County 2016) Riverside County 2016. *Ordinance No. 348: Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside*. Accessed: January 8, 2020. Available online: <https://www.countyofriverside.us/Portals/0/Documents/Marijuana%20Docs/Ord%20348.pdf?ver=2016-11-28-120743-143>
- (RWQCB,2016) Regional Water Quality Control Board. 2016 *Santa Ana Region Basin Plan*. Accessed: May 21, 2019. Available online: https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/
- (SAWPA 2014) Santa Ana Watershed Project Authority. 2014. *One River One Watershed*. Accessed: May 21,2019. Available online: <http://www.sawpa.org/owow/owow-1-0/>



- Cited As:** **Citation:**
- (SANDAG, 2011) San Diego Association of Governments, 2011. *San Diego Region Aggregate Supply Study*. January 2011. Accessed: June 6, 2018. Available online: http://www.sandag.org/uploads/publicationid/publicationid_1558_12638.pdf
- (SCAG, 2012) Southern California Association of Governments, 2012. *Adopted 2012 Regional Transportation Plan Growth Forecast*. March 12, 2012. Accessed: April 24, 2018. Available online: <http://gisdata.scag.ca.gov/Lists/Socio%20Economic%20Library/Attachments/43/2012AdoptedGrowthForecast.xls>
- (SCAG, 2016) Southern California Association of Governments, 2016. *The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy*. Adopted April 2016. Available online: <http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS.pdf>
- (SCAQMD, 2008) South Coast Air Quality Management District, 2008. *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*. December, 2008. Accessed: May 22, 2019. Available online: [http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2)
- (SCAQMD 2017) South Coast Air Quality Management District, 2017. *Authority* (web site). Accessed May 22, 2019. Available online: <http://www.aqmd.gov/nav/about/authority>
- (SCAQMD, 2017c) South Coast Air Quality Management District, 2017. *Air Quality Management Plan*. March 2017. Accessed: May 22, 2019. Available online: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>
- (SCAQMD, 2018) South Coast Air Quality Management District, 2018. *MATES IV Estimated Risk Map* (web page). 2018. Accessed: April May 22, 2018. Available online: <http://www3.aqmd.gov/webappl/OI.Web/OI.aspx?jurisdictionID=AQMD.gov&shareID=73f55d6b-82cc-4c41-b779-4c48c9a8b15b>
- (SWRCB, 2013) State Water Resources Control Board, 2017 *Watershed Management*. Accessed: May 21, 2019. Available online: https://www.waterboards.ca.gov/water_issues/programs/watershed/



- Cited As:** (SWRCB, 2014) **Citation:** State Water Resources Control Board, 2014. *Federal, State and Local Laws, Policy and Regulations* (web site). December 15, 2014. Accessed May 21, 2019. Available online:
http://waterboards.ca.gov/water_issues/programs/nps/encyclopedia/0a_laws_policy.shtml
- (SWRCB, 2016) State Water Resources Control Board, 2016. *A Compilation of Water Quality Goals, 17th Edition*. January 2016. Accessed: July 20, 2018. Available online:
http://www.waterboards.ca.gov/water_issues/programs/water_quality_goals/docs/wq_goals_text.pdf
- (UNFCCC n.d) United Nations Framework Convention on Climate Change, n.d. *Kyoto Protocol* (web site). Accessed May 22, 2019. Available online:
http://unfccc.int/kyoto_protocol/items/2830.php
- (UNFCCC, n.d.) United Nations Framework Convention on Climate Change, n.d. *The Paris Agreement* (web site). Accessed July 31, 2017. Available online:
http://unfccc.int/paris_agreement/items/9485.php
- (USCB, 2015) United States Census Bureau (USCB), 2015. *QuickFacts Riverside County, California* (web page). July 1, 2015. Available online:
<http://www.census.gov/quickfacts/table/PST045215/06065,00>.
- (USFWS, 2013) United States Fish and Wildlife Service, 2013. *ESA Basics*. January 2013. Accessed: May 22, 2019. Available online:
https://www.fws.gov/endangered/esa-library/pdf/ESA_basics.pdf
- (USFWS, 2015) United States Fish and Wildlife Service, 2017. *Migratory Bird Treaty Act* (web site). December 3, 2017. Accessed May 22, 2019. Available online:
<https://www.fws.gov/birds/policies-and-regulations/laws-legislations/migratory-bird-treaty-act.php>
- (USFWS, 2016) United States Fish and Wildlife Service, 2016. *The Bald and Golden Eagle Protection Act* (web site). February 1, 2016. Accessed May 22, 2019. Available online:
<https://www.fws.gov/midwest/midwestbird/eaglepermits/bagepa.html>
- (WCB, 2017) Wildlife Conservation Board, 2017. *Oak Woodlands Conservation Program* (web site). Accessed July 31, 2017. Available online:
<https://wcb.ca.gov/programs/oaks>